

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David Abramson, Planner I

**SUBJECT:** TU 6-03-03, Colonnade Construction Group, 5200 South University Drive, Davie, Florida

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** Temporary Use Permit for a construction trailer.

**REPORT IN BRIEF:** The applicant is requesting approval for a temporary 12' x 44' construction trailer with an interior restroom for development of the University Place an office park project approved by Town Council on November 11, 2002. The construction trailer will provide a temporary office for the project manager, job foreman, and a place to conduct meetings. The temporary construction trailer will be set in place upon the Town Council's approval and issuance of a permit, and removed 18 months after date of the issued permit. The subject site is located on the east side of South University Drive between Stirling Road and Griffin Road. The construction trailer will be generally located on the north-west corner of the subject site maintaining B-3 zoning building setbacks. The entrance to the subject site is east off South University Drive, leading to a private road into the site. No residential access streets or private streets will be obstructed with the placement of construction trailer. Parking will be provided on the north-west portion of the subject site.

A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

**DURATION OF EVENT:** 18 months after date of the issued permit.

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 Colonnade Construction Group temporary construction trailer 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) A building permit must be secured prior to the placement of the construction trailer.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Development Review Committee has reviewed the application and has no objections to the request.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** None

**Attachment(s):** Subject site map, Site Plan for the location of the construction trailer.



Date Flown:  
12/31/00

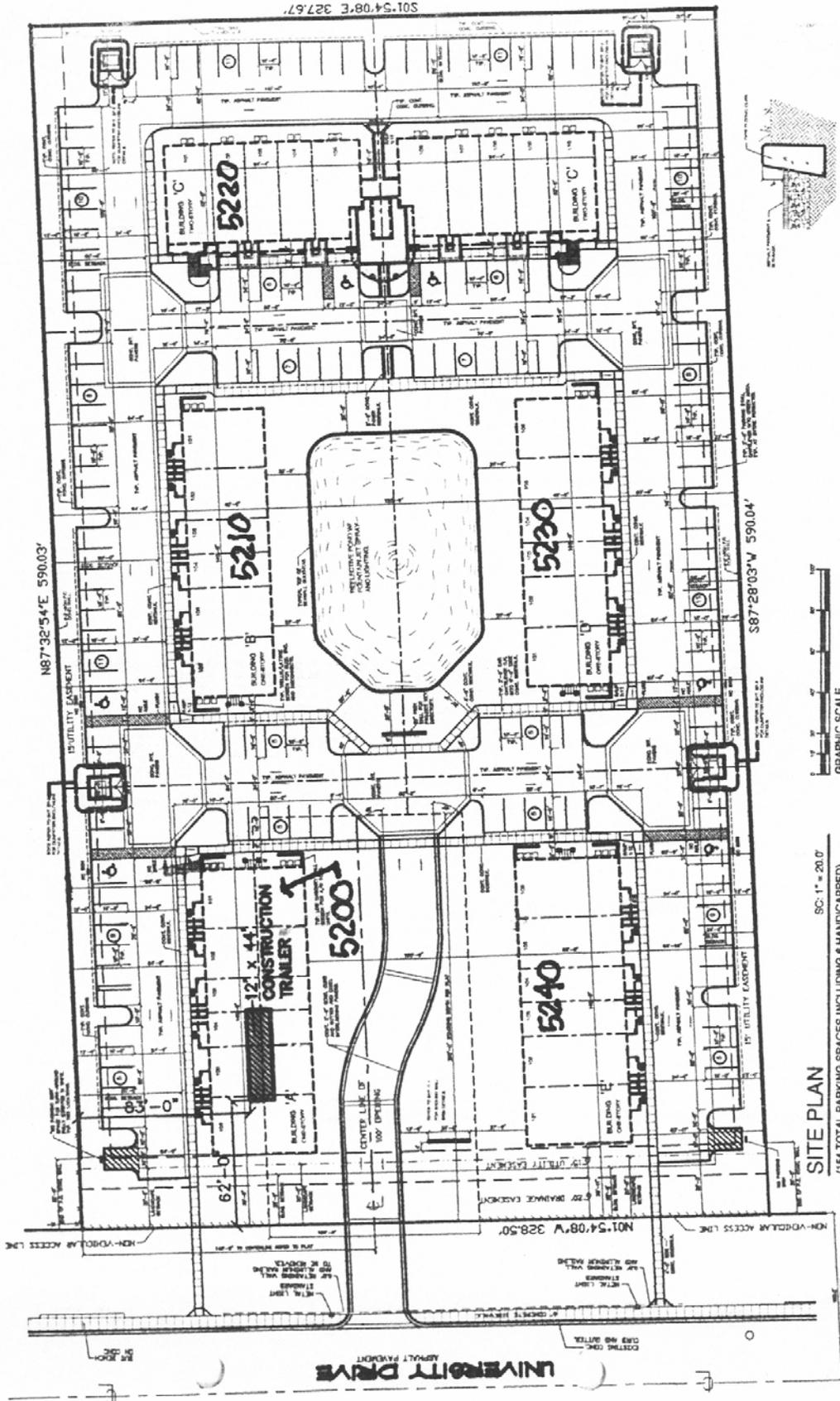


Planning & Zoning Division - GIS



**TEMPORARY USE  
SP 6-03-03  
Subject Site, Zoning and Aerial Map**

Prepared By: D.M.A.  
Date Prepared: 07-21-03



**SITE PLAN**

(154 TOTAL PARKING SPACES INCLUDING 6 HANDICAPPED)

SC: 1" = 20.0'

GRAPHIC SCALE

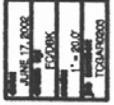


TYPICAL CONCRETE CURBING (TYPE 'D')

DATE: 06/17/2022  
 DRAWN BY: FRANK COSTOVA, JR.  
 CHECKED BY: ANDREW BISHOP

PROJECT: UNIVERSITY PLACE  
 PROPERTY: SITE PLAN

DATE: JUNE 17, 2022  
 FLOOR: FLOOR 1  
 TOWN: TOWN OF DAVIE



UNIVERSITY PLACE  
 A CORPORATE OFFICE CENTER  
 5200 SOUTH UNIVERSITY DRIVE  
 TOWN OF DAVIE, FLORIDA

CONSTRUCTION TRAILER FOR:  
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