

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Temporary Use Permit for a Construction Trailer

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: TU 12-1-07/08-28/Costco Wholesale/1890 University Drive/Generally located on the southeast corner of University Drive and State Road 84, within Tower Shops shopping center

REPORT IN BRIEF: The applicant is requesting approval for a construction trailer and storage units during the remodeling of Costco. The construction trailer will provide an office and the storage units will be used to secure equipment/supplies after working hours. The construction trailer and storage units will be located on the southeast portion of the subject site in the rear of the business. This will not be an area for public access during the time of the remodeling, only deliveries and construction crewmembers will have access. Access to the subject site is through a rear entrance to the east. This request will not affect the number of required parking for the subject site. Lastly, no residential streets will be obstructed with the placement of construction trailer and storage units.

DURATION OF EVENT: The completion of the remodel.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that construction trailer and storage units will be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the placement of the construction trailer.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

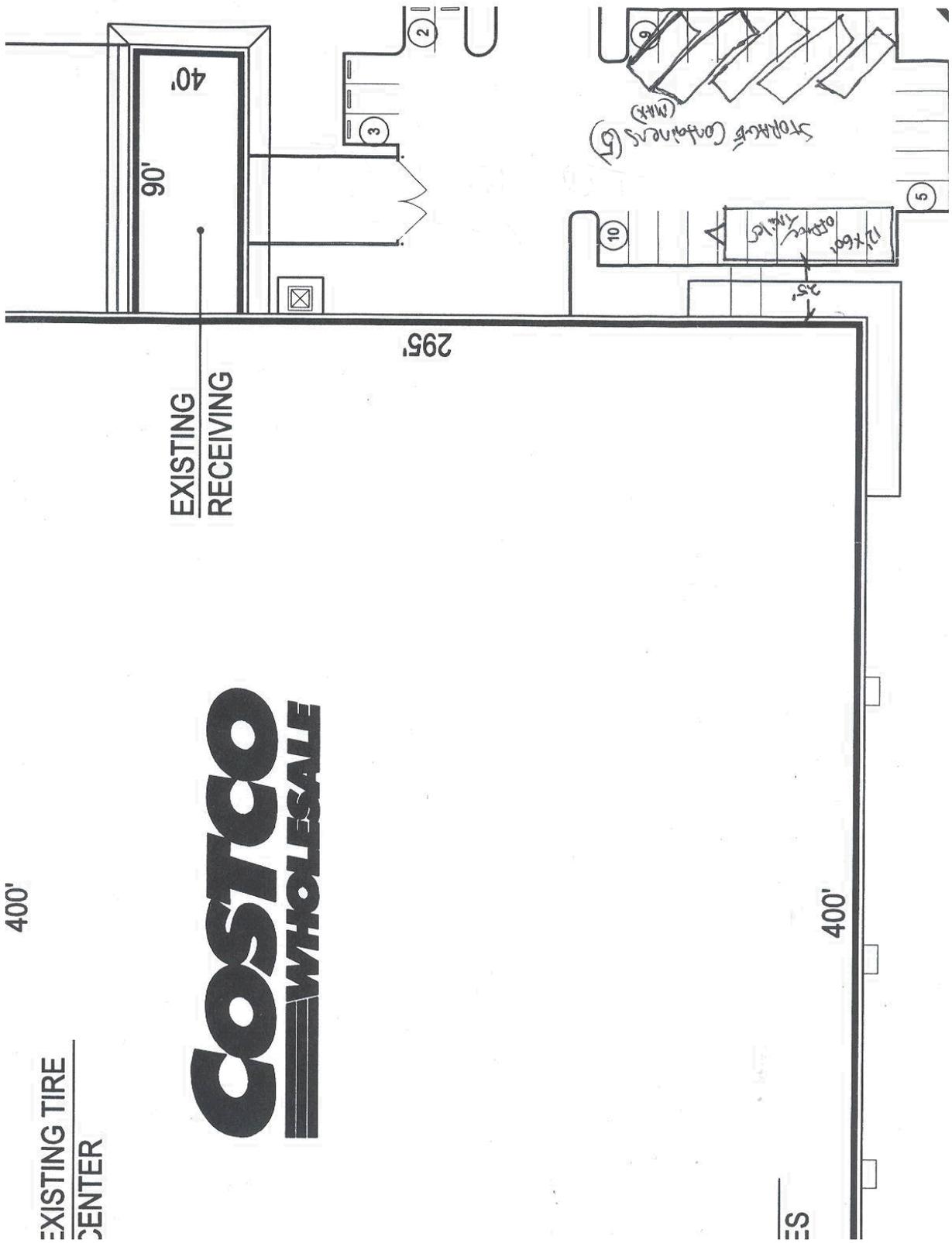
FISCAL IMPACT: not applicable

Has request been budgeted? n/a

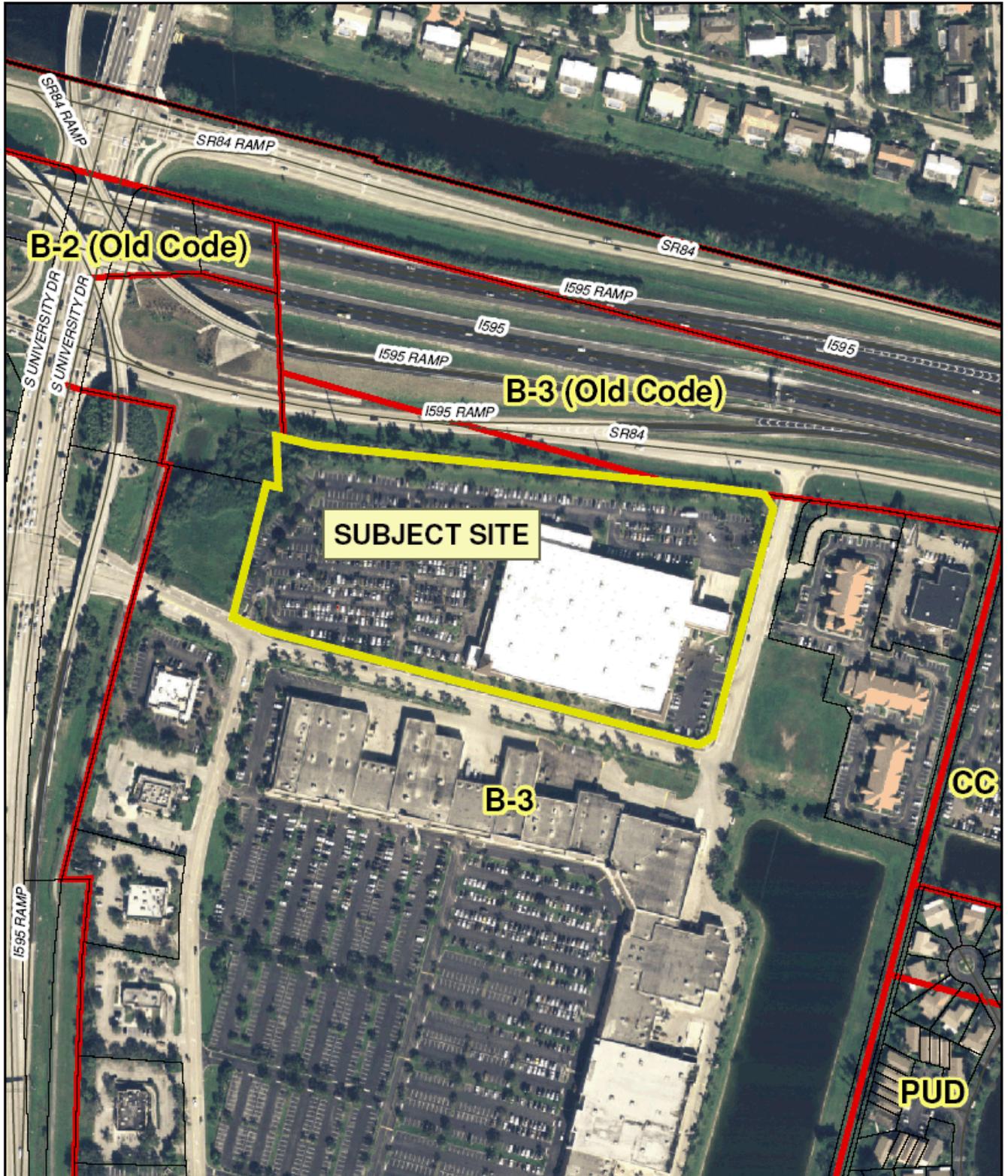
RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration

