

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 4-2-05, 05-515, Sterling Townhomes temporary construction trailer, 3875 NW 76 Ave., Davie, FL

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: Temporary Use Permit for the placement of a construction trailer at the Sterling Townhomes development, which is located at 3875 NW 76 Ave., Davie

REPORT IN BRIEF: The applicant is requesting approval for a temporary construction trailer for the Sterling Townhomes development.

DURATION OF EVENT: The duration of the request is for the duration of construction of the development, estimated by the developer at one year. A developer may request a temporary use permit for storage activities during construction of the project and which terminate upon completion of the development project, described as issuance of the last certificate of occupancy. For the temporary use of a construction trailer, setbacks of the district need to be met. The temporary construction trailer placement complies with required district setbacks, per examination of the site plan.

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 Sterling Townhomes temporary construction trailer 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 shall 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. **Appropriate building permits are issued for the use proposed.**

3. Show existing fire hydrant on NW 76 Ave. on site plan.

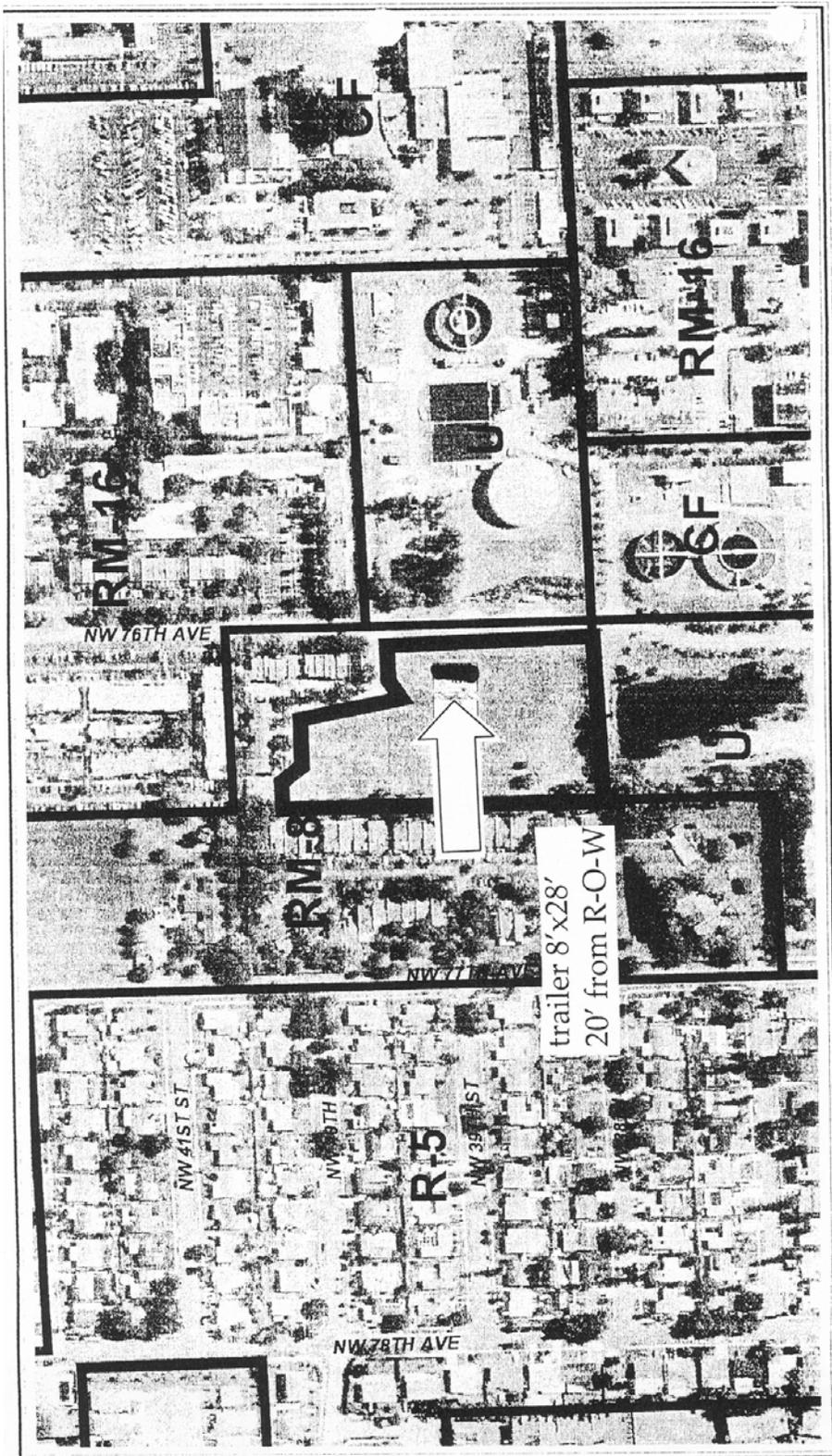
PREVIOUS ACTIONS: None

CONCURRENCES: Development Review Committee members have been provided with packets and any comments received have been incorporated into event plans/preparation.

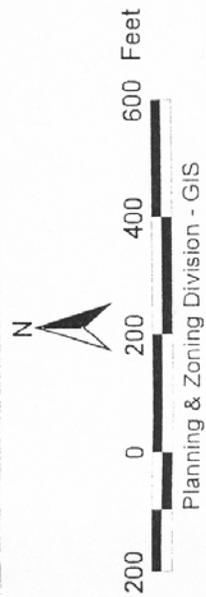
FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the previously-mentioned conditions shall apply.

Attachment(s): Aerial, zoning, subject site map



TU 4-2-05 Sterling Townhomes
temporary construction trailer
zoning/aerial/site plan map



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