

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: TU 11-6-04 / 04-455 / Ashley Furniture, 15451 Sheridan Street / Generally located at the northwest corner of Interstate-75 and Sheridan Street

AFFECTED DISTRICT: District 4

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

REPORT IN BRIEF: The applicant is requesting temporary use approval for a construction trailer associated with the development of Ashley Furniture at Muvico Theater, which was approved by Town Council on July 14, 2004. The construction trailer will provide a temporary office for internal use only. The temporary trailer will be positioned on the southeast side of the Ashley Furniture structure on top of future vehicular parking stalls. Access to the construction trailer is through the existing 60-foot opening on the west Muvico Theater property line through the Coquina Plaza and through channelized ingress and egress route around the existing site. No residential streets will be obstructed with the placement of the 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 C.O. for Ashley Furniture.

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 for Ashley Furniture 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.
- (3) The permit shall be valid only until the issuance of the C.O. for Ashley Furniture

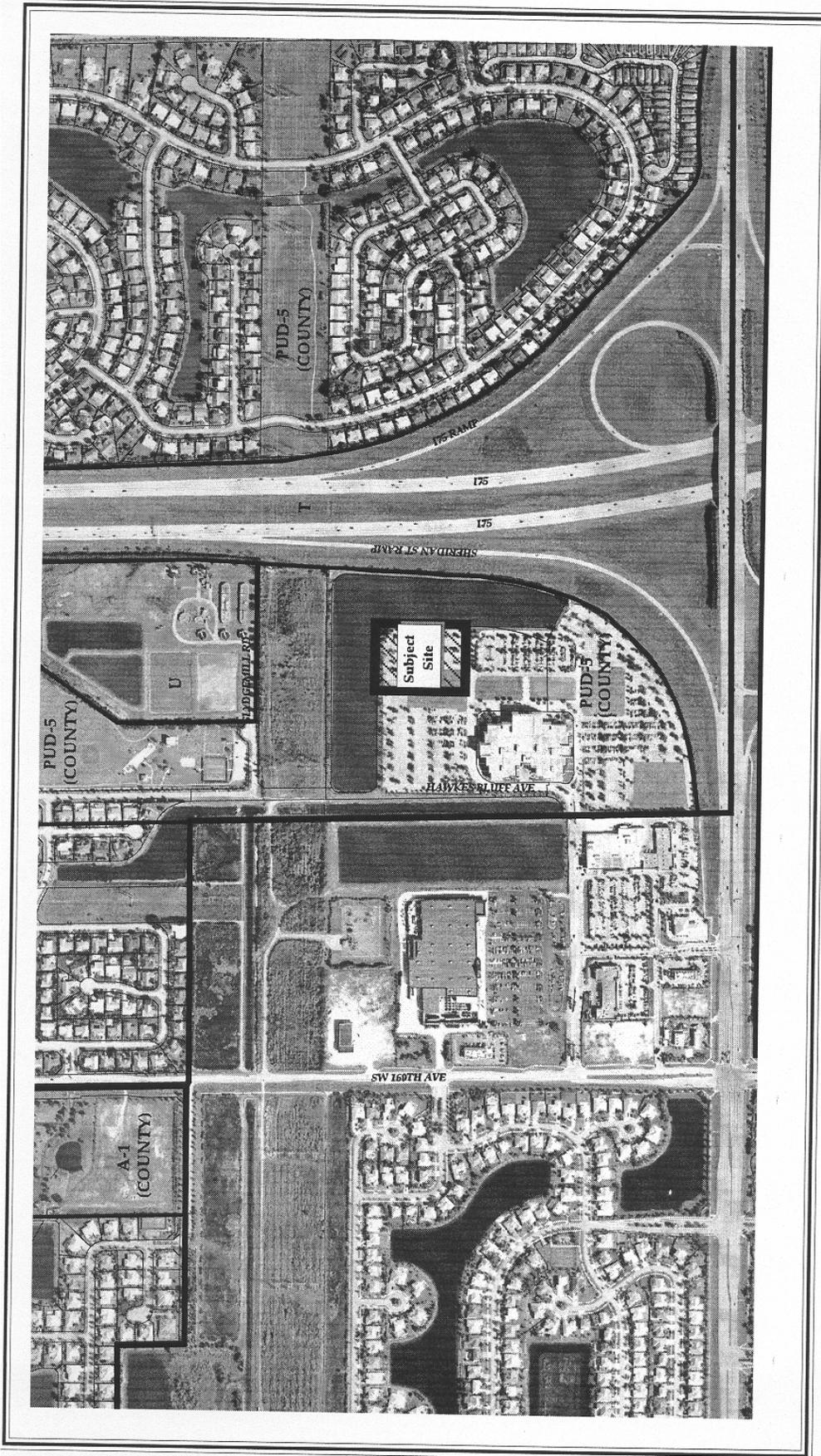
PREVIOUS ACTIONS: None

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.
"Attachment 1"



The Town of Davie
Development Service Department
Planning & Zoning Division



Temporary Use Permit Application
SP 11-6-04 / 04-455 / Ashley Furniture
Aerial, Zoning, & Subject Site Map

Prepared By: D.M.A.
Date Prepared: 11/24/04

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