

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: TU 6-3-02, Jaffe at 595, Inc., 10200 SW 101st Road, Davie, FL 33324

AFFECTED DISTRICT: District 3

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 and safety fencing. The site is located on the south side of State Road 848 along SW 101st Road. 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 Jaffe of 595, Inc. site plan (SP 3-8-01) on June 6, 2001. The site will consist of a two story office building.

DURATION OF EVENT: The duration of the request will be for no longer than one year 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 Jaffe of 595, Inc. 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) A building permit must be secured prior to the placement of the construction trailer and fencing.
- (2) The north, east and west sides of the construction trailer will be landscaped with skirting.

PREVIOUS ACTIONS: None

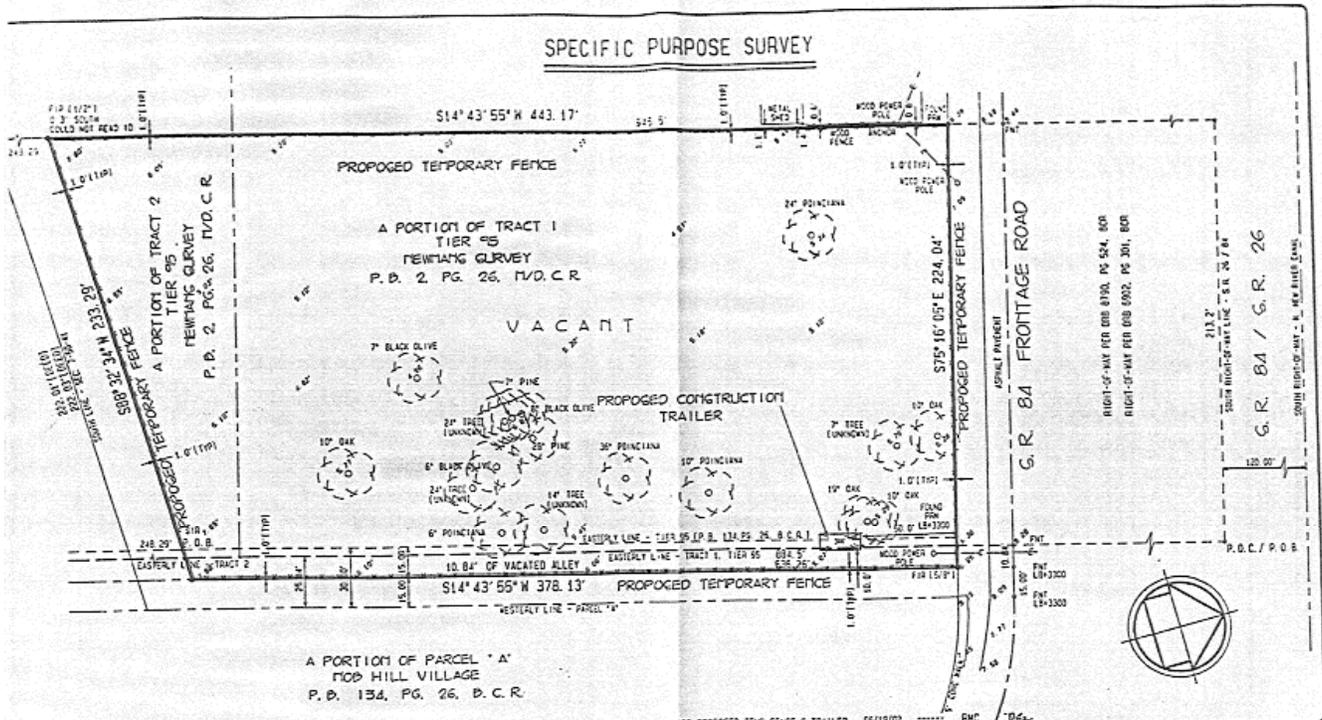
CONCURRENCES: The Development Review Committee has reviewed the application on July 9, 2002 and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): The application is found sufficient, based upon the above, to enable Town Council to render a decision.

Attachment(s): Subject site map, Future Land Use map, Survey, Site plan.

SPECIFIC PURPOSE SURVEY



COUSINS SURVEYORS & ASSOCIATES, INC.



