

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

February 24, 1999

SITE PLAN: Holsom Bread SP 12-9-98
APPLICANT: **Petitioner:** James Griffin
Owner: J. Griffin Development Inc.
ANALYSIS: **Land Use/Zoning:** B-2 Commercial
Location: 5725 SW 45th Street

The applicant requests approval of a single story 5,496 square foot retail / wholesale bread store, associated parking and landscaping.

The building will represent a western style architecture that will be consistent with the adjacent buildings along Orange Drive. The front facade will face Orange Drive and consist of a metal seam covered walk, wood columns, stucco walls, and western type details on the doors and windows. The color scheme will have a gray base with blue trim.

Thirteen parking spaces are required with 14 provided on site.

The landscape plan indicates Silver Buttonwood, Live Oak, Wax Myrtle, and Foxtail Palms on the perimeters and Oaks and Red Maple on the interior.

The site plan is in conformance with Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: **APPROVAL**, subject to the following prior to the issuance of a permit:

1. Indicate on the site plan a 30" setback from the edge of curb to the canopy columns and increase the sidewalk to 7' by reducing the drive aisle from 26' to 24'.
2. Increase the parking stall width to 10' resulting in the loss of 1 space in the south lot.
3. Reconsider the building color scheme.
4. Relocate the eastern window on the front facade as far east as possible within the office area.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report; that a change be made in the color scheme as recommended by staff; that the standing seam metal roof be painted blue if available; and that a cap band be added at the top of the parapet (4-0), February 24, 1999.

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EXISTING ZONING: B-2
LAND USE DESIGNATION: *Commercial*

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP 12-9-98
FEE \$ 5500.00
RECEIPT NO. # 7357

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 12/29/98 NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: -NA- FLOOR AREA: 5400 ft.³

NO. OF UNITS: NA

PETITIONER: JAMES GRIFFIN

ADDRESS: 4599 S.E. Rocky Pt. Way, Stuart, FL 34997

PHONE: 561-286-4365

RELATIONSHIP TO PROPERTY: OWNER

OWNER: J. GRIFFIN DEVELOPMENT INC.

ADDRESS: 4599 S.E. Rocky Pt. Way, Stuart, FL 34997

PROJECT NAME/SUBDIVISION NAME: HOLSUM BREAD ~~STORE~~ *Building*

PROJECT ADDRESS: 5725 SW 45th Street

LEGAL DESCRIPTION: LOT 2 AND THE (NORTH 1/2 & SOUTH 1/2) OF LOT 3, BLOCK 12 of "DAVIE CHAMBER OF COMMERCE COLORED SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE
.....

OFFICE USE ONLY

TREE SURVEYS N/A NUMBER OF PLATS 3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: agk DATE: 12/29/98

DEVELOPMENT REVIEW COMMITTEE DATE: 1/19/99

SITE PLAN COMMITTEE MEETING DATE: 2/23/99

TOWN COUNCIL MEETING DATE: 3/16/99

J. GRIFFIN DEVELOPMENT INC.
OWNER'S NAME(S)

James B. Griffin
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

4599 S.E. Rocky Pt. Way
ADDRESS

Stuart, FL 34997

CITY, STATE, ZIP

561-286-4365
PHONE

JAMES GRIFFIN
PETITIONER'S NAME

James B. Griffin
PETITIONER'S SIGNATURE

4599 S.E. Rocky Point Way
ADDRESS

Stuart, FL 34997

CITY, STATE, ZIP

561-286-4365
PHONE

The foregoing instrument was acknowledged before me this 29 day of DECEMBER, 1998, by JAMES B. GRIFFIN who is personally known to me or who has produced FL DRIVER'S LICENSE

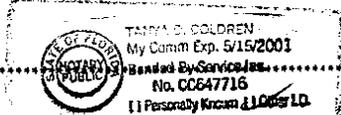
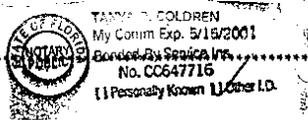
as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Tanya L. Coldren
Print: TANYA D. COLDREN
My Commission Expires: 5/15/2001

The foregoing instrument was acknowledged before me this 29 day of DECEMBER, 1998, by JAMES B. GRIFFIN who is personally known to me or who has produced FL DRIVER'S LICENSE

as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Tanya L. Coldren
Print: TANYA D. COLDREN
My Commission Expires: 5/15/2001



OFFICE USE ONLY

Site Plan Committee recommendation: 02/23/99 Approval subject to the planning report; that a change be made in the color scheme as recommended by staff; that the standing seam metal roof be painted blue if available; and that a cap band be added at the top of the parapet. JK