



Legislation Text

File #: 19-1084, **Version:** 1

MSC 2019-03, Miami Grill, 11501 Pines Boulevard, miscellaneous request. (Joseph / Lauren)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND:

Marc Van Winkle, agent for business owner ANDRAOS Inc., seeks approval for building façade modifications to the existing Miami Grill restaurant located at 11501 Pines Boulevard. Also included as part of the project are interior changes to the seating plan as well as new interior floor and wall finishes which are not subject to Board approval.

The Planning and Zoning Board approved the site plan for Miami Grill on August 24, 1995. No changes to the building have occurred since that time.

BUILDINGS / STRUCTURES:

The applicant proposes the following detailed scope of work to the building:

Demolition to include:

- Removal of scalloped parapets
- Removal of existing awnings and canopies
- Removal of tile banding
- Removal of building signs
- Removal of all exterior light fixtures

Additions to include:

- Raising a portion of the parapet on the north and south elevations of the building (22'-6" highest point measurement).
- New decorative banding and fascia.
- New decorative grill / louvers (blue back lit)
- New canopies over drive thru service windows and entries.
- New canister lighting on all elevations.
- New fascia mounted wall signs.
- New fascia mounted "eyebrows" placed above wall signs.

The following building / fascia colors are proposed for the structures on site as reflected on the architectural plans:

- Main Body - Benjamin Moore Silver Half Dollar (2121-40)
- Trim - Benjamin Moore Hot Lips (2077-30)
- Canopies / West Elevation Door- Benjamin Moore San Jose Blue (741)
- Aluminum Grill - Gray (Blue light)
- Building Base - Benjamin Moore Steel Wool (2121-20)

SIGNAGE:

The following signs will be provided on site a result of this application:

Sign:

Miami Grill Attached Building

Area (SF):

30.1

Location:

North Elevation

Details:

Miami Grill Logo in Pink, Teal, Black and Green

Sign:

Miami Grill Attached Building

Area (SF):

30.1

Location:

South Elevation

Details:

Miami Grill Logo in Pink, Teal, Black and Green

Total Area (SF) 60.2

There are no proposed changes to the existing monument signs as a result of this application.

Staff Recommendation:

Staff has reviewed the proposed changes and finds that they meet code requirements. Staff therefore recommends approval of this application.