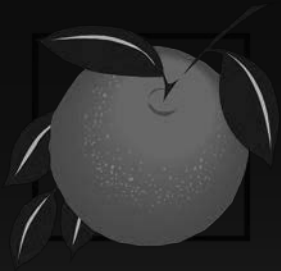




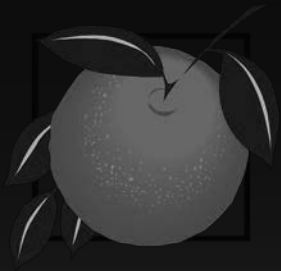
**BCC CALLED PUBLIC HEARING
ON
BZA #SE-12-08-053, AUGUST 2, 2012
APPLICANT: SCOTT LANGTON**

OCTOBER 2, 2012



SPECIAL EXCEPTION STANDARDS UNDER FLORIDA LAW

- (1) The applicant for the special exception request has the initial burden of demonstrating that his/her request is consistent with the comprehensive policy plan and meets the criteria for granting the special exception; and
- (2) If the applicant carries that initial burden, the burden shifts to those opposing the special exception to show by competent substantial evidence that the request is not consistent with the comprehensive policy plan and does not meet those criteria.



BACKGROUND

CASE: BZA # SE-12-08-053

APPLICANT: Scott Langton

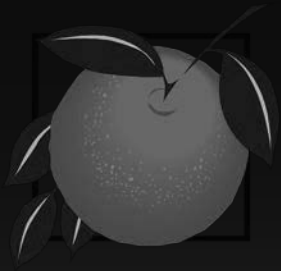
REQUEST: Special Exception in A-2 zone to allow an existing 3,500 sq. ft. barn to be used for equine (horse) veterinary services.

