

**RESOLUTION 15-24**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, FLORIDA, RELATING TO EXTENSION OF A TEMPORARY USE PERMIT; MAKING FINDINGS; GRANTING A ONE-YEAR EXTENSION OF A TEMPORARY USE PERMIT FOR A MODEL HOME LOCATED AT LOT 28, BLOCK 249, MARCO BEACH UNIT 6, ACCORDING TO THE PLAT THEREOF, PLAT BOOK 6, PAGE 47, PUBLIC RECORDS OF COLLIER COUNTY, ALSO KNOWN AS 316 BALD EAGLE DRIVE AS PROVIDED FOR IN SECTION 30-794(6) OF THE MARCO ISLAND LAND DEVELOPMENT CODE, CITY OF MARCO ISLAND, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 30-794 of the Marco Island Land Development Code provides standards and regulations for model homes and model sales center permits; and

WHEREAS, on March 3, 2013 the Marco Island Growth Management Department granted a two year temporary use permit for a model home located at 316 Bald Eagle Drive pursuant to Section 30-794(3) of the Marco Island Land Development Code; and

WHEREAS, Section 30-794(6) of the Marco Island Land Development Code provides that the Planning Board may grant an extension of a temporary use permit for a maximum of one year per extension, and a cumulative maximum of three years; and

WHEREAS, Steven A. Henell, Inc. the agent for property owner JLD Properties, LLC, an Indiana Limited Liability Company, is requesting a one year extension of a model home temporary use permit for a model home located at 316 Bald Eagle Drive from March 20, 2015 to March 20, 2016;

WHEREAS, pursuant to Section 30-794(6), Code of Ordinance of the City of Marco Island, Florida, the Planning Board has considered:

1. The number of existing model homes or model sales centers within the immediate area of the extension request.
2. The classification of the right(s)-of-way upon which the model home or model sales center fronts.
3. The character or makeup of the area surrounding the model home or model sales center.
4. The potential effect of the model home or model sales center on adjacent and surrounding properties.

5. The existence of complaints relating to the use of the model home or model sales center which is the subject to the extension request.

6. A demonstration of good cause from the applicant why the extension request is needed; and

WHEREAS, the Planning Board finds that good cause has been shown for the extension of the Temporary Use Permit for a Model Home.

NOW, THEREFORE BE IT RESOLVED, BY THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, FLORIDA:

**SECTION 1. Recitals.** Each and all of the aforementioned recitals are hereby declared to be true and correct and are incorporated herein by this reference.

**SECTION 2. Adoption and Approval.** The Petition TUE-15-02 filed by Steven A. Henell, Inc., as the agent for property owner JLD Properties, LLC, an Indiana Limited Liability Company, with respect to the property hereinafter described as:

316 Bald Eagle Drive, further described as Lot 28, Block 249, Marco Beach Unit 6, according to the plat thereof, as recorded in Plat Book 6, Page 47, Public Records of Collier County, Florida,

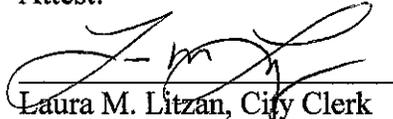
is hereby granted, extending the Temporary Use Permit for the above described property from March 20, 2015 to March 20, 2016 pursuant to Section 30-794(6) of the Marco Island Development Code.

**SECTION 3. Recording of Resolution.** This Resolution relating to petition number TUE-15-02 shall be recorded in the Minutes of this Board and filed with the Marco Island City Clerk's Office.

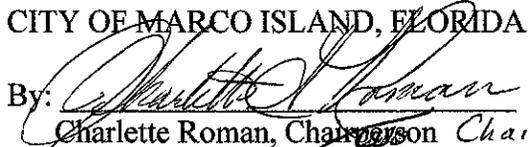
**SECTION 4. Effective Date.** This Resolution shall become effective upon adoption.

Done this 20<sup>th</sup> day of March 2015.

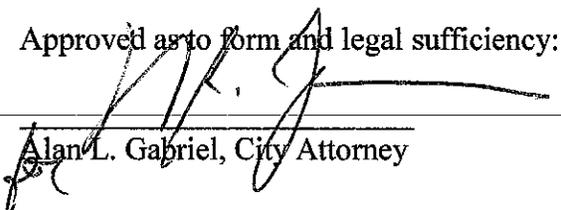
Attest:

  
Laura M. Litzan, City Clerk

CITY OF MARCO ISLAND, FLORIDA

By:   
Charlette Roman, Chairwoman

Approved as to form and legal sufficiency:

  
Alan L. Gabriel, City Attorney