

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

Prepared by: Philip Bachers, Planner I

SUBJECT: TU 10-2-06, E.A.S.E Foundation / Home Depot, 2300 South University Drive, Davie, FL 33324

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Temporary Use Permit for Christmas tree sale

REPORT IN BRIEF: The applicant (E.A.S.E. Foundation) is requesting approval of a temporary use permit for the sale of Christmas trees. The Christmas tree sales tent is going to be located on the southern portion of Tower Shop's parking lot. The applicant has received approval from the Tower Shops to erect the tent and sell the Christmas trees in the parking lot. Home Depot has also provided E.A.S.E. permission to use the store's restroom facilities. The Town of Davie Land Development Code Section 17-8, Seasonal sales, defines the permitted period and the necessary facilities provided on site. The Development Review Committee reviewed a satisfactory site plan, which accurately depicted all details of the request.

DURATION OF EVENT: The duration and hours of the request is November 24, 2006 to December 20, 2006, Monday to Thursday 8 a.m. to 8 p.m.; Friday to Saturday 8 a.m. to 9 p.m.; and Sunday 9 a.m. to 7 p.m.

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 Christmas tree sale 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 specific from November 24, 2006 to December 20, 2006, Monday to Thursday 8 a.m. to 8 p.m.; Friday to Saturday 8 a.m. to 9 p.m.; and Sunday 9 a.m. to 7 p.m.

(4) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.

(5) Provide proper traffic control devices, such as barricades or cones, around the canopies.

(6) Compliance with the "Conditions for the Sale of Natural Trees" as provided by the Town of Davie Fire Marshal.