ZONING: A-2

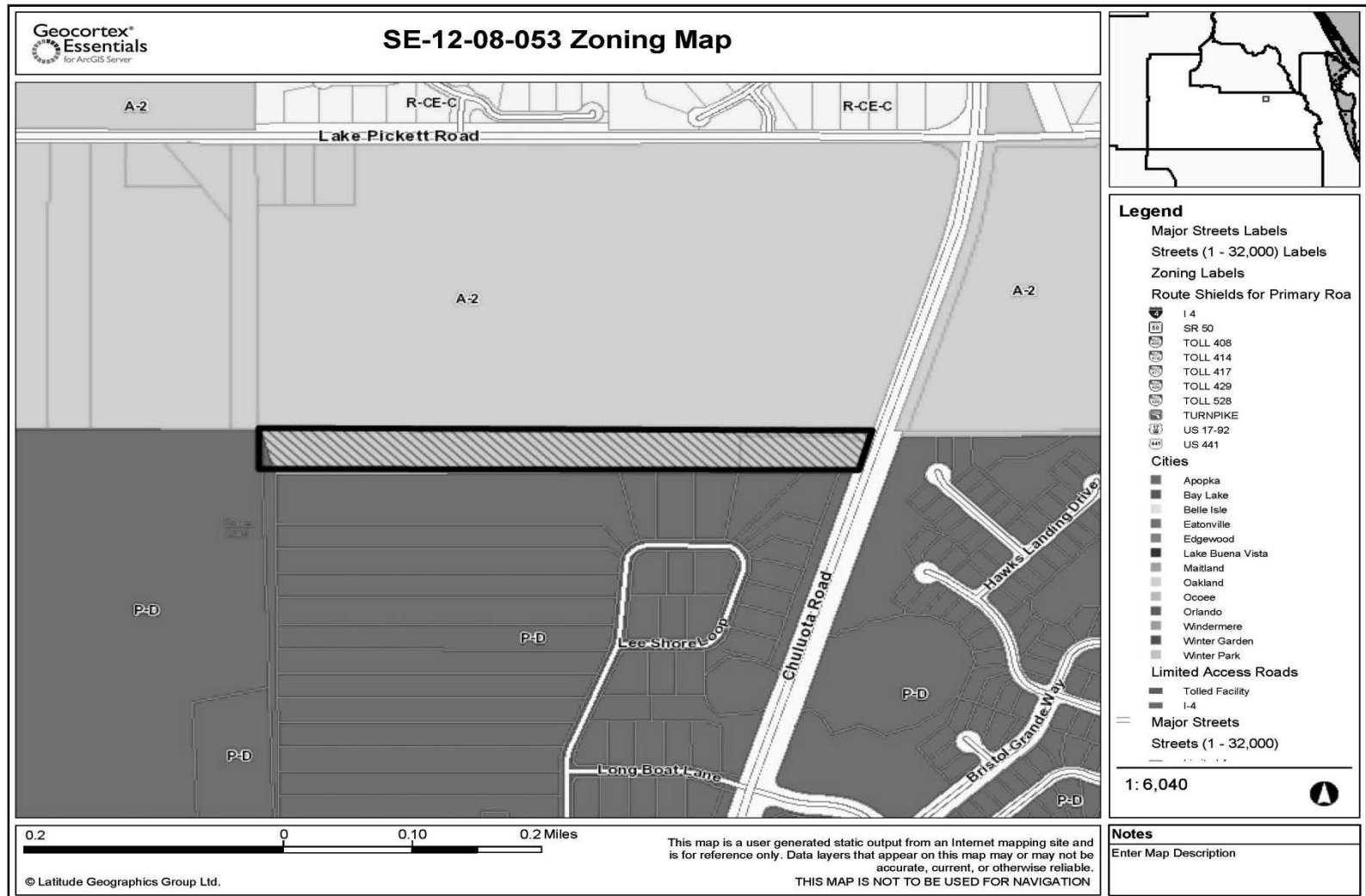
TRACT SIZE: 10 acres

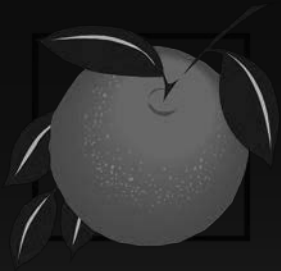
LOCATION: West side of Chuluota Rd., 1/4 mile south of Lake Pickett Rd.