5365 S.W. 78TH AVENUE
DAVIE, FLORIDA 33228
CERTIFICATE OF AUTHORIZATION: LB # 6449
PHONE (954) 680-5655 FAX (954) 680-0213

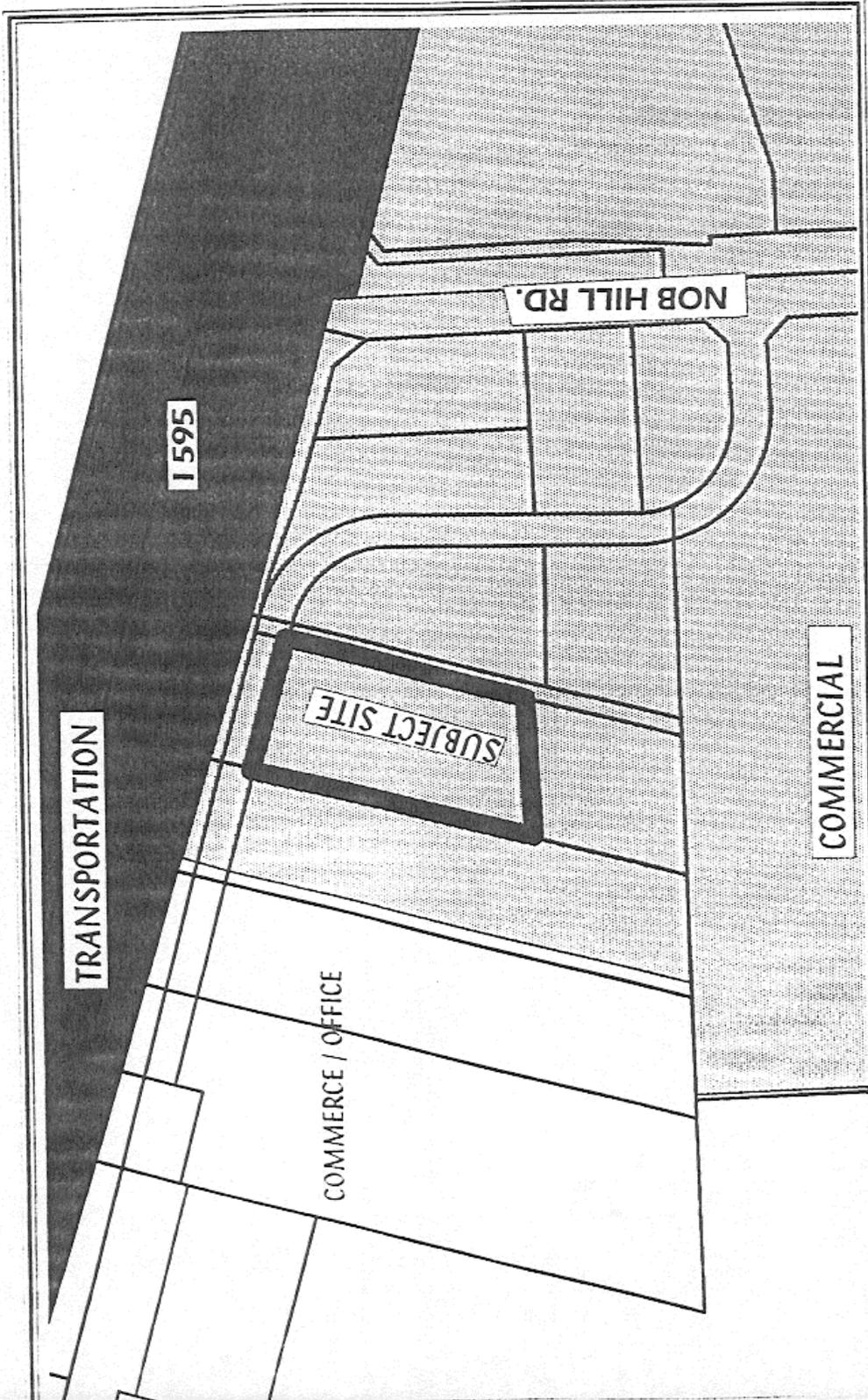
PROJECT NUMBER: 2627-01

CLIENT:
JAFFE MANAGEMENT

REVISIONS	DATE	FS/PS	ENR	END
BOUNDARY & IMPROVEMENT SURVEY	02/28/01	DATA COLL.	RNC	REL
REVISED P.B. & P.G.	03/05/01		RNC	REL
ADDED ELEVATIONS	03/13/01	DATA COLL.	RNC	REL
REV. EAST BOUNDARY	03/15/01		RNC	REL
ADDED MORE ELEVATIONS	03/20/01	SKETCH	RNC	REL

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120235
PANEL NUMBER	0195 F
ZONE	AX
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	10/02/97

