

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Annie Feng, Planner II

**SUBJECT:** TU 9-1-04, Grove Creek, 12901 Orange Drive, generally located at the northwest corner of Orange Drive and Flamingo Road

**AFFECTED DISTRICT:** District 4

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

**REPORT IN BRIEF:** The applicant is requesting approval for a temporary construction trailer for the Grove Creek development approved by the Town Council on June 18, 2003. The construction trailer will provide a temporary office for internal use only. The temporary trailer will be located at the northwest corner of the subject site, 30 feet from the west property line and 117 feet from Orange Drive, outside of the Orange Drive scenic corridor. The access to the subject site is through the main entrance to the development off Orange Drive. No residential streets will be obstructed with the placement of construction trailer. The construction trailer will be removed upon the issuance of the last certificate of occupancy (C.O.).

**DURATION OF EVENT:** To the date of the issuance of the last C.O. for Grove Creek.

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 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) **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 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.



THIS SURVEY

ORANGE DRIVE

FLAMINGO ROAD



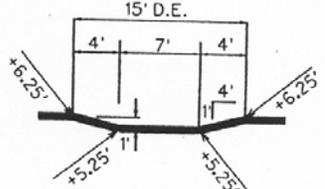
LOT 1

LOT 2

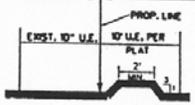
LOT 3

CROSS SECTION DETAILS PER APPROVED P&D  
ENG. PLANS "FLAMINGO PLAT" SHEET PDS OF 6  
PREPARED BY KEITH & BALBE, INC.

