

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

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

**SUBJECT:** TU 9-1-02, University Commons, 6555 Nova Drive, Davie, FL 33314

**AFFECTED DISTRICT:** District 2

**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. The site is located on the north side of Nova Drive, east of College Avenue and west of Davie 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 University Commons site plan (SP 5-4-01) on October 17, 2001. The site will consist of a 129,816 square footage office / warehouse development.

**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 University Commons 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 construction trailer will be landscaped along the east, south and west sides.

**PREVIOUS ACTIONS:** None

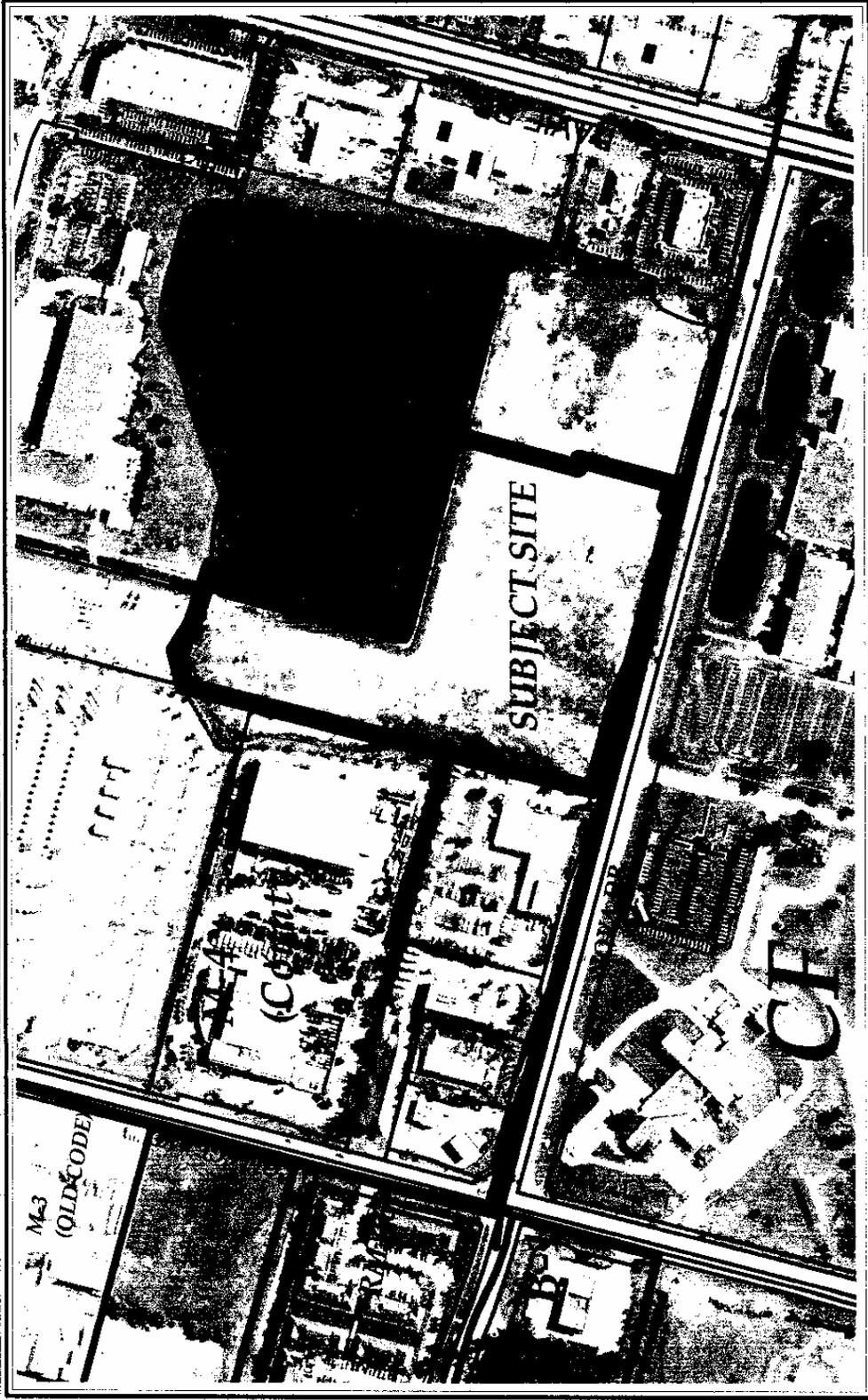
**CONCURRENCES:** The Development Review Committee has reviewed the application and has no objections to the request.

**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, Aerial depicting the location of the construction trailer.





Temporary Use  
TU 9-1-02  
Subject Site and Aerial Map  
Date Flown: 12/31/01



Planning & Zoning Division - GIS

