



City of Bradenton Beach  
**Special Permitted Use Application**  
See attached page 4 for list of Special Permitted Uses

*Prior to filing, a pre-application meeting with City Staff is required*

Date Received: \_\_\_\_\_  
Fee Received: \_\_\_\_\_  
Received By: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

*Note: Include Notarized Letter/Affidavit if acting as agent for owner(s).*

**PROPERTY OWNER INFORMATION:** (Attach a separate sheet if there are multiple owners.)

Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**PROPERTY INFORMATION:**

Location: \_\_\_\_\_ Parcel ID \_\_\_\_\_

Legal Description: \_\_\_\_\_  
\_\_\_\_\_

Zoning Designation: \_\_\_\_\_

1. Describe the existing regulation to which you want a special use permit. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Describe what you want to do. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide substantial competent (factual) evidence on each of the following applicable to your request:

A. The use is so designed, located and proposed to be operated that the public health, safety, and welfare shall be protected.

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B. The use shall not cause substantial injury to the value of other property in the neighborhood where it is located.

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C. The use shall be compatible with adjoining development and the intended purpose of the district in which it is to be located.

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D. The use shall comply with all density, intensity, yard and bulk regulations set forth in Chapter 3 for the particular use involved.

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E. The use shall comply with all elements of the City's Comprehensive Plan.

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F. The use shall not result in substantial economic, noise, glare or odor impacts on adjoining properties and properties generally in the district.

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G. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas shall be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

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H. All signs and/or exterior lighting shall be compatible and in harmony with properties in the district, including compliance with signs and sea turtle beach lighting requirements of the city.

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I. Location and availability and compatibility of utility service for the use are satisfactory to insure health and safety.

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J. Refuse and service areas for the use do not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

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**Submittal Requirements:**

The following materials and information shall be submitted with each application, except that the Building Official may waive, on a case by case basis, those requirements he finds to be unnecessary or inappropriate. Also, each application should be accompanied by an application for Building Permit or Development if appropriate.

- a. A copy of an “existing condition” survey of the property involved, certified by a Registered Surveyor or Mapper.
- b. One copy and one digital copy on a CD of site development plans, prepared by a competent designer or draftsman, of sufficient quality to show the extent and intent of proposed construction, so as to enable the City staff to make a reasonable determination with regard to compliance with all City codes.
- c. Site plans shall be prepared, at a scale of no smaller than one (1) inch equals ten (10) feet, for the property and all areas within fifty (50) feet of the property boundary. Such plans shall be prepared on durable material with permanent writings and markings thereon, showing to accurate scale, the following, where applicable:
  - 1. Name, address and phone number of the owner(s), agent, designer, draftsman, architect and/or engineer; legal description; north arrow, scale and date.
  - 2. Property lines of the lot or parcel and any existing streets, buildings, structures, culverts, or easements.
  - 3. Any water features, seawalls, mean high water line, Coastal Construction Control Line, protected trees, or vegetative and environmentally sensitive areas.
  - 4. If applicable, exact location of all proposed buildings, structures and improvements, or expansions thereof, and the distances of all of these improvements from the boundaries of the property.
  - 5. Ingress and egress to the site and buildings, off-street parking and loading facilities, and refuse collection areas.
  - 6. Landscaping, fences, screens and buffers, existing and proposed.
  - 7. Proposed stormwater management plan, drainage and retention areas and calculations.
  - 8. Tabulations for total lot or parcel area, square footage of structure and/or use involved, area and percentage of building coverage and impervious surface coverage.
  - 9. Height of building(s) or structure(s).
  - 10. Any other documentation necessary to permit satisfactory review under the requirements of this chapter and other applicable law as required by special circumstances in the determination of the City staff.
  - 11. In addition, applicants requesting a special permit use shall also submit a parking study which documents that the parking to be provided is adequate for the needs of the property it is intended to serve.

*I hereby certify that the information contained in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.*

\_\_\_\_\_  
Signature of Property Owner or Agent

\_\_\_\_\_  
Date

ZONE DISTRICT

SPECIAL PERMIT USE

R-1, R-2, R-3	Noncommercial boat dock/pier over 500 sq. ft. in area or over 65' in length from MHWL
R-1, R-2, R-3	Open Shelters (including Chickees) over 150 sq. ft.
R-1, R-2	Group home/Foster care facilities between 6 and 12 residents
R-1, R-2, R-3	Home Occupations
R-3, C-1	Sales, rental of beach related items (except boat or watercraft)
R-3	Coffee shop, restaurant, cocktail lounge, retail shops customary and incidental to a hotel/motel/timesharing
R-3	Commercial dock/pier
R-3, C-1	Rental of motorized boats or watercrafts less than 10' in length
R-3, C-1	Rental of non-motorized boats/watercraft less than 21' in length
R-3, C-1, C-2	Outdoor vending machines
C-1, C-2	Noncommercial boat docks/piers
C-1, C-2	Open shelters over 1,000 sq. ft.
C-1	Bed & Breakfast, hotel, motel, timesharing
C-1	Café, lunchroom, restaurants, bars, cocktail lounges, pubs, clubs
C-1, C-2	Open-air dining except for properties fronting Bridge Street
C-1, C-2	Outdoor sales display
C-1	Builder, contractor, engineer professional offices
C-1	Convenience store, floor covering, furniture, hardware, grocery, liquor and plant stores
C-1	Dry cleaning, self-service laundry
C-2	Rental of boats & watercraft other than at a marina or commercial dock/pier
C-2	Food beverage (drive-in), gas station, commercial dock/pier
PRA	Open shelters (chickees)
PRA	Community centers, private parks, playgrounds, recreation facilities
PRA	Commercial docks/piers shelters, ramps, access

ZONE DISTRICT

SPECIAL PERMIT USE

MXD	Residential uses non-mixed use
MXD	Off-site parking
E-1	Recreational uses, non-habitable accessory structures
All Districts	Required or extra parking off-site
All Districts	Reduction in required parking, shared parking, alternative parking
All Districts	Use for which off-street parking is not determined

# *City of Bradenton Beach*

## Affidavit of Agent Authorization:

\_\_\_\_\_  
\_\_\_\_\_  
Names of Property Owner(s)

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following property as set forth under the legal description section of the Land Development Code Application.

Address: \_\_\_\_\_

Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Parcel ID \_\_\_\_\_

2. That this property constitutes the property for which the following request is being made to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. That the undersigned has (have) appointed and does (do) appoint \_\_\_\_\_

\_\_\_\_\_ as agent(s)  
to execute any petitions or other documents necessary to affect the petition;  
and request that you accept my agent(s) signature as representing my  
agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Bradenton Beach, Florida to consider and act on the request involving the subject property;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

**SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, who I have personally known or have produced \_\_\_\_\_ as identification.**

\_\_\_\_\_  
**Notary Public, State of Florida at large**

**My Commission Expires: \_\_\_\_\_**