

DATE: \_\_\_\_\_



# APPLICATION FOR SPECIAL EXCEPTION USE

SUBMISSION DEADLINE: \_\_\_\_\_ PC MEETING DATE: \_\_\_\_\_

**SITE ADDRESS:** \_\_\_\_\_

**PROPERTY OWNER:** \_\_\_\_\_

**APPLICANT/ AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ **FAX NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**PARCEL INFORMATION** #43 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ **PIN** \_\_\_\_\_

Project name: \_\_\_\_\_ Address/Location: \_\_\_\_\_

Current Land Use: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Adjacent Zoning Districts: North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Description of Proposed Use: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1) How is the proposed use appropriate in the location for which it is proposed? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc. ? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**READ THE FOLLOWING GENERAL USE STANDARDS.**

1. No application for a Special Exception Use permit shall be approved unless the Planning Commission specifically finds the proposed use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan, this regulation, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within the County and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the County or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the Lee County.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Master Plan, this regulation, or any other plan, program, map, or regulation adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Master Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the County to guide its growth and development. The approval of the Special Exception Use shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

**APPLICATION REQUIREMENTS**

- 1) Application must be filed with the Planning Director at least 15 days prior to the next regularly scheduled Planning Commission Meeting.
- 2) Complete 'Authorization to Act as Applicant', if applicable.
- 3) Copy of current deed.

**CERTIFICATION**

I \_\_\_\_\_, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements and all supplemental information is a true representation of the facts concerning this request.

<b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b>	<b>DATE:</b>
<b>(PRINT NAME)</b>	

**STATEMENT OF UNDERSTANDING**

I, \_\_\_\_\_ (property owner or authorized applicant) UNDERSTAND this Special Exception Use request must be filed with all of the requirements of the Lee County Zoning Regulations and all other information requested or required by County Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the County reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Lee County Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved Special Exception Use then a separate Special Exception Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the County may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if a Special Exception Use is granted by the Lee County Planning Commission then I must submit structural drawings (building plans) as required for review and approval by the applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Department for review. I UNDERSTAND that if a request for Special Exception Use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Lee County Planning Commission. In the event the Special Exception Use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to the Zoning Review Board or abandon the application at the expiration of this fifteen (15) day period.

**OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**( PRINT NAME)** \_\_\_\_\_