Attachment(s): Site Plan, Aerial, Zoning, and Future Land Use Map

Site Plan



Aerial Zoning Map



Date Flown:
12/2006

N



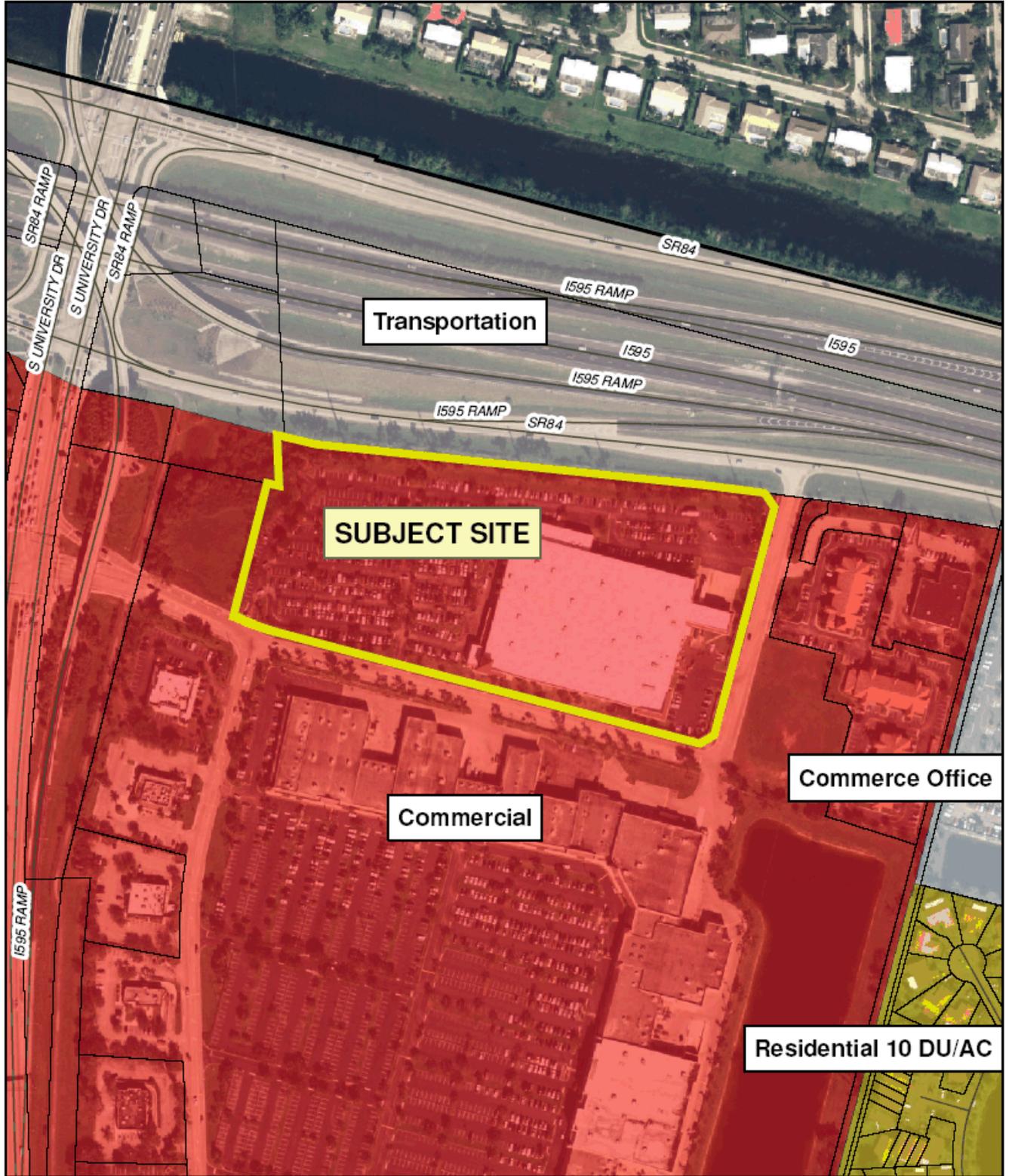
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Temporary Use
TU 12-1-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 1/11/08

Future Land Use Map



Date Flown:
12/2006

N



0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Temporary Use
TU 12-1-07
Future Land Use Map

Prepared by: ID
Date Prepared: 1/11/08

