

## **TOWN OF DAVIE**

### **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

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

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** TU 1-2-07, Grif's Western, Inc., 6211 Orange Drive, Davie, FL 33314

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** Temporary Use Permit for an outside sale event.

**REPORT IN BRIEF:** : The applicant is requesting approval for activities that are associated with an outside sale event to include a temporary tent. The temporary tent will be erected on February 28, 2007 and will be taken down on March 12, 2007. The dates and hours of the sale event will be from March 1, 2007 to March 11, 2007 from 9:30 a.m. to 9:00 p.m. Parking will be provided along the north side of the property, along the south side of Orange Drive, in the public parking spaces, and to the east at Orange Plaza. The location of the tent will be along Orange Drive, five feet (5'-0") from asphalt line within the parking lot. A site plan depicting the request has been reviewed by the Development Services Department and is attached.

**DURATION OF EVENT:** The duration of the request is from Thursday March 1, 2007 to Sunday, March 11, 2007, 9:30 a.m. to 9:00 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 Grif's Western, Inc. activities will be suitably separated from adjacent uses. Attached Engineering comments regarding parking and traffic issues must be addressed prior to the outside sales event.

- (1) A building permit must be secured prior to the event.
- (2) 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.

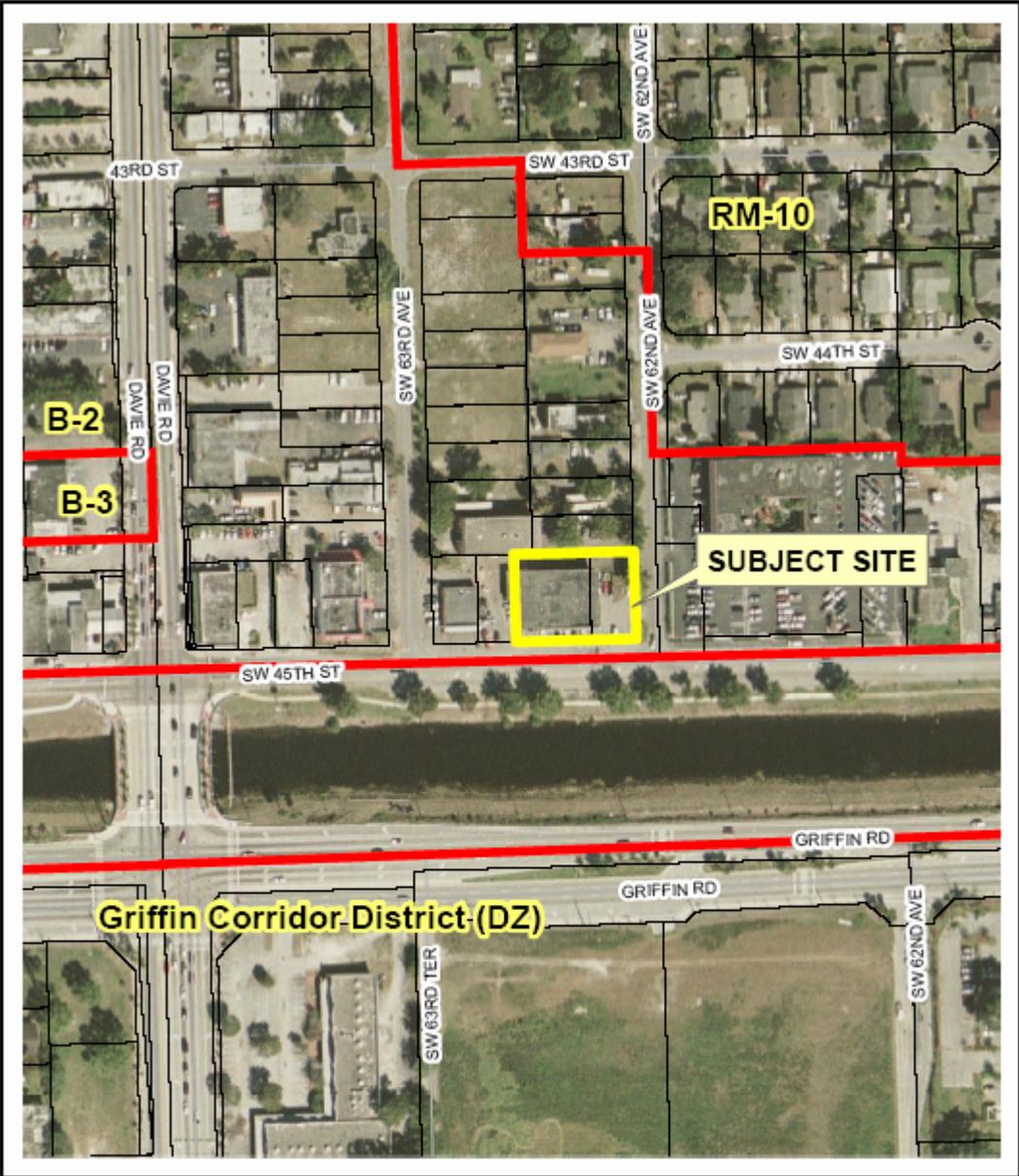
**FISCAL IMPACT:** No

Has request been budgeted? n/a

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

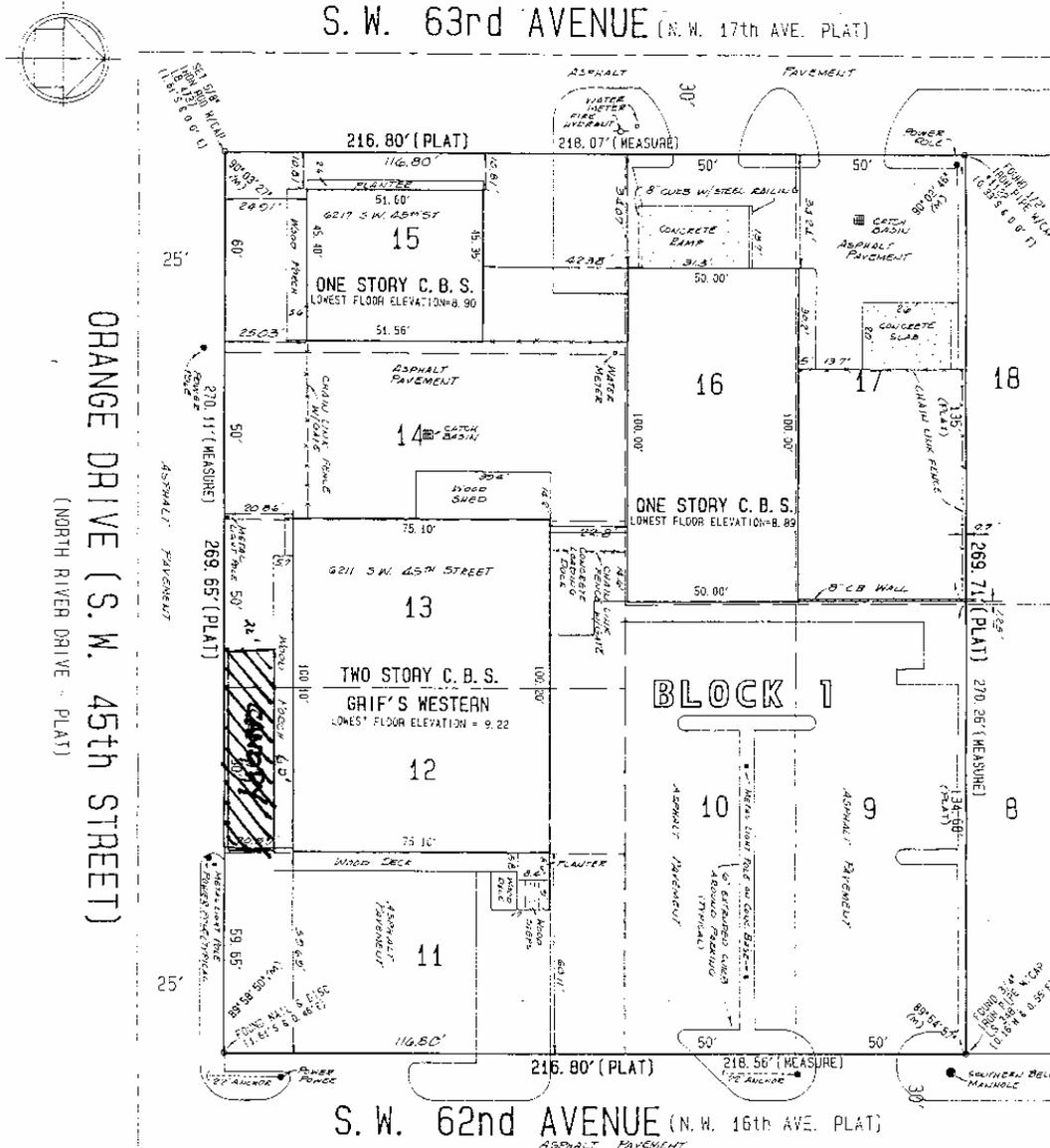
**Attachment(s):** Aerial, Zoning, and Subject Site Map, Site plan, Engineering Comments.