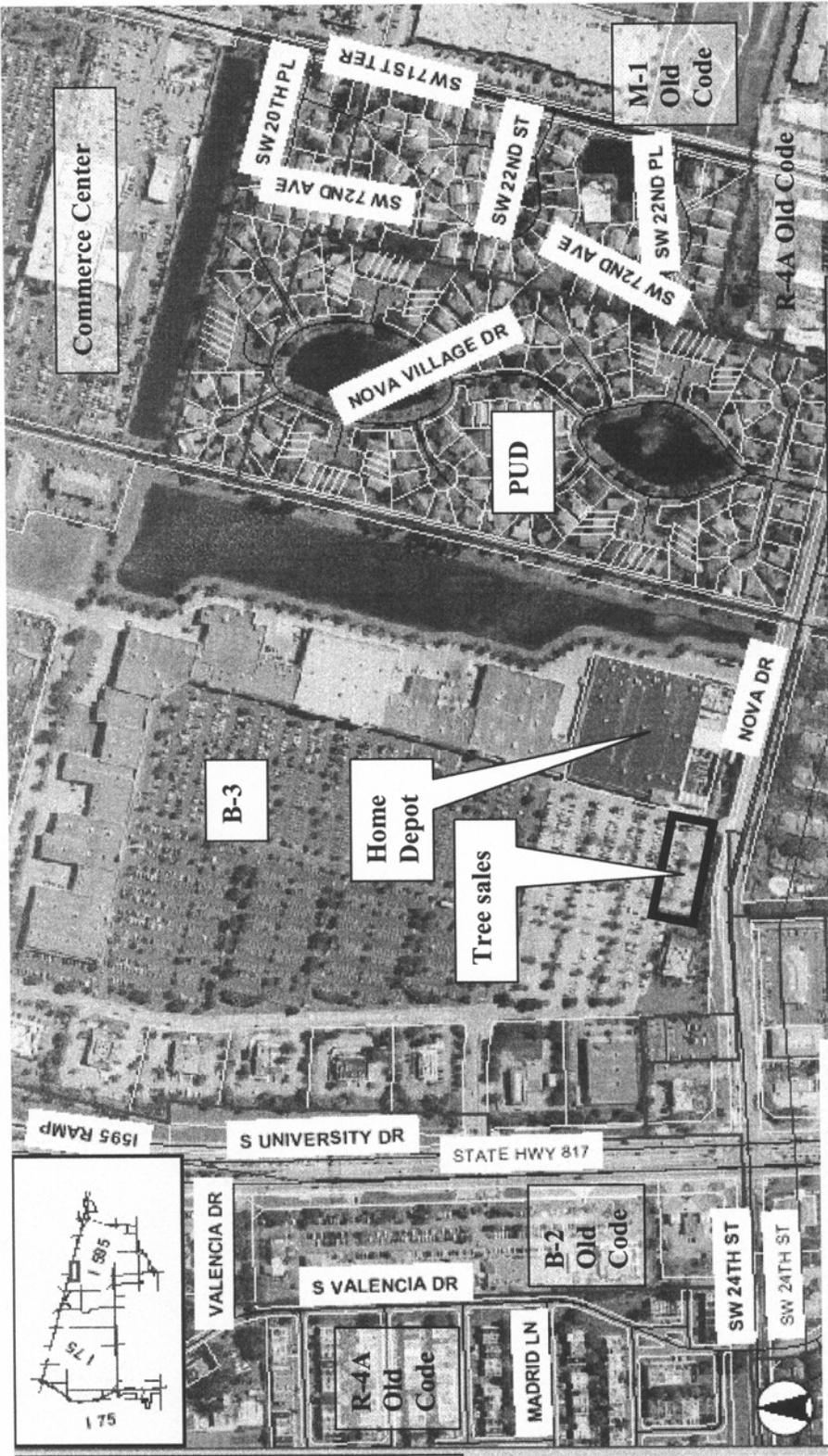
PREVIOUS ACTIONS: None

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

FISCAL IMPACT: None

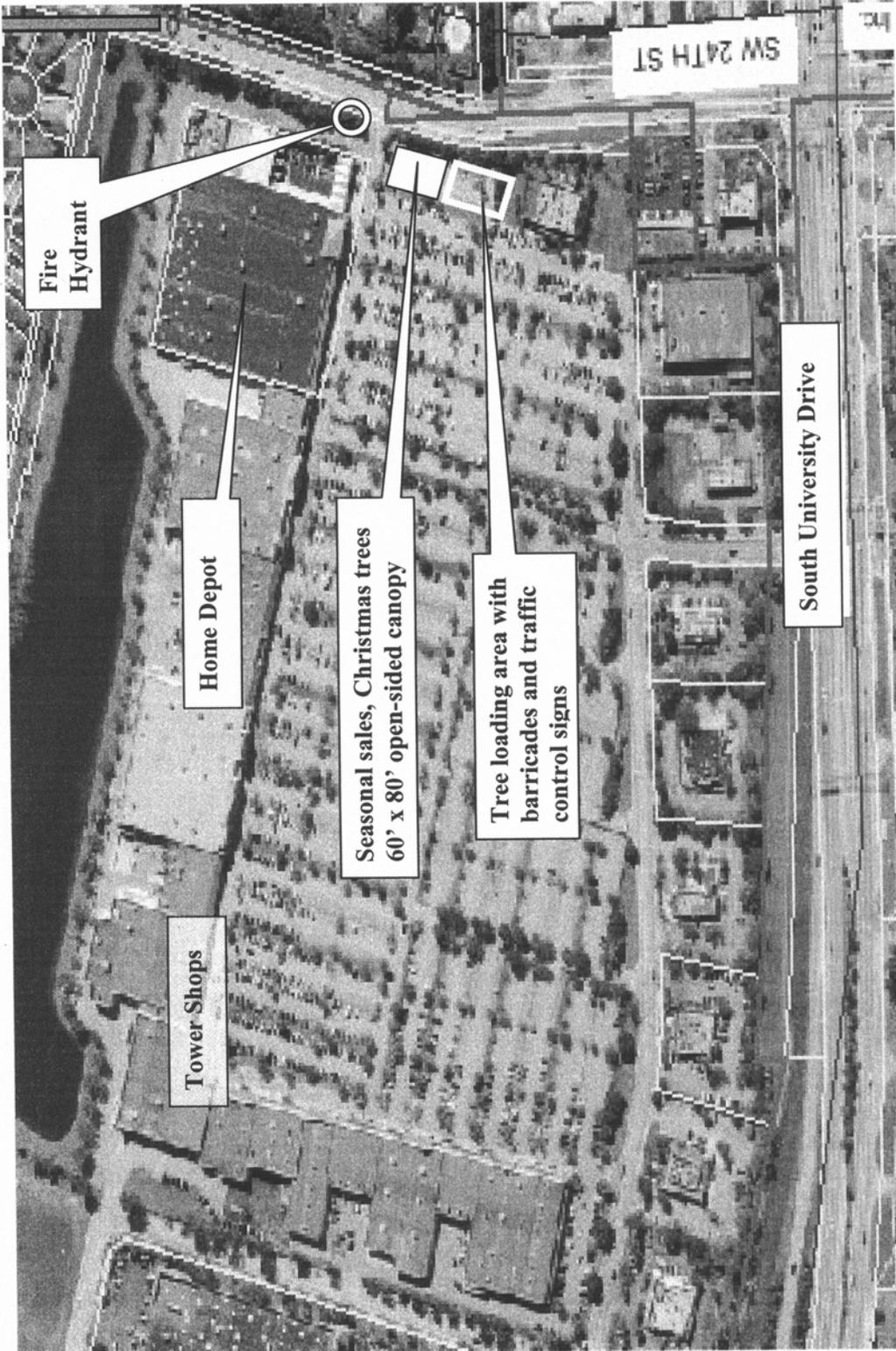
RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Subject site map; Site plan; Davie Fire Rescue, tree sales



