

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

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

**SUBJECT:** TU 5-2-04, Country Western Village / 7500 Griffin Road, Davie, FL 33328

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** Temporary Use Permit for Construction Trailer

**REPORT IN BRIEF:** The applicant is requesting approval of a temporary use permit for a construction trailer for the Country Western Village development. The construction trailer will house the field personnel, computers, filing cabinets, copy machines, and fax machines. The proposed construction trailer will be located at the corner of SW 76 Avenue and Griffin Road and will maintain 33.7' setback from SW 76 Avenue, 30.4' setback from the line of sight at the corner of SW 76 Avenue and Griffin Road, and 35.7' setback from Griffin Road. Centerline Homes will be providing landscaping surrounding the entire construction trailer. The overall site is located on the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

Town Council approved the Country Western Village site plan (SP 3-1-03) on November 19, 2003. The development will consist of 42 town homes, 1 pool cabana, 1 tot lot and 1 commercial building.

**DURATION OF EVENT:** The duration of the request will be for no longer than eighteen months from the date of issuance of building 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 the Centerline Homes activities will be suitably separated from adjacent uses, there will be no excessive 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 event.
- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.

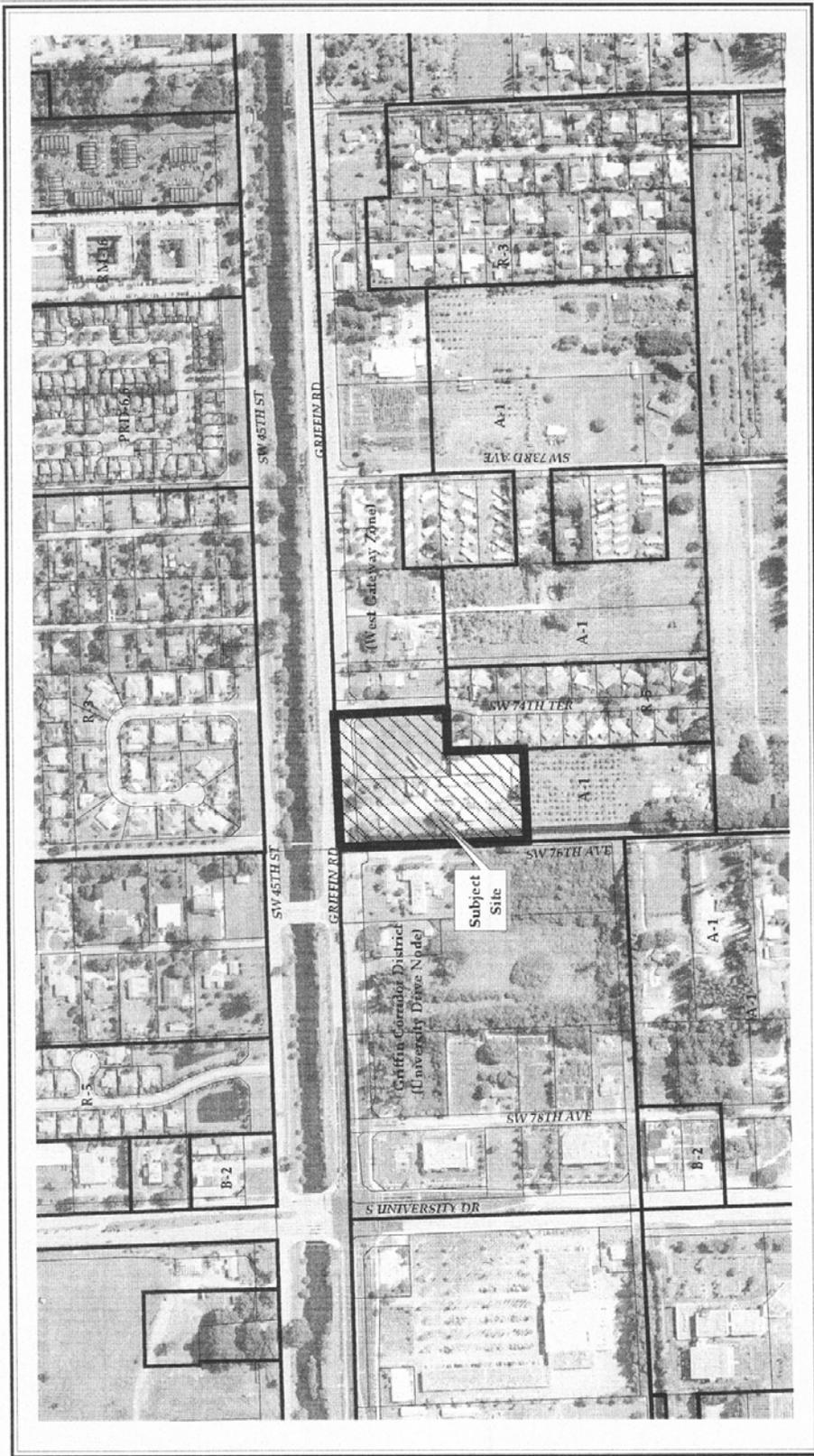
**PREVIOUS ACTIONS:** None

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

**FISCAL IMPACT:** None

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

**Attachment(s):** Subject site map, Site plan.



Temporary Use Application  
TU 5-2-04 / Country Western Store  
Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.  
Date Prepared: 5/25/04



The Town of Davie  
Development Service Department  
Planning & Zoning Division



Scale

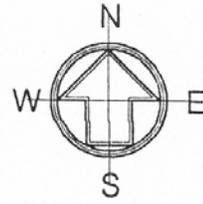


**"Attachment 2"**

RECEIVED

APR 30 2004

TOWN OF DAVIE  
PLANNING & ZONING DEPT.



# GRIFFIN ROAD (S.R. 818)

S.W. 76th AVENUE

