

# 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 8-1-05, 05-581, Lowell Homes-Provence temporary construction trailer, to be located inside the development generally described as SW 127 Ave. and SW 14 St., Davie, FL

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** Temporary Use Permit for the placement of a construction trailer at the Lowell Homes-Provence development, Davie

**REPORT IN BRIEF:** The applicant is requesting approval for a temporary construction trailer for the Lowell Homes-Provence development.

**DURATION OF EVENT:** 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 Lowell Homes-Provence temporary construction trailer will be suitably separated from adjacent uses, there will be no traffic whatsoever 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. There will be no development access from SW 127 Ave. to the Lowell Homes-Provence development, including the construction trailer. Access will be from Flamingo Rd. into the development.

**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.

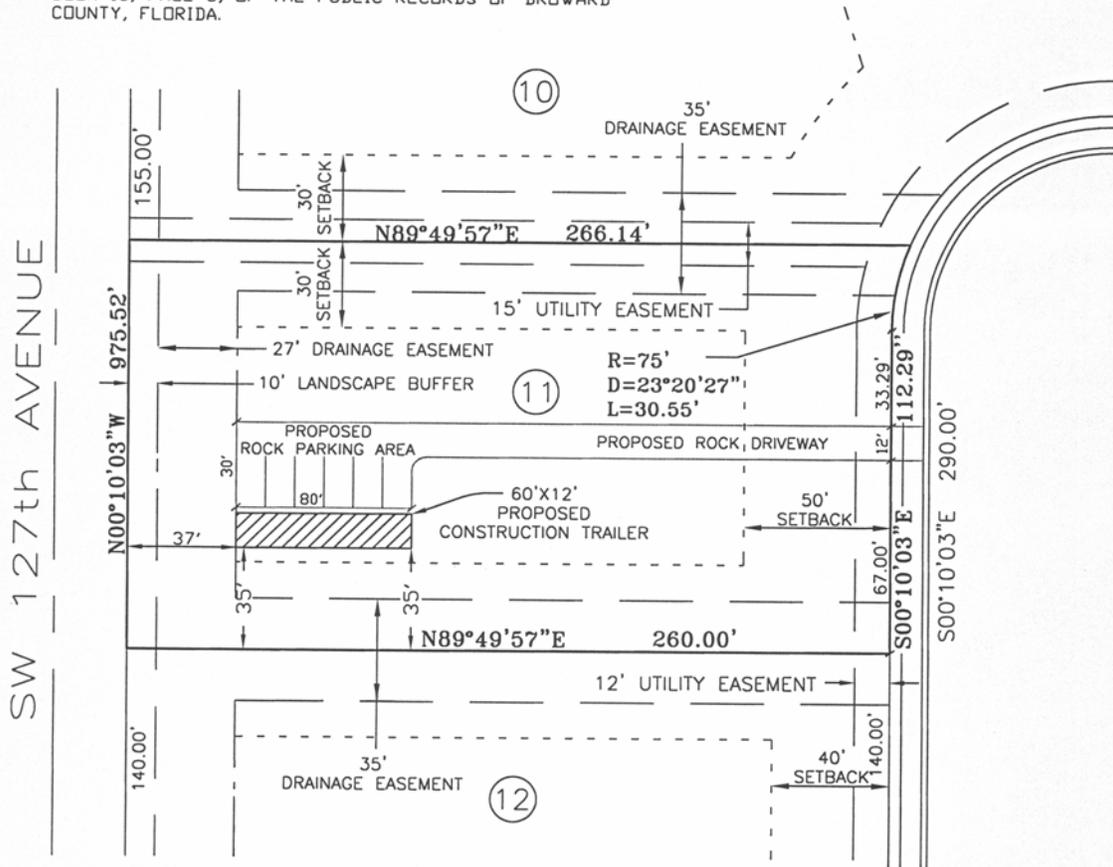
**Attachment(s):** Aerial, zoning, subject site map



GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024  
 5400 SOUTH UNIVERSITY DRIVE, SUITE 101  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

—BOUNDARY SURVEY—

LEGAL DESCRIPTION:  
 LOT 11 OF THE PENDING PLAT OF "FLAMINGO ROAD  
 ESTATES", BEING A PORTION OF "FLAMINGO GROVES", UNIT  
 E, SECTION 14, TOWNSHIP 50 SOUTH, RANGE 40 EAST,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 15, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD  
 COUNTY, FLORIDA.



SURVEY NOTES:

1. THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT.
2. THIS SURVEY HAS BEEN PREPARED FOR LOWELL HOMES, INC.
3. NO FIELDWORK WAS DONE IN THE PREPARATION OF THIS SURVEY.
4. NO UNDERGROUND UTILITIES WERE LOCATED DURING THE PREPARATION OF THIS SURVEY.
5. PARKING SPACES AS SHOWN ARE 10'X18' TYPICAL.

FLOOD INFORMATION:

COMMUNITY NAME: TOWN OF DAVIE  
 NUMBER: 120035  
 MAP AND PANEL NUMBER: 12011C0195  
 SUFFIX: F  
 INDEX DATE: 8-18-92  
 PANEL DATE: 8-18-92  
 FLOOD ZONE: AH BASE ELEVATION: 7



Map created with ArcGIS - Copyright (C) 1992-2002 ESRI Inc.

Temporary Use Application TU 8-1-05  
 Lowell Homes-Provence

Subject Site, Zoning, Aerial Map  
 N.T.S.