

REZONING APPLICATION

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

April 1, 2019

BOARD OF COUNTY COMMISSIONERS

April 9, 2019

CASE NO.: R2019-0008

LAND OWNER: Chanderdai Bharosay and Kaloutie
Emmandranauth

AGENT: Mary Stakey or Gene Barton

REQUESTED ACTION: Rezone 13.4 acres MOL from A10C to CL
concurrent with SS2019-0005.

PARCEL NUMBER: F01-101

LEGAL DESCRIPTION: Lot 1, of an unrecorded subdivision in Sec 1,
Twp 19 S, Rng 22 E, and Sec 6, Twp 19 S,
Rng 23 E, Sumter County, Florida, further
described as: Begin at the NW corner of the
SE ¼ of the NE ¼ of Sec 1, Twp 19 S, Rng
22 E, Sumter County, Florida, thence N
89DEG44'08" E along the North line of said
SE ¼ of the NE ¼, a distance 1328.28 feet, to
the Northeast corner of said SE ¼ of the NE
¼, said corner also being the Northwest
corner of the S ½ of the NW ¼ of Sec 6, Twp
19S, Rng 23E, thence S 89DEG59'41" E a
distance of 16.59 feet, thence S
00DEG01'12" W, a distance of 430.0 feet,
thence S 89DEG44'20" W a distance of
1345.34 feet to the west line of said SE ¼ of
the NE ¼, thence N 00DEG04'56" E along
said west line a distance of 430.0 feet, to the
POB

EXISTING ZONING: A10C

EXISTING USE: Vacant

FUTURE LAND USE: Agricultural
PARCEL SIZE: 13.4 acres MOL
GENERAL LOCATION: Wildwood area

SURROUNDING LAND USE AND ZONING

The subject property is located on the southeast corner of NE 77th Rd and CR 217 with the City of Wildwood municipal limits immediately east of the property (Map 1). The surrounding properties are zoned Agricultural (south), Rural Residential (RR5C-north and RR1C-west), Residential (R2C-north), and Commercial (City of Wildwood – C-2 east) (Map 2). The surrounding area contains rural homesites and vacant rural residential parcels. The rezoning request is in conjunction with land use amendment SS2019-0005 and Special Use Permit S2019-0005.

CASE SUMMARY

The land use and rezoning requests will allow the applicant to relocate a residential rehabilitation facility from their existing location in Wildwood to the subject property. House of Hope, Florida has provided a voluntary residential program to men recovering from alcohol and drug addiction since 2014. Their leased location has been sold and they are required to relocate. The Principal Use Table of the Land Development Code (Section 13-431) allows substance abuse treatment and rehabilitation centers as a special use in the Light Commercial zoning district. The Light Commercial zoning district is consistent with the City of Wildwood Joint Planning Area Agreement future use designation for the subject property. The site is adjacent to the City of Wildwood municipal limits may be required to connect to City utilities in the future. The City of Wildwood has declined to require annexation at this time.

CASE ANALYSIS:

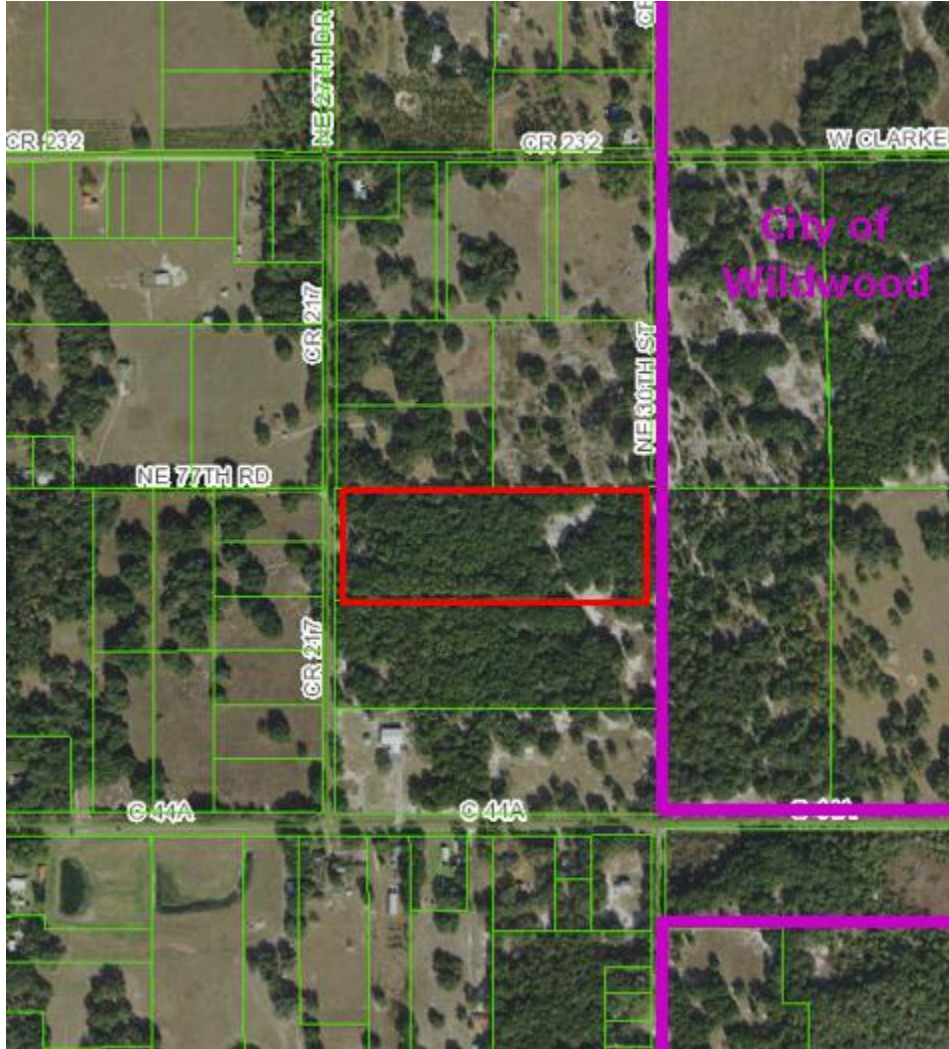
This rezoning request is concurrent with Small Scale Land Use Amendment Application SS2019-0005. The CL zoning request is consistent with the Commercial Future Land Use designation requested in SS2019-0005 and the land use adopted within the Wildwood Joint Planning Area Agreement.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

