



For Office Use Only
PLU#: _____
Fee\$: \$ _____ (fee includes \$5 technical fee)

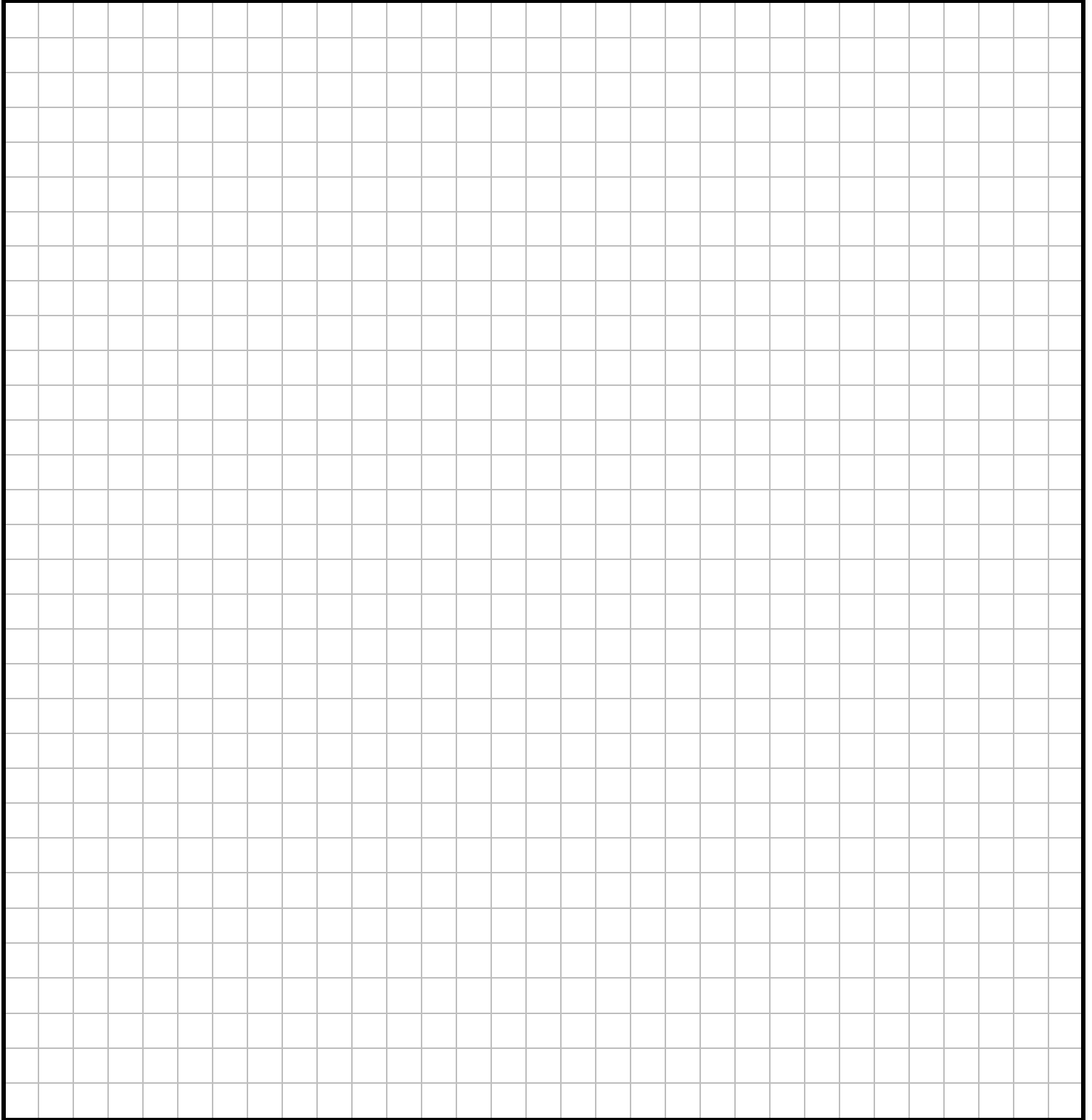
## Temporary Structures – Planning Land Use Permit

