

APPLICANT FEEDBACK ON SPECIAL EXCEPTION CRITERIA

Per Sec. 30.3.1.5 Special exceptions.

- (a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:
- (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and **The Proposed Tower is not detrimental to the area. The subject property is abutted on two sides by City of Sanford utilities services. Further to the North is the Sanford airport. The area has a FLU of HIPAP, contemplating future development to support airport uses.**
 - (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and **The Proposed Tower generates de minimus levels of traffic, approx. 1 vehicle trip per carrier per quarter.**
 - (3) Is consistent with the County's comprehensive plan; and **The Proposed Tower is consistent the County's Comprehensive Plan.**
 - (4) Will not adversely affect the public interest; and **The Proposed Tower enhances the public interest by improving wireless coverage to the greater community as well as enhancing E911 service.**
 - (5) Meets any special exception criteria described in Additional Use Standards; and **All special exception criteria have been met.**
 - (6) Meets the following additional requirements if located in the applicable zone:
 - a. If located in A-10, A-5, A-3, or A-1:
 - i. Is consistent with the general zoning plan of the rural zoning classifications; and **The FLU of the subject property as well as all of the surrounding property is HIPAP which means the A-1 zoning is merely a holding category until more intense development consistent with HIPAP comes along.**
 - ii. Is not highly intensive in nature; and **The Proposed Monopole Tower is an unoccupied structure, non intensive in nature.**
 - iii. Is compatible with the concept of low-density rural land use; and **The FLU of this area in not LDR.**
 - iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services. **The Proposed Tower does not require public services.**