DISTRICT: # 5

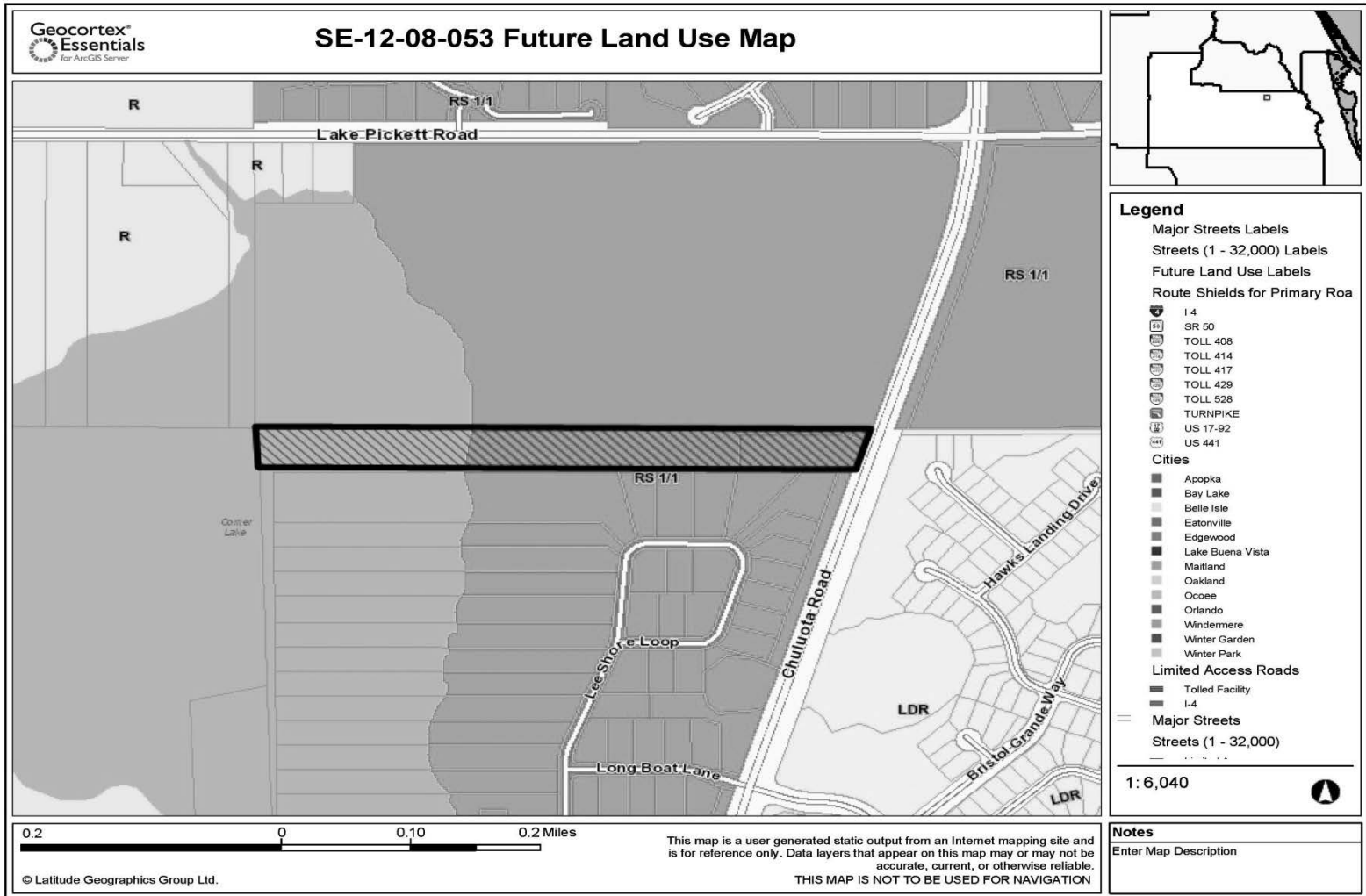


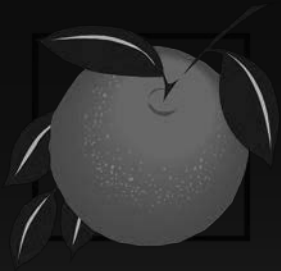
ZONING MAP





FLU MAP





AERIAL

Geocortex
Essentials
for ArcGIS Server

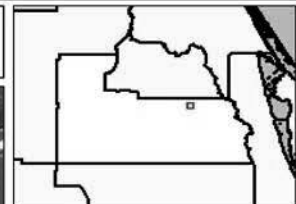
SE-12-08-053 Aerial Map



0.2 0 0.10 0.2 Miles

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Major Streets Labels

Streets (1 - 32,000) Labels

Zoning Labels

Route Shields for Primary Road

- I-4
- SR 50
- TOLL 408
- TOLL 414
- TOLL 417
- TOLL 429
- TOLL 528
- TURNPIKE
- US 17-92
- US 441

Cities

- Apopka
- Bay Lake
- Belle Isle
- Eatonville
- Edgewood
- Lake Buena Vista
- Maitland
- Oakland
- Ocoee
- Orlando
- Winter Garden
- Winter Park

Limited Access Roads

- Tolled Facility
- I-4

Major Streets

Streets (1 - 32,000)

1:6,124



Notes

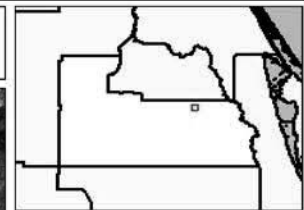
Enter Map Description



AERIAL

Geocortex[®]
Essentials
for ArcGIS Server

SE-12-08-053 Aerial Map



Legend

Major Streets Labels

Streets (1 - 32,000) Labels

Zoning Labels

Route Shields for Primary Road

- I 4
- SR 50
- TOLL 408
- TOLL 414
- TOLL 417
- TOLL 429
- TOLL 528
- TURNPIKE
- US 17-92
- US 441

Cities

- Apopka
- Bay Lake
- Belle Isle
- Eatonville
- Edgewood
- Lake Buena Vista
- Maitland
- Oakland
- Ocoee
- Orlando
- Wintermere
- Winter Garden
- Winter Park

Limited Access Roads

- Tolled Facility
- I-4

Major Streets

Streets (1 - 32,000)

