

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

Documentation

X **Existing Conditions and Compatibility on Property adjacent to the proposed special exception site.**
Provide a cover letter for this application which documents in writing how you believe the proposed special exception will be compatible with the adjoining development and the proposed zoning district where it is to be located.

X A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the special exception meets all requirements, criteria, and standards for approval set forth in Chapter 50, Article XIII, Division 5, and Subdivision I and Subdivision II, Levy County Code.

Note: The Planning and Zoning Department, Planning Commission, the BOCC, or other provisions of the Levy County Code, may require additional information to be included in any site plan submitted with this application.

Section IV. Detailed Site Plan: The applicant shall submit a site plan of his proposed special exception to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger (subject to the Zoning Official's approval), showing the relationship of existing and proposed structures and uses on the parcel. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-901 ff., Levy County Code, the following shall be required:

- 1) Project identification.**
 - a. Title of project or development.
 - b. Name of engineer, architect and developer (if different than applicant).
 - c. North point, scale, date and legal description of the entire property encompassing the special exception.

- 2) Existing conditions.**
 - a. Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
 - b. A one inch equals 200 feet (1" = 200') aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

- 3) Proposed development plans.**
 - a. Proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces.
 - b. Plan showing proposed locations for utility hookups.
 - c. Plan for screening and buffers, with reference to type, dimensions and character.
 - d. Proposed landscaping.
 - e. Proposed signs and lighting, including type, dimensions and character.
 - f. Size of proposed lot (s) or parcel (s).