

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

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

**SUBJECT:** TU 3-1-02, Jaffe Construction, Inc./Creative Child Learning Center  
1125 SW 101 Road, Phase II, Generally located at the southwest corner  
of Nob Hill Road and State Road 84

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:**

Temporary Use Permit for construction of Phase II of the Creative Child Learning Center

**REPORT IN BRIEF:** The applicant is requesting approval of a temporary use permit for activities associated with the construction of Phase II of the Creative Child Learning Center. The duration of the request is for a maximum twelve (12) months, and all activities will be conducted within the Creative Child Learning Center site. Town Council approved the site plan, SP 6-1-99 Creative Child Learning Center, on September 1, 1999. The applicant's request is specifically for placement of a construction trailer at the northwest corner of the subject site, and placement of temporary fencing/barricades with gates around the site for public safety during the construction process. 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 as the trailer will only require only two (2) parking spaces.

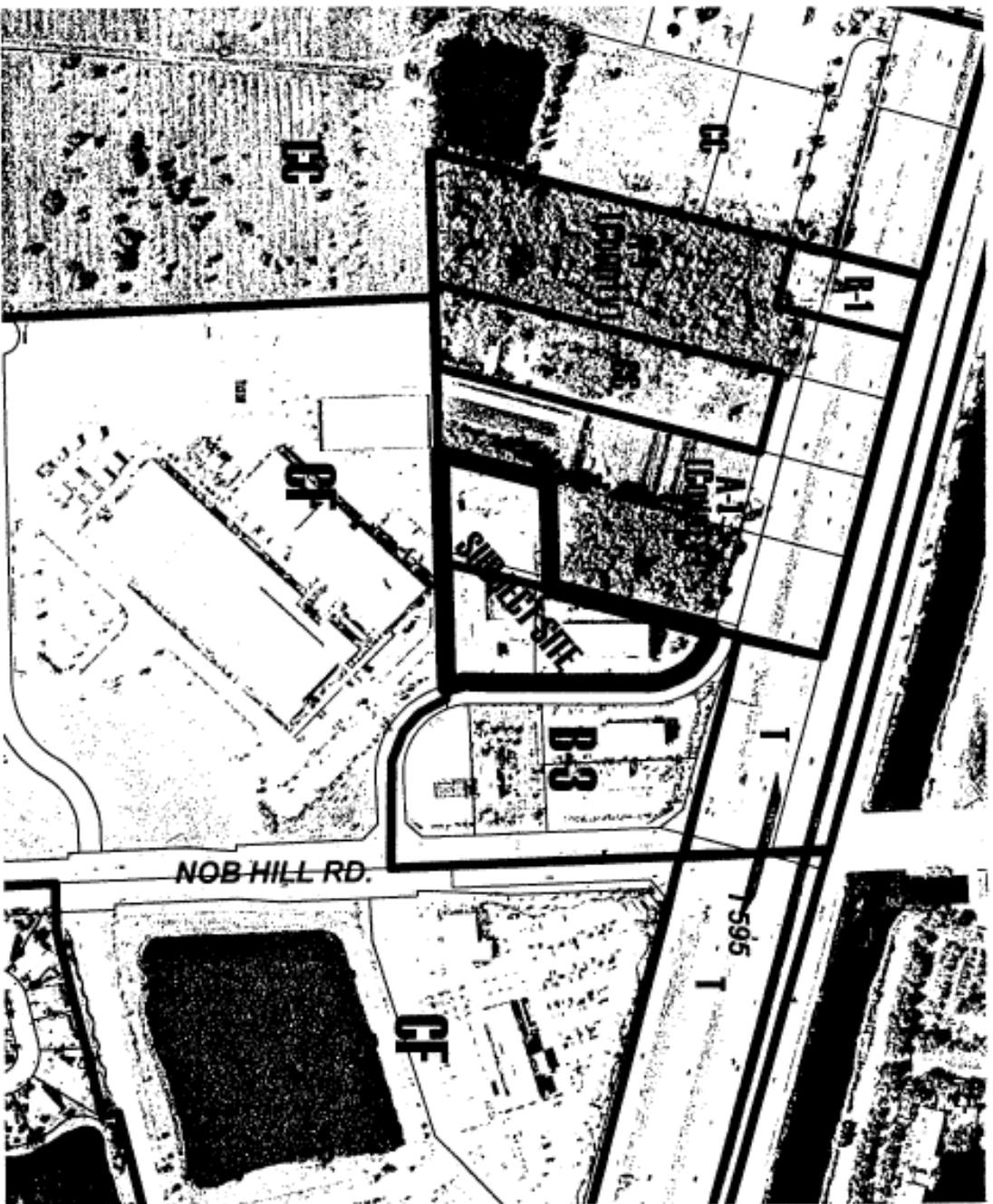
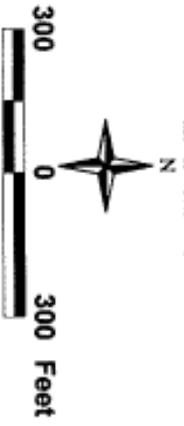
**PREVIOUS ACTIONS:** None

**CONCURRENCES:** Development Review Committee members reviewed the application and had no objection to the request.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve

**Attachment(s):** Subject site map



**PETITION NUMBER: TU 3-1-02**  
DATE FLOWN: JANUARY 2001  
SCALE: 1" = 300'  
TOWN OF DAVIE  
PLANNING & ZONING DIVISION- GIS  
PREPARED : 3/8/02