Requestor's Information	Owner/ Business:	
	Project Address:	
	Property Reference #: _____ - _____ - _____ - _____ - _____	
	Property Reference # can be obtained from the Property Appraiser's Office at 434-2735 or at <a href="http://www.escpa.org">www.escpa.org</a>	
	Specified Use: <input type="checkbox"/> Recreational Use <input type="checkbox"/> Commercial Use <input type="checkbox"/> Commercial Amusement/ Recreational Use	
	Structure Type: <input type="checkbox"/> Construction Site <input type="checkbox"/> Mobile Vending Units <input type="checkbox"/> Model Homes <input type="checkbox"/> Portable Storage Containers <input type="checkbox"/> Special Events	
	Scope/ Request:	
	Applicant/Contractor Name:	Contractor Business: <small>(if applicable)</small>
	Address:	
	Email:	Phone:
I certify that the site plan below (or attached) accurately describes the property for which the Temporary Structure is proposed and that I intend to place the structure as indicated on the site plan. I understand and agree to comply with all of the requirements of the Land Development Code for construction of the above referenced project and that <b>by signing below; I assume all responsibility for the placement and location of the temporary structure.</b>		
Applicant's Signature: <b>X</b>	Date:	

OFFICE USE ONLY	Zoning:	FLU:	Overlay <small>(if applicable):</small>	Setbacks <small>(if applicable):</small>	Front:	Rear:	Sides:
	<input type="checkbox"/> up to 30 days	<input type="checkbox"/> between 31 & 180 days	<input type="checkbox"/> Longer than 180 days <b>DRC approval required</b>				
	Commence Date: _____		Removal Date: _____			Lot Size:	
	Determination and Notes:						
	Verified By:					Date:	

# SITE PLAN

## DEVELOPMENT SERVICES DEPARTMENT



**REQUIRED:** Location and dimensions of the proposed structure, dwelling, and/or fence in relation to the principal structure and property boundary lines, the property length and width, names and locations of streets and/or roads bordering the property & a north arrow.

Notes: \_\_\_\_\_

**OWNER/ APPLICANT BEARS ALL RESPONSIBILITY FOR THE DRAWINGS AND ACCURACIES OF ANY SUBMITTED SITE PLAN AND AGREES THAT THE PROPOSED PLANS COMPLY WITH PROPERTY LINE SETBACKS SET FORTH BY THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.**



## Development Services Department

Escambia County, Florida

### Sec. 4-7.13 (b) Specific uses and structures.

- (1) **Construction sites.** Real estate sales and construction management may be carried out within separate or combined temporary construction site offices when in compliance with the applicable provisions for each use.
- a. **Construction offices.** A construction office is allowed by land use permit as a temporary use and structure on a construction site, or on an adjoining parcel, during authorized site construction. The temporary office shall be set back a minimum of five feet from any property line of the host parcel, be a State of Florida approved modular building, and be removed no later than 90 days from the date of issuance of a certificate of occupancy or other applicable final county approval of the site construction.
  - b. **Sales offices.** A real estate sales office is allowed by land use permit as a temporary use and structure on a construction site, or on an adjoining parcel and can be authorized prior to the start of construction if a pre-application review of the proposed development has been completed by the county. The setback and building type shall be that required for a construction office, but removal of a temporary sales office shall be within 24 months of the issuance of pre-application review comments if construction has not begun. Extension of the time may only be authorized as prescribed in article 6 of chapter 2. These provisions do not apply to real estate sales offices authorized within model homes by other provisions of this section.
- (3) **Medical hardship temporary living quarters.** A manufactured (mobile) home or park trailer is allowed as a temporary use within any mainland zoning district that does not otherwise allow such living quarters if approved by the board of adjustment (BOA) for use due to medical hardship as prescribed in article 6 of chapter 2. The following standards apply to the temporary living quarters:
- a. **Maximum structure size.** The temporary quarters shall not exceed 1,280 square feet in gross floor area.
  - b. **Minimum lot size.** The lot where the temporary quarters will be located shall be at least one-quarter acre if served by public sewer. If a septic tank is used, the lot shall be at least one-half acre. Additionally, the lot shall be sufficient in size to allow compliance with all zoning district lot coverage and setback requirements.
  - c. **Location.** The temporary quarters shall be located on the same parcel (same property identification number) as the primary residence.
  - d. **Limited occupancy.** Only the caregiver and their immediate family, or the person in need of medical care and their immediate family, shall occupy the temporary quarters.
  - e. **Indemnification.** Prior to placement of the temporary quarters on the approved parcel, the landowner shall execute an agreement with the county (in a form acceptable to the county attorney) providing for indemnification from all claims arising in connection with the temporary quarters and acknowledging the county's right to remove the temporary use at the owner's expense if the owner, or his heirs and assigns, fails to remove it within 60 days after the expiration of the temporary use approval granted by the BOA.
  - f. **Building code compliance.** The installation of the temporary quarters shall comply fully with the Florida Building Code and is subject to all associated compliance inspections.
  - g. **Temporary status maintained.** The wheels and axles of the temporary quarters shall not be removed, and no additions shall be constructed, except that handicap access ramps may be provided.
- (4) **Mobile vending units.** A mobile vending unit is allowed as a temporary use in the Com, HC/LI, Ind, Com-PK, CC-PK, CG-PK, and PR-PK zoning districts. The following additional restrictions apply to any use of mobile vending units:
- a. **License.** The operator of the mobile vending unit must obtain any applicable occupational license from the Escambia County Tax Collector and affix a copy of the occupational license to the mobile vending unit in a conspicuous location. The operator is additionally responsible for obtaining all other applicable authorizations required to store, prepare, serve, distribute, or sell by mobile vending.
  - b. **Nuisance conditions.** The mobile vending unit shall be designed, placed, maintained, and operated so as to prevent the creation of nuisance conditions, including surface discharges of waste water, oil, or grease. Solid waste receptacles of adequate capacity and convenience shall be provided to prevent the scattering of beverage containers, paper products, and other vending related debris.
  - c. **Placement.** The mobile vending unit shall not be placed within a parking lot drive aisle or required landscape area of a developed site used by another active use; within any active driveway or sidewalk,