1:1,531



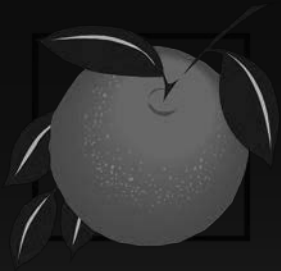
Notes

Enter Map Description

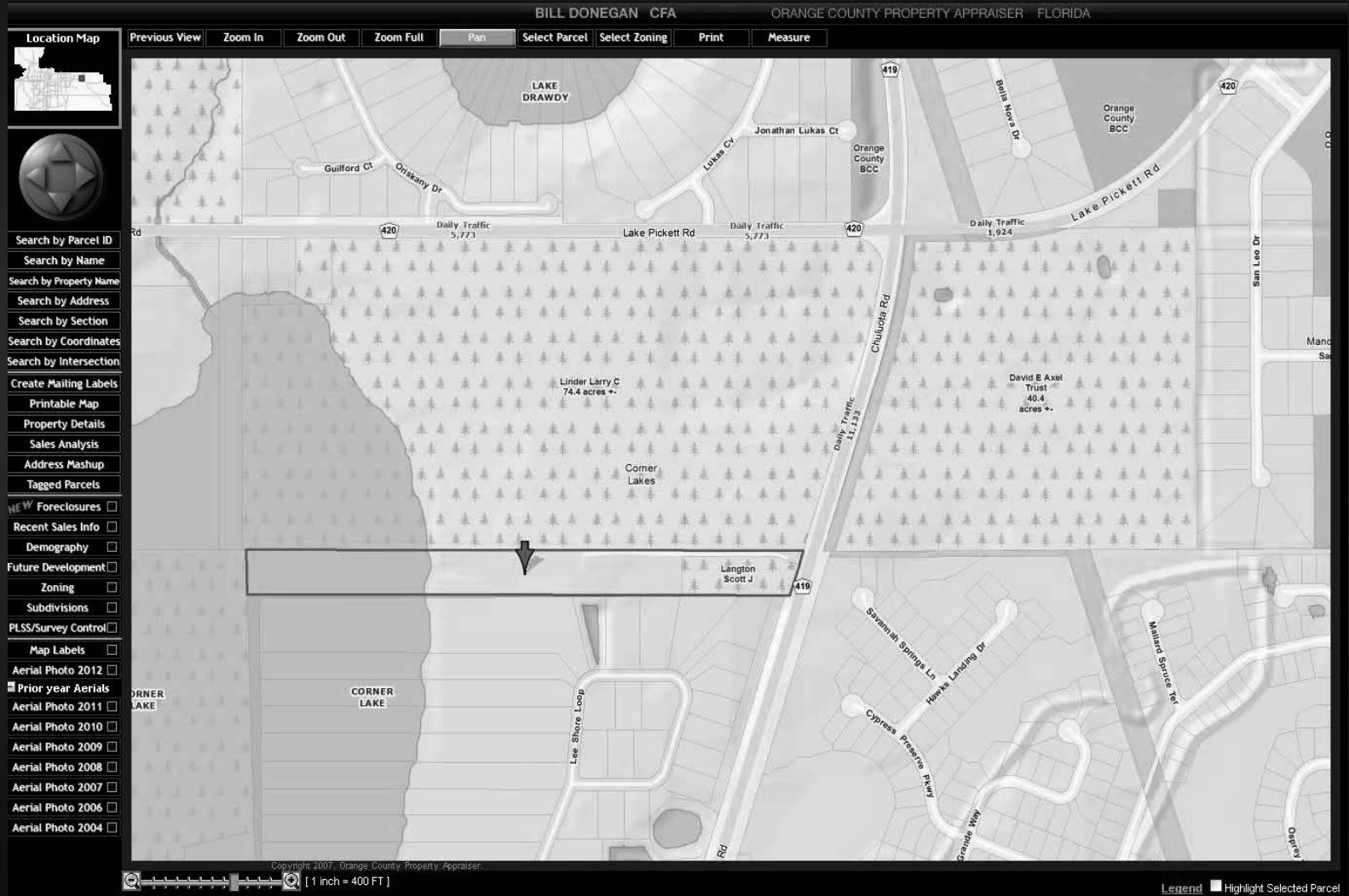
0.0 0 0.02 0.0 Miles

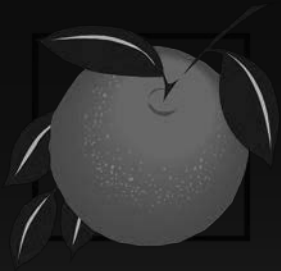
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



