



Legislation Text

File #: 19-0456, **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:

A) MSC 2019-07. SPG - Level 29

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Pedro Orihuela, agent is requesting approval of for architectural, color, sign, and outdoor dining modifications to the Level 29 tenant (formerly Segafredo) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Level 29 will be located within building 9000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were made to tenant bay in 2007 (MSC 2007-15, Picture Factory), 2008 (SN 2008-39, Annie Sez), and 2014 (MSC 2014-21, Segafredo).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront buildings:

- Main Body - Unusual Gray (SW 7059)
- Columns - Network Grey (SW 7073)
- Accents - Network Grey (SW 7073), Morning Fog (SW 6255)
- Parapet - Red Letter Day (#125 Dulux)
- Sign Band - Brick Veneer (Black)
- Lighting Fixtures - Black

The applicant is proposing the replacement of the existing red awning on the east elevation with a black aluminum awning. No signage is being proposed on the awning.

The existing 1,201 square feet of outdoor dining within the terrace area underneath the tower feature will remain. Included within this area will be tables and chairs, a bar, patio, and waiting / lounge area. The tables and chairs that are not covered by the terrace or canopy will be covered by 10' x 10' black umbrellas. The outdoor area will be enclosed by a 34" tall aluminum railing with a stainless steel finish and clear panels. Additionally, black decorative planters will be hung from the railings.

SIGNAGE:

The applicant proposed two, 20 square foot back lit wall signs reading "Level 29" in gold and silver text. The signs will be located on the north and east elevation.

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.