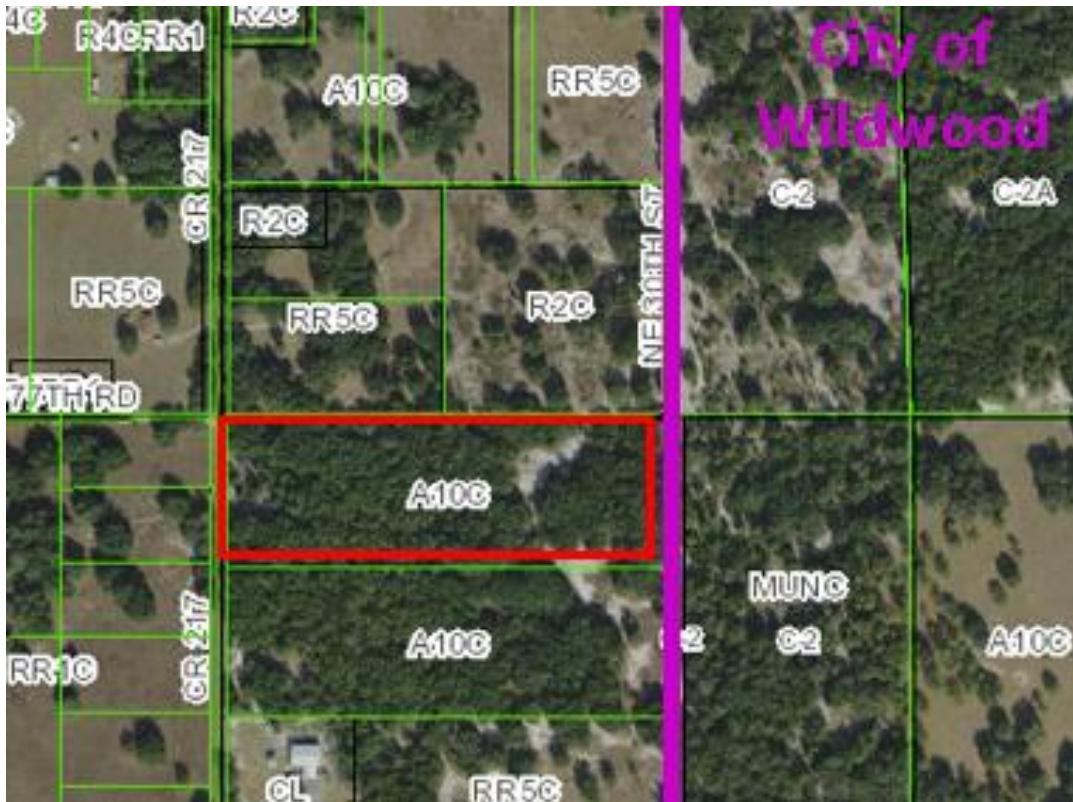
Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 9 (Support) 0 (Oppose) 0

Map 1
General Location of R2019-0008
(Subject Area shown in Red)



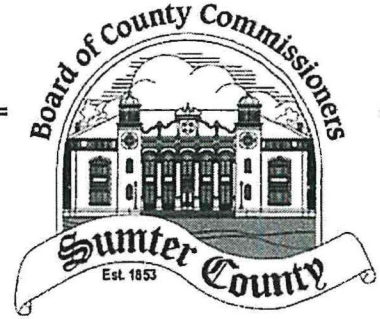
Map 2
Surrounding Area with Zoning Designations
R2019-0008
(Subject Site shown in Red)



Board of County Commissioners
Development Services Department

Planning Services Division

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



Project # SS2019-0005 R2019-0008
Date Rec'd: and S2019-0005
Planner: Sue Farnsworth

ZAB April 1, 2019

BOCC April 9, 2019

**LAND USE AMENDMENT
AND/OR REZONING APPLICATION**

Rezoning

Land Use Amendment (<10 acres)
 Land Use Amendment (10 acres or more)

(Sm Scale CPA consistent with JPA)

Applicant Information:

Name of Property Owner(s): Chanderdai Bharosay and Kaloutie Emmandranauth

Address: _____

408 GRAND ROYAL CIR, WINTER GARDEN, FL 34787

Owner Phone: _____ Email: _____

Name of Agent: Mary Starkey/House of Hope

Address: _____

Agent Phone: 352-348-0840 Email: Mary.Starkey@AOL.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See Deed

Street Address: 7645 CR 217, Wildwood, FL

Parcels # F01-101 Current Use: vacant

Current Future Land Use: Ag Current Zoning: A10C

Requested Future Land Use Com Requested Zoning: CL

Acreage requested: 13.4 ac MOL

Reason for the request:

land use change consistent with JPA agreement in conjunction
with a special use permit for a residential substance abuse program

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Gene R. Barton 3/18/19
Signature Date

Gene R. Barton
Print Name

A public hearing before the Zoning & Adjustment Board (ZAB) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., the Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. The ZAB's recommendation on this application will be presented to the Board of County Commissioners at a public hearing for final decision. Hearings may be postponed by the ZAB or BOCC at their discretion.