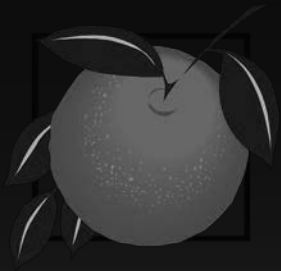
AG EXEMPT LAND IN AREA





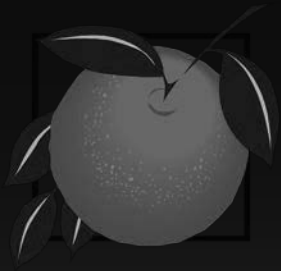
SITE PHOTOGRAPH





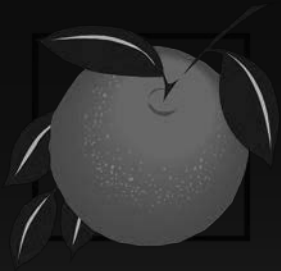
SITE PHOTOGRAPH





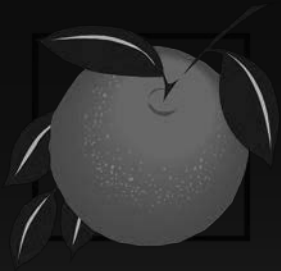
STAFF FINDINGS

- Subject property is within Corner Lake Rural Settlement (1 du/1 acre)
- Applicant obtained permits for a 3,500 sq. ft. barn
- Veterinary services for animal specialties (horses, dogs, cats, etc.) requires Special Exception; veterinary services for livestock (cattle, hogs, sheep, goats, poultry, etc.) is permitted use
- Applicant is horse veterinarian
- Proposed use is consistent with uses typically associated with Ag Exempt properties to north and northeast (cattle and other farm animals)



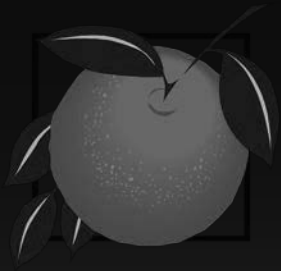
BZA FINDINGS

- Proposed use is agri-business, not commercial business; consistent with A-2 zoning district uses
- Applicant should provide hedge and fence along south property line to protect neighbors to the south
- Recommended removal of visiting horse trailers on daily basis



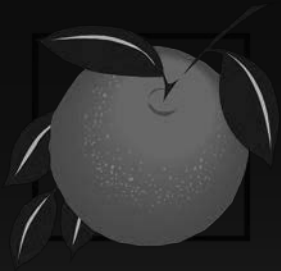
BZA RECOMMENDATION

DECISION: A motion was made by Zachary Seybold, seconded by Ka’Juel J. Washington, and all other board members unanimously voting AYE by voice vote and carried to approve the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to three (3) Conditions of Approval
(7 in favor; 0 opposed; unanimous)



BZA CONDITIONS

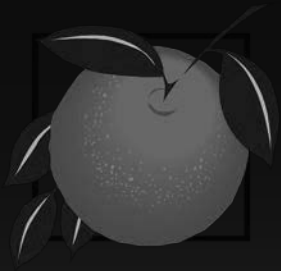
1. Applicant shall place a 6 ft. privacy fence along the southern property line with a hedge that shall be a minimum of 3 ft. at planting and such planting shall be irrigated. Once grown the hedge must be kept at a minimum 8 ft. in height.
2. Visiting trailers shall be removed daily and shall not be allowed to stay over night.
3. Lighting on the barn shall be per code.



BCC ACTION REQUESTED

ACTION REQUESTED:

Approve the request consistent with the Board of Zoning Adjustment's recommendation.



PROPOSED REVISED CONDITIONS

1. Within 180 days, applicant shall place a 6 ft. vinyl privacy fence along the southern property line with a hedge that shall be a minimum of 3 ft. at planting and such planting shall be irrigated. Once grown the hedge must be kept at a minimum 8 ft. in height. All landscaping shall be irrigated.
2. Visiting trailers shall be removed daily and shall not be allowed to stay over night.
3. Lighting on the barn shall be per code in accordance with Chapter 9, Article XVI, Orange County Code. Cutoff fixtures shall be provided on the lights. There shall be no lighting directed toward the residences to the south.
4. Hours of operation shall be Monday – Friday, 8:00 am to 7:00 pm; Saturday 8:00 am to noon; and Sunday- closed.
5. Horse manure shall be disposed of (off-site) on a weekly basis.
6. Failure to comply with these conditions shall result in code enforcement action.



**BCC CALLED PUBLIC HEARING
ON
BZA #SE-12-08-053, AUGUST 2, 2012
APPLICANT: SCOTT LANGTON**

OCTOBER 2, 2012