

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 5-3-06 / Escape at Arrowhead / 2100 SW 81 Street, Davie 33317

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Temporary Use Permit for a Temporary Construction Trailer

REPORT IN BRIEF: The petitioner is requesting an approval for the placement of a manufactured construction building on the Arrowhead Golf and Country Club (Escape at Arrowhead) property. Due to Hurricane Wilma, the residences have suffered extensive damages, and the contractor is going to use the temporary trailer as a construction trailer to repair roofs for the entire complex. The manufactured building will be set in place upon the Town Council's approval and issuance of a building permit. The subject site is located on the north side of SW 20 Place, and east of SW 81 Ave. The manufactured building will be located on the northeast side of the parcel east of the tennis courts/swimming pool, maintaining R-4 zoning building setbacks. The entrance to the subject site is off Nova Dr. Parking will be provided to the south of the manufactured office, at the swimming pool/tennis court complex. No residential access streets or private streets will be obstructed with the placement of modular construction building.

DURATION OF TEMPORARY USE PERMIT: 60 days from issue date 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 Arrowhead Golf and Tennis Club temporary construction trailer will be adequately separated from adjacent uses, there will be no additional 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 manufactured building.
- (2) All DRC concerns will be addressed in the site plan executed for the temporary use.
- (3) On the site plan, identify the fire hydrant location closest to the trailer.
- (4) Storage of combustibles will be within the fenced compound adjacent to the trailer.

PREVIOUS ACTIONS: None

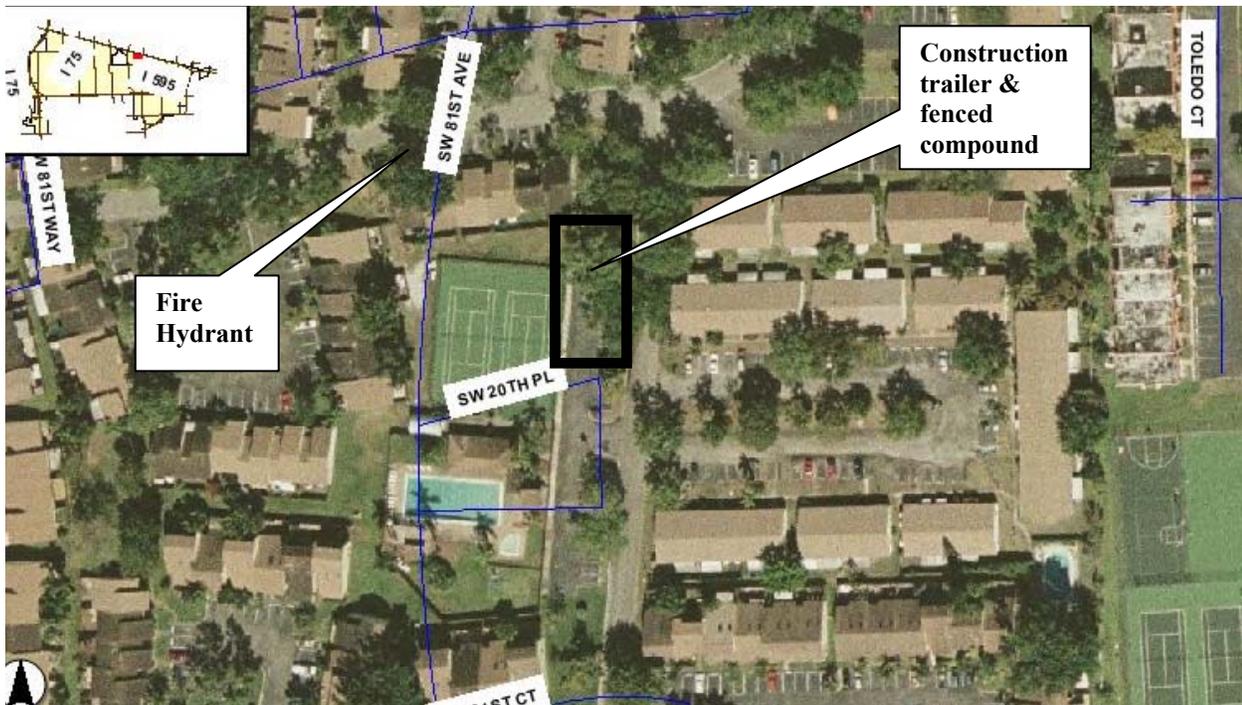
CONCURRENCES: The Development Review Committee (DRC) is reviewing the application and has no present objections to the request. However, all DRC necessary revisions shall be made prior to the issuance of a building permit.

FISCAL IMPACT: None

RECOMMENDATION(S): None

Attachment(s): Subject site map, Site Plan for the location of the manufactured office building

Attachment (Subject Site Map, TU 5-3-06)



**TU 5-3-06 Temporary Use Application; Escape at Arrowhead, 2100 SW 81 Ave.
temporary construction trailer/fenced compound**

Attachment: Subject Site, Zoning, Future Land Use Map
TU 5-3-06 Arrowhead Golf and Country Club (Escape at Arrowhead)



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