SECTION E-E



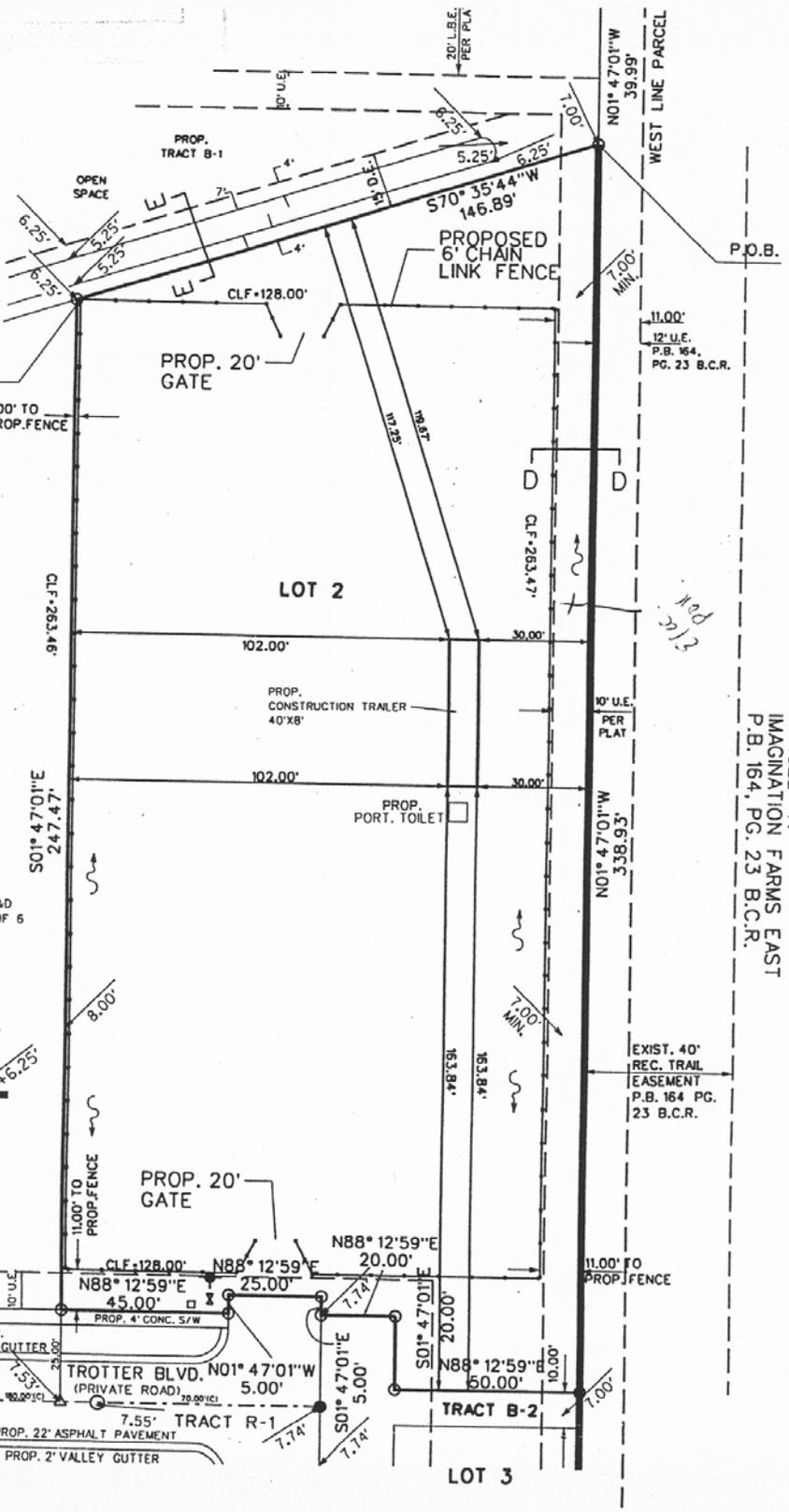
IMAGINATION FARMS FLAMINGO PLAT



SECTION D-D

(NOTE: LAND DEVELOPMENT UNDERCONSTRUCTION)

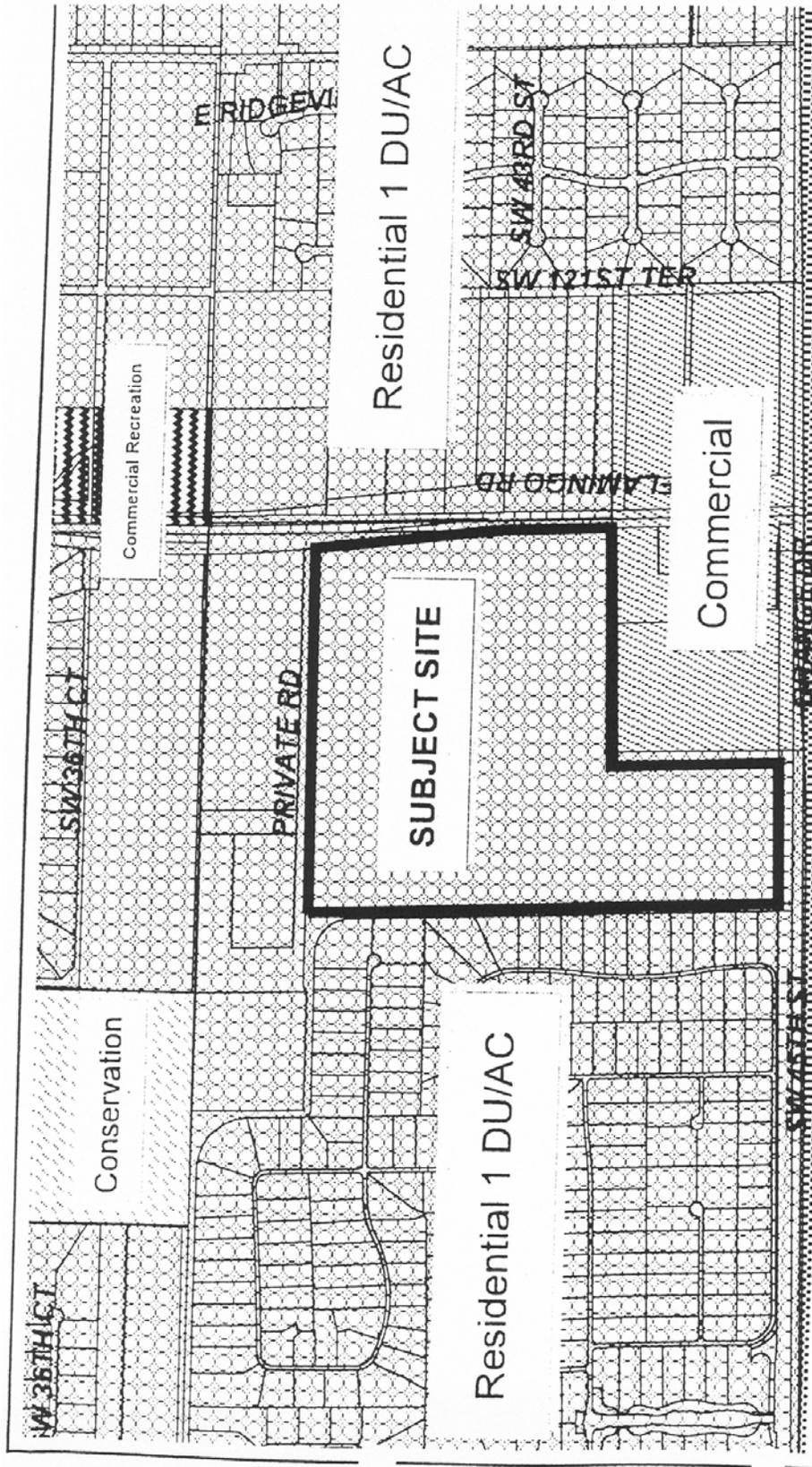
LEGEND



PARCEL "A"  
IMAGINATION FARMS EAST  
P.B. 164, PG. 23 B.C.R.