PROPERTY ADDRESS:	
ADDRESS	VACANT
SCALE:	1" = 40'
SHEET	2 OF 2



PETITION NUMBER: TU 6-3-02

FUTURE LAND USE MAP

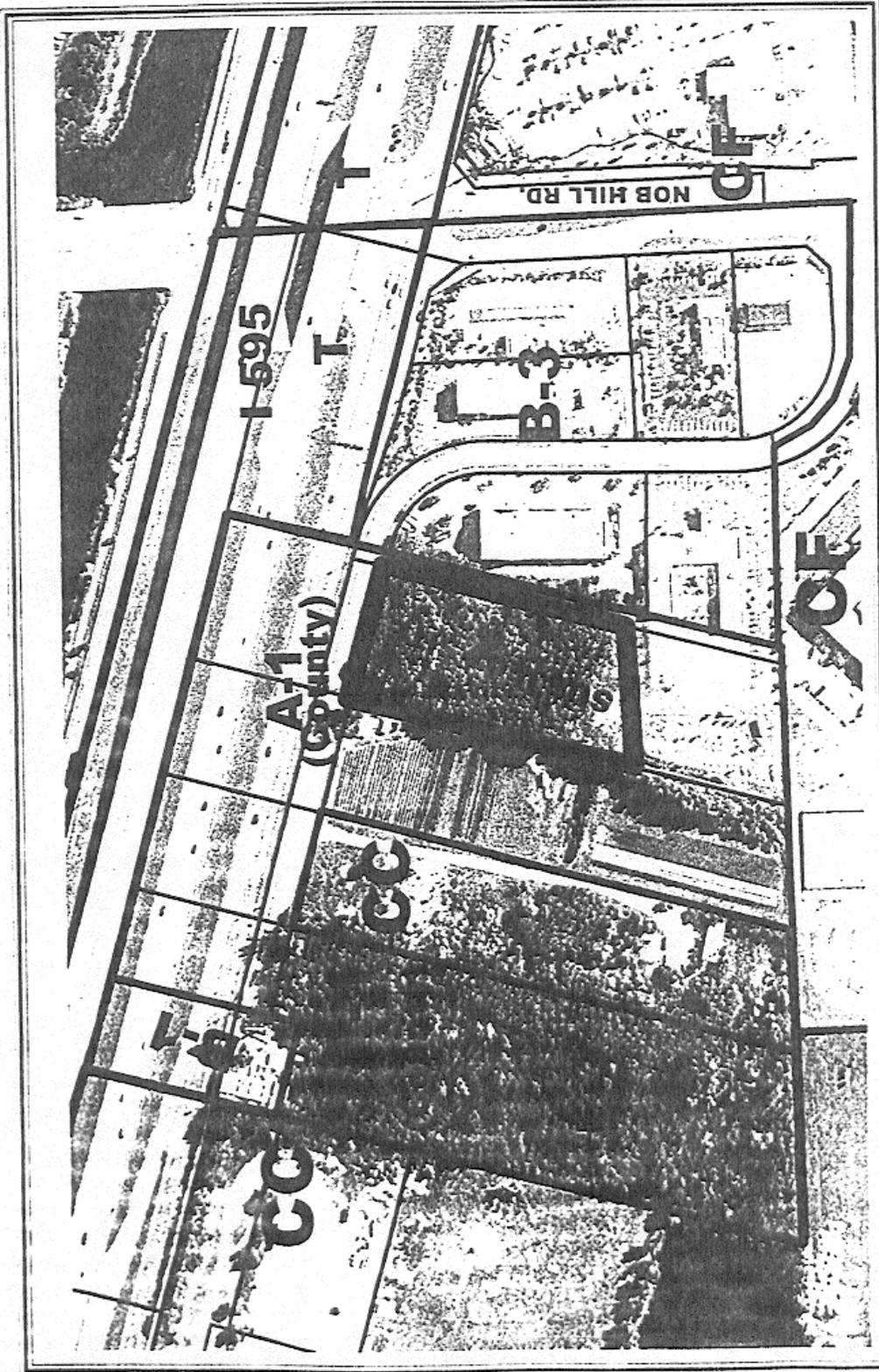
Date: Flown: January, 2001

Scale: 1"= 200'

Planning & Zoning Division - GIS

Prepared 6/28/02





PETITION NUMBER: TU 6-3-02

Zoning and Aerial Map
 Date: Flown: January, 2001
 Scale: 1"= 200'
 Planning & Zoning Division - GIS
 Prepared 6/28/02

