



# SPECIAL EXCEPTION USE

## Required for Application Process

1. A PRE-APPLICATION CONFERENCE shall be held prior to the submission of an APPLICATION to the Community Improvement Department.
2. Filing fee for Special Exception - \$350.00
3. Before the Planning and Zoning Board/City Commission can review the case, the following must be submitted to the Community Improvement Department:
  - a. Completed Development Review application
  - b. Proof of ownership of the property: i.e. deed, title abstract
  - c. A narrative addressing the following:

### **Section 68-481 Special Exception Uses**

Special exception uses, as enumerated in article VI, district regulations, of this chapter, shall be permitted only upon authorization by the planning and zoning board or city commission, as set forth in this Code, provided that such uses comply with all of the requirements set forth in article VI, district regulations, of this chapter, and providing that:

- (1) The use is a permitted special use as set forth in article VI of this chapter.
- (2) The use is consistent with the Treasure Island Comprehensive Plan.
- (3) The use is designed, located and proposed to be operated in a manner that will protect the public health, safety, welfare and convenience.
- (4) The use will not adversely affect the value of other property in the neighborhood where it is to be located.
- (5) The use will be compatible with development adjacent to and near the property under consideration for a special exception.
- (6) The use will be consistent with the character and purpose of the district where it is to be located.
- (7) The use will ensure that adequate landscaping is provided as required in the land development regulations, or as otherwise required.
- (8) The use will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, and access in case of fire or catastrophe.

- (9) The use will be compatible with the existing natural environment of the site, neighboring public parks and properties in the neighborhood as outlined in the Treasure Island Comprehensive Plan.
  - (10) The use will orient and locate buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the building(s) with adjacent development and the surrounding landscape.
  - (11) The use will have sufficient setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control any adverse effects of noise, lights, dust, fumes, and other nuisances.
  - (12) The use will have sufficient land area.
  - (13) The use will meet the adopted levels of service required by the Treasure Island Comprehensive Plan and the Land Development Regulations.
4. A Site Plan must be submitted concurrent with the Special Exception Use. (See Site Plan Checklist for submittal requirements)
  5. If applicant cannot appear in person, a designated representative shall be present and a notarized letter so stating shall be submitted with the application.
  6. If, within twelve (12) months of the date of the approval, a building permit has not been applied for, the approved special exception use becomes null and void.

**Treasure Island Community Improvement Department**  
**120 108<sup>th</sup> Avenue, Treasure Island, FL 33706**  
**727-547-4575 Ext 233**