

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

To better serve their customers and continue to provide excellent service, Sunshine Water is replacing all water meters and metering infrastructure within their system as part of a project to upgrade the water metering system to Advanced Metering Infrastructure (AMI).

The benefits to the community include improved leak detection and notification, enhanced billing accuracy, system auditing enhancements, and data based analytical tools.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

Sunshine Water Company is diligently working to comply with the government/global initiative to reduce greenhouse gas by 45% by the year 2030 and 100% by the year 2050. <https://www.whitehouse.gov>. As Water conservation is quickly becoming a major issue; the AMI system will better detect leakage more quickly than was historically done. This is a major advantage to the consumer.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

To have the ability to read the water meters remotely is a necessity and will allow for better more accurate billing and also significantly reduce home visits. This will enhance the safety of both then employees and customers in many ways including less traffic and improved service.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Sunshine Water cannot upgrade their meter system without these poles and antennas to gather information. This proposed facility will not alter the essential character of the locality. The pole is a 50' light duty steel pole. There will be no impact to the existing traffic pattern, nor will there be traffic hazards or nuisances generated. The site will be maintained by Sunshine Water Services maintenance personnel, and thus, the safety and efficiency of public streets will be maintained. Waste removal will be done by the contractor and will not require a dumpster.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The placement of the poles has been engineered to place and minimize the number of poles and still maintain the integrity of the system. The 50' height would allow for a broader range to cover a larger area eliminating the need for additional poles.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

With such a small footprint and the nature of surrounding uses, there will be little impact on the character of the locality, with no adverse effect on the exisitng or future development in the area since Sunshine Water has been sensitive in selecting a site location on a parcel that will minimize the impact of the surrounding properties. The proposed facility will be compatible with the existing environment and will not result in the destruction, loss, or damage, of any natural, scenic, or historic feature of significant importance.