The Town of Davie
 Development Services Department
 Planning and Zoning Division
 Scale: not-to-scale

Temporary Use Application
TU 10-2-06 E.A.S.E / Home Depot
 2300 So. University Dr.
 Seasonal sales, Christmas trees
 Aerial, Zoning, Subject Site Map



TU 10-2-06 E.A.S.E. Foundation / Home Depot seasonal sales of Christmas trees Nov. 24-Dec. 20, 2006
2300 S. University Dr. (Tower Shops)
Scale: not to scale

Town of Davie Fire-Rescue
Office of the Fire Marshal
Conditions for the Sale of Natural Trees or other Commodities

Canopies and Tents

1. Canopies may not be used for general storage of any items not associated with the sale of trees. Canopies may not be used for sleeping purposes.
2. All fabrics, curtains, cloth, rope, netting, and decorative material used for, or in, or on a canopy shall be rendered flameproof.
3. Canopies are required to be of flameproof material and shall be inspected by the Fire Official. The *Flameproofing Certificate* is to be attached to the Building Permit Application.
4. All canopies erected at grade shall be erected to withstand a minimum wind pressure or suction of 10 p.s.f. (ten pounds per square foot).
5. All lighting is to be by electricity. No flames are allowed.
6. Exits shall be spaced no more than 75 feet apart.
7. Aisles shall not be less than 44 inches in width provided such aisles shall not be less in width than the combined width of aisles they connect.
8. Canopies shall not be less than 30 feet from side or rear property lines, and 30 feet or more from other buildings on the same property, or adjoining properties.
9. **No Smoking** signs shall be placed at the entrance and throughout the interior of the temporary structure.
10. Illuminated **Exit** signs shall be placed above each exit.
11. An *extinguishments container* shall be placed at each entrance, and shall be used to extinguish tobacco products prior to entering the canopy or tent. A suitable receptacle is a five-gallon container filled halfway with sand.
12. *Emergency lighting* shall be installed from 84 to 96 inches above finished floor/grade.
13. **Fire extinguishers** with a rating of **2A-10BC** are required, one for each path of egress or within not more than 50 feet of travel distance under the canopy or tent.
14. The installation, maintenance, and use of portable fire extinguishers shall comply with **NFPA 10, Section 402, Standard for Installation, Maintenance, and Use of Portable Fire Extinguishers**.
15. *Ground-Fault-Circuit Interruptors* (G.F.C.I.) shall be installed with any and all electrical applications such as lighting, cash registers, or appliances.
16. **No Parking** in designated fire lanes to load trees.

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