WEST LINE PARCEL

EXIST. 40'  
REC. TRAIL  
EASEMENT  
P.B. 164 PG.  
23 B.C.R.

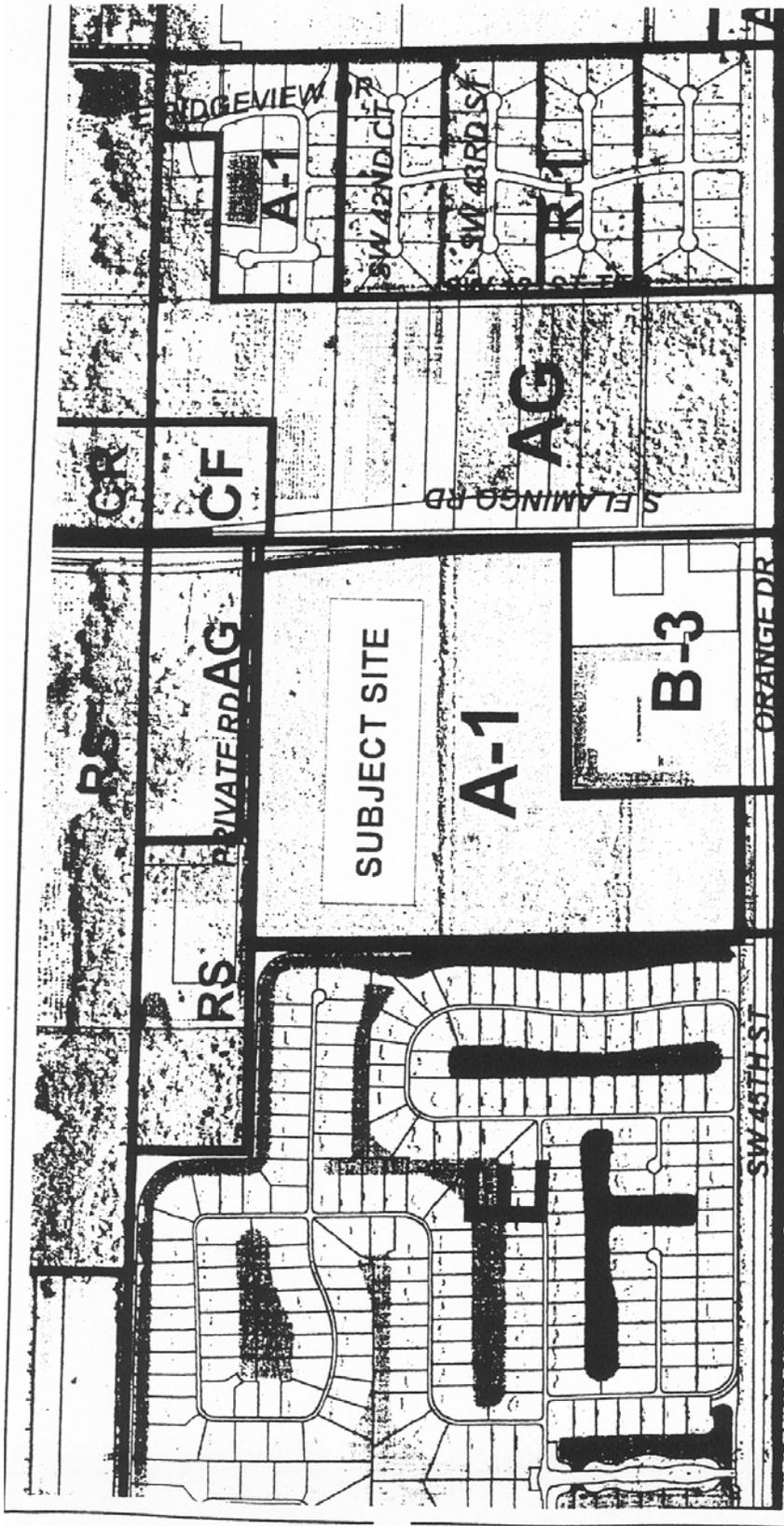


Planning & Zoning Division - GIS



Temporary Use Permit  
 TU 9-1-04  
 Future Land Use Map

Prepared By:  
 Date Prepared:

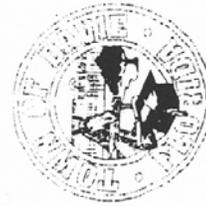


Date Flown:  
12/31/00



600 0 600 1200 Feet

Planning & Zoning Division - GIS



Temporary Use Permit  
TU 9-1-04  
Zoning and Aerial Map

Prepared By: AYF  
Date Prepared: 10/20/03