

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: TU 2-4-02, Rockwell Construction Corporation/The Home Depot
5801 South University Drive, Generally located on the west side of
University Drive, 600 feet north of Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

Temporary Use Permit for construction of the new Home Depot

REPORT IN BRIEF: The applicant is requesting approval of a temporary use permit for activities associated with the construction of the new Home Depot within University Creek Plaza. The duration of the request is for nine (9) months, and all activities will be conducted within the Home Depot site. The applicant's request is specifically for placement of a construction trailer near the ingress/egress easement at northeast corner of the site, parallel to University Drive behind the landscape buffer, placement of temporary fencing/barricades with gates around the site for public safety during the demolition and construction process, and storage compound. A satisfactory site plan accurately depicting all details of the request has been submitted to the Development Services Department.

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

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

Staff finds that the construction activities will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated.

PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee considered the request at its February 26, 2002 meeting and had no objection to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Subject site map