Attachment "Aerial, Zoning, and Subject Site Map"



	<p>Date Flown: 12/2004</p> <p>Prepared by the Town of Davie GIS Division</p>	<p><b>Temporary Use</b> <b>TU 1-2-07</b> <b>Zoning and Aerial Map</b></p> <p>Prepared by: ID Date Prepared: 2/6/07</p>
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Attachment "Site Plan"



LAND DESCRIPTION:  
 ALL OF LOTS 9, 10, 11, 12, 13, 14, 15, 16, AND 17, BLOCK 1, "FIRST ADDITION TO DAVIE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 1.34 ACRES MORE OR LESS.

CERTIFIED TO:  
 ALFRED D. GRIFFIN,  
 COUNTY NATIONAL BANK OF SOUTH FLORIDA,  
 ATTORNEY'S TITLE INSURANCE FUND.

**SURVEYOR'S NOTES:**  
 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ENGRAVED SURVEYOR'S SEAL. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.  
 BEARINGS, IF SHOWN ARE RELATIVE TO SAID RECORD PLAT, AS MENTIONED IN THE FIELD AND SHOWN HEREON AS THE "BEARING LINE".  
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE ORIGINAL QUADRIC GEOMETRICAL DATUM OF 1929.  
 BASIS OF THIS SURVEY IS THE LAND DESCRIPTION PROVIDED BY THE CLIENT.  
 1" = 20 FEET MEASURED  
 1/8" = 2 FEET CALCULATED

NATIONAL FLOOD INSURANCE PROGRAM  
 COMMUNITY PANEL NO.: 126035 0010C  
 F.I.M. DATE: 8-19-87  
 BASE FLOOD ELEVATION: 7.0  
 ZONE: AE

**SURVEYOR'S CERTIFICATE:**  
 WE HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN MAY, 1992. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 2164-9 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Jane C. Evans*  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4777

<b>BOUNDARY SURVEY</b>	
LOTS 9, 10, 11, 12, 13, 14, 15, 16 & 17, BLOCK 1, "FIRST ADDITION TO DAVIE" PLAT BOOK 6, PAGE 39 BROWARD COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FL.	
<b>GRIFFIN/EVANS and ASSOCIATES, INC.</b> ENGINEERS, PLANNERS and SURVEYORS 5356 STIRLING ROAD DAVIE, FLORIDA 33314 (305) 791-7240	
REVISED	SCALE: 1" = 30'
5/11/92 BOUNDARY SURVEY 80/20	DATE: 5/11/92
5-28-92 CHANGE "CERTIFIED TO" ONLY	DRAWN BY: MTK
	CHECKED BY: MTK
	JOB NO.: 93154E

**ENGINEERING DIVISION**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**6591 Orange Drive, Davie, Florida 33314**  
**(954) 797-1113**

**DEVELOPMENT REVIEW COMMENTS**

**(Revise and Resubmit)**

<b>PROJECT:</b>	Grifs Western
<b>TOWN'S PROJECT NO:</b>	TU 1-2-07
<b>REVIEW TYPE:</b>	Temporary Use
<b>SUBMITTAL NO:</b>	1
<b>SUBMITTAL DATE:</b>	1/25/07
<b>PREV SUB'MTL DATES:</b>	N/A
<b>ENG. REVIEWER:</b>	Le Nguyen, P.E., Michael Mungal, E.I.T.
<b>ENG. REVIEW DATE:</b>	2/7/07
<b>DATE TO P&amp;Z</b>	2/8/07

_____	Plan is <u>RELEASED</u> for further processing subject to the comments noted below.
<u>  X  </u>	Plan is <u>NOT RELEASED</u> for further processing subject to the comments noted below.

**COMMENTS**

1. It appears that part of the proposed canopy will be located on public right-of-way. This is not permitted.
2. Provide lighting plan for area. Show that adequate lighting is being provided for parking and canopy areas.
3. Show that existing building has adequate parking per Town Code after front parking area is removed for installation of canopy.
4. The traffic circulation along Orange Drive is a concern. The condition of exiting vehicles is unsafe, since the site has no dedicated and or marked areas. The vehicles that use the remaining front parking spaces will encounter an impaired sight distance.
5. Provide signage plan to ensure cars are being properly directed to designated area.
6. Provide signs that direct customers not to park along linear park.

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