



Legislation Text

File #: 18-0611, **Version:** 1

Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for:

B) MSC 2018-10, Sirocco Mediterranean Restaurant (Cole)

Tarek Younes, agent, has submitted a miscellaneous plan application requesting façade and sign modifications at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

Sirocco will be located at building 7000 of the lifestyle center in the Shops at Pembroke Gardens. The following colors and materials for the storefront are proposed:

- Main Body: Stone Cladding: Acid Wash Limestone Finish (Color Varies in Cream Tones), Alabaster SW 7008
- Louvered Shutters: Watery SW 6478
- Fabric Awning: Vinyl Color 8341C
- Lighting Fixtures: Black

The applicant is proposing two new canopies. One will be located above the entrance. The second canopy will be located above the proposed outdoor dining. Both canopy colors will be champagne (Fabric-Color 8341-C).

The storefront will be replaced with roll down shutters colored Peppercorn (SW 7674). During daily operation, the shutters will be rolled up, creating an open air dining area. As well, 166 square feet of outdoor dining enclosed by a bronze metal rail is being proposed.

The applicant proposes an illuminated reverse channel letter sign at 44.47 square feet to read, "SIROCCO MEDITERRANEAN RESTAURANT" in black. The applicant also proposes two canopy signs. The first to read, "SIROCCO" in black at 2.5 square feet, the second to read, "MEDITERRANEAN RESTAURANT" in black at 6 square feet.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

Staff Recommendation: Approval.