# Development Services Department

Escambia County, Florida

or within any public right-of-way; in any location obstructing the line of sight for traffic; or in any location otherwise presenting a safety hazard.

- (5) Model homes.** Within any residential subdivision for which a preliminary plat has been approved by the county, the construction of no more than two principal dwellings for temporary use as model homes or real estate offices for the promotion and sale of lots or houses within the subdivision may be authorized prior to final plat approval. For the annual "Parade of Homes" event or other special circumstances the Board of County Commissioners (BCC) may authorize at a public hearing the issuance of additional model home permits if additional assurances of infrastructure completion are provided. However, issuance of a model home permit does not authorize issuance of a certificate of occupancy, and no permanent certificate of occupancy may be issued for any dwellings until the final plat is approved by the BCC and recorded as prescribed in article 5 of chapter 2. Additionally, the dwellings cannot be permanently occupied as residences until certificates of occupancy are issued. Any office use of a model home shall cease when sales within the subdivision have been completed.
- (6) Portable storage containers.** On a lot where a portable storage container is not allowed as outdoor storage by the applicable zoning, the container may be allowed as a temporary use according to the following provisions:
- a.** The on-site use of a container for 30 days or less only requires notification to the Planning Official of the placement by the provider of the container and tracking by the official for enforcement purposes.
  - b.** The on-site use of a container for more than 30 days requires issuance of a 90-day permit by the Planning Official after a reasonable demonstration by the applicant of temporary circumstances that make the additional on-site storage time necessary. Such circumstances may include damage to or destruction of the principal structure, remodeling, renovation, construction, or relocation. A weatherproof copy of the permit indicating the date of issuance, date of expiration, and address of the approved placement shall be attached to the container.
  - c.** Prior to expiration of the original permit and upon additional demonstration by the applicant of unforeseen circumstances, the Planning Official may grant not more than one 90-day extension to the permit for good cause shown. If granted, a weatherproof copy of the extension shall be attached with the initial permit.
  - d.** Applicants are generally limited to one portable storage container per principal use. For residential uses the limit is one container per dwelling unit. The use of more than one storage container per principal use may be approved by the Planning Official upon a demonstration of need, such as the scope of work or extent of construction.
  - e.** The exterior dimensions of a container shall not exceed nine feet in height, 20 feet in length, and eight feet in width.
  - f.** The container shall not obstruct the line of sight for traffic or otherwise present a safety hazard. The placement of containers in fire lanes or public rights-of-way is prohibited.
  - g.** Front yard placement of a container may only be permitted where no alternative location on the parcel exists, or if placement at an alternative location would create an unreasonable hardship on the owner or occupant.
  - h.** The provider of a container shall be responsible to ensure that it is in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, rips, tears or other holes or breaks.