



City of Marco Island
Community Development Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000 or FAX: 239-393-0266

PF-04

CONSTRUCTION TEMPORARY USE PERMIT APPLICATION

Petition number: **TU-**_____ Date Received: _____

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

- MODEL HOME
- MODEL SALES CENTER
- CONSTRUCTION/ADMINISTRATION TRAILER
- OTHER USE (per Ordinance 02-15)

Address of site: _____

Legal description: _____

Developer/Builder: _____

Phone: _____ Project zoning: _____

This permit is effective from ___/___/___ to ___/___/___.

****Permit valid for a maximum of 24 months. A request for an extension must be submitted to the Community Development Director 30 days before expiration. ****

Applicant's Name: _____ Phone: _____

Applicant's Firm: _____

Applicant's Status:

_____ Developer/Builder's Agent _____ Permitting Firm _____ Other

Address: _____

Property owner's name: _____ Phone: _____

Address: _____

Model Type: _____ Project SDP #: _____ Building Permit #: _____

Conditions:

By acceptance of this permit, the applicant agrees to defend, hold harmless and indemnify the City of Marco Island and its employees and agents from any and all liability which may arise as a result of the issuance of this permit.

Applicant/Agent

Date

Approval:

Planner

Date

This permit does not constitute approvals which may also be necessary under other local, state and federal regulations, including, but not limited to right-of-way permit, building permit, FAA, FCC, fire district & DEP. This Temporary Use permit is issued pursuant to information provided by the applicant.

Fee: \$35.00 – checks payable to “ City of Marco Island ”



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CONSTRUCTION TEMPORARY USE PERMITS

Model Homes and Model Sales Centers

1. Parking Requirements

- ? 4 parking spaces for the first model unit and 1½ for each additional model unit meeting the dimensional requirements set forth in Ordinance 01-16.
- ? 1 handicapped parking space per parking lot along with an access aisle and barrier-free access to the unit as set forth in Ordinance 01-16. The model home shall be accessible from the parking space to the finished floor of the model facility with a 1:12 maximum ramp (no longer than 30' long) and a maximum ½ " step anywhere in the handicap route.
- ? Parking areas shall be constructed of concrete, asphalt, or other dustless material. Driveways and handicapped spaces shall be paved.
- ? Pavement must be setback a minimum of 10 feet from the right-of-way for right-of-ways less than 100 feet in width; 15 feet from the right-of-way for right-of-ways 100 feet or greater in width; and 10 feet from the side property line unless otherwise authorized by the Community Development Director or his designee.

2. Landscaping

- ? Double hedge between the right-of-way and the parking area (50% native minimum)
- ? Single hedge to screen off perimeter of drive and parking area (50% native minimum)
- ? 1 tree per 30 linear feet around the perimeter of the parking and driveway areas (75% native minimum)
- ? All required landscaping must meet the plant material and installation standards set in section 2.4.4 of the Land Development Code.

3. Model homes shall only be permitted for dwellings which have not been previously used as a residence.

4. The handicap entry door shall have a minimum 32" clear opening.

5. The plans shall designate one full handicap bath with a minimum 29" clear opening.

6. A fire extinguisher (minimum size 2A-10BC) must be provided as close to the kitchen as possible.

7. A model home or model sales center is not intended to allow the full scope of real estate activities and shall be restricted primarily to the sale and marketing of the model, or products similar to the model. A model home shall not include offices for builders, contractors, developers, or similar activities.

8. Temporary use permits for a model home or model sales center may be issued for a maximum of 24 months. Extensions beyond the initial two-year permit may be granted in accordance with Ordinance 02-15. Extensions of temporary use permits for model homes and model sales centers in excess of three years shall require submittal and approval of a conditional use permit.

Application Procedures:

- ? An application for a temporary use permit for model homes and model sales centers should be submitted with the building permit application for the house. Temporary use permit applications received after a building permit for the structure has been issued must be accompanied with a site plan addressing the parking, landscaping, and handicapped accessibility requirements for a model home or model sales center.
- ? The temporary use permit will not be issued until a Certificate of Occupancy has been issued for the structure. The temporary use permit fee shall be paid upon issuance of the temporary use permit.

Construction and Development Permits

1. A temporary use permit may be issued for the following uses: Temporary offices to be used for construction and administrative functions within the development; Temporary offices to be used for sales functions, including sales offices, allowing for the sale, resale, or marketing of dwellings, structures, or property within the development in which it is located, or adjacent developments under the same control; On-site mobile home used as a temporary office or storage facility for persons engaged in the development of the site; On-site mobile radio and television equipment antennae; On-site temporary use of structures and equipment for the building of roads, public utilities, and government projects; Off-site temporary parking on property which is located contiguous to the subject development, or would be contiguous except for a roadway that is not designated as a collector or arterial in the transportation element of the comprehensive plan, with written authorization of the property owner; Other on-site uses similar to the foregoing uses and determined to meet the intent of this ordinance.
2. A temporary use permit may be granted for a period not to exceed 24 months. A temporary use permit may be renewed annually based upon demonstration of need.

Application Procedures:

- ? An application for a temporary use permit for construction trailers shall be submitted with the building permit application for the placement of the trailer.
- ? The temporary use permit will not be issued until a building permit has been issued for the structure. The temporary use permit fee shall be paid upon issuance of the temporary use permit.