

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Council members

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Joe Heilman, Planning Intern

**SUBJECT:** TU 6-2-04/04-351, G.L. Homes: 3181 Hiatus Road, Davie, FL

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** Temporary Use Permit for GL Homes: Construction trailer compound.

**REPORT IN BRIEF:** The applicant is requesting approval of a temporary use permit for a construction trailer compound. This compound will be located at 3181 Hiatus Road, Davie, FL on lot numbers 298 & 299 of Long Lake Ranches Plat Three. Included in the proposed temporary use will be three construction trailers and 34 parking spaces.

**DURATION OF EVENT:** Two Years or until construction is complete.

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 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. 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) The permit shall be valid only for the time of the issuance of a building permit to the end of construction.
- (4) Prior to the issuance of C.O. the applicant shall provide a water hook-up, for the fire department.

**PREVIOUS ACTIONS:** None

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

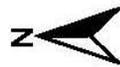
**FISCAL IMPACT:** None

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

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



Date Flown:  
12/31/02



Planning & Zoning Division - GIS



# Temporary Use TU 6-2-04/04-351 Zoning and Aerial Map

Prepared By: Joe Heilman  
Date Prepared: 8-2-2004