



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

PF-04

MODEL HOME AND CONSTRUCTION TEMPORARY USE
PERMIT APPLICATION

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

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

- MODEL HOME/SALES CENTER
- CONSTRUCTION/ADMINISTRATION TRAILER
- CONSTRUCTION STAGING ON VACANT LOT
- TEMPORARY FENCE
- OTHER USE (per LDC Section 30-793)

Address of the site: _____

Legal description: _____

Developer/Builder: _____

Phone: _____ Fax: _____

Email: _____ Project zoning: _____

This permit is effective from ____/____/____ **to** ____/____/____

****Permit valid for a maximum of 24 months and may be renewed annually. A request for renewal must be submitted to the Community Affairs Department at least 30 days before expiration. ****

Applicant's Name: _____ Phone: _____

Applicant's Firm: _____

Address: _____

Property owner's name: _____ Phone: _____

Address: _____

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

Notes/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: \$300.00
(Resolution No. 11-10)

Checks payable to "City of Marco Island"



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MODEL HOME AND CONSTRUCTION TEMPORARY USE PERMIT

MODEL HOMES AND MODEL SALES CENTERS

Use of a model home requires a temporary use permit. Model homes shall only be permitted for dwellings that have not been previously used as a residence.

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 temporary use permit for a model home or model sales center is issued initially for a period of 24 months. Extensions beyond the initial two-year permit may be granted; no single extension shall be granted for a period greater than one year.

All temporary use requests for model homes shall require the submission of a conceptual plan which demonstrates that provisions will be made to adequately address the following:

Garage-office. For any garage being used as an office for a model home the applicant must submit the following:

- Proof that garage is above the base flood elevation
- Plan of garage-office facility, including false walls, temporary electrical and/or plumbing
- Plan showing how garage will be returned to its original use

On-site parking. Four vehicular parking spaces shall be provided on the model site. A parking space may be provided in the garage. A handicap parking space is required and shall count as one of the four required spaces.

Landscaping. A hedge row of at least 36 inches in height shall be planted and maintained around the on-site vehicular parking area.

Handicapped standards. Chapter 4 and grab bar requirements per Section 604, Florida Accessibility Code for Building Construction (2012 Ed.)

Signage standards. One on-premise sign for a model home or sales center is permitted with an approved temporary use permit subject to the following criteria:

- Maximum size: 16 square feet
- Maximum height: Six feet as measured from finished grade around the base of the sign
- Setbacks: signs may be placed at the property line. In no case shall such sign be located any closer than ten feet to the edge of the pavement of any adjacent public street
- Signs may be located either parallel to or perpendicular to the adjacent right-of-way
- Signs may be double-faced, provided each sign face contains the same copy
- No additional riders or information boxes shall be affixed to this sign with the exception of a 1.5 square foot "model open" sign which shall be removed during non-open house hours

- Construction materials: signs and any supporting structure shall be constructed of CBS, wood (with raised or engraved letters), stone, metal, or durable opaque plastic. Plywood is not permissible as a finished sign face material
- No other signs, including real estate, open house and construction signs, shall be placed on the property on which a model home sign is erected
- Model home and sales center signs may not be illuminated in any manner

No flags, except one American flag, attached to the home, or upon an appropriate flagpole foundation, are permitted.

CONSTRUCTION TEMPORARY USE

During the construction of any development for which a site development plan has been approved or a building permit issued, the developer may request a temporary use permit subject to the following:

1. The temporary use permit shall be granted initially for a period not to exceed 24 months in length and may be renewed annually based upon demonstration of need. A request for renewal shall be submitted to the city manager or designee in writing 30 days prior to the expiration of the temporary use permit.
2. Temporary construction and development permits shall be allowed 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 on property subject to a permit issued pursuant to subparagraph h., 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 article.
 - Off-site staging no further than 150 feet from the building lot with written authorization from the property owner and proof of notification to adjoining property owners when, in the opinion of the building official, site constraints such as, but not limited to, an irregular shaped lot where building activity will take place indicates its appropriateness. In such case, only equipment, materials and vehicles used in the construction process of the permitted structure may be staged; any additional or unauthorized materials or lack of upkeep or reasonable maintenance shall result in revocation of the temporary use permit by the building official.