



Legislation Text

File #: 20-0285, **Version:** 1

MSC 2019-20, Shops at Pembroke Gardens - Casa Espana, 14537 SW 5 Street, miscellaneous façade and/or signage approval, miscellaneous application. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Pedro Orihuela, agent is requesting approval of for architectural and signage modifications to the Casa Espana tenant bay (formerly 7 Pecados) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (Building 4000)

The Shops at Pembroke Gardens was approved through SP 2005-36. Modifications were made to tenant signage in 2013 (SN 2013-05), and in 2016 (MSC 2016-14) changes were made to the outdoor dining area and canopies.

The owner took over the 7 Pecados space and began operating without making required architectural changes per the PCD guidelines. Currently, code case 19050100 is active for the site for installing signage without approval. If this application is approved, building permits are still required to resolve the case.

BUILDINGS / STRUCTURES:

The applicant is proposing the following exterior modifications as a result of the new tenant:

- Fill in the existing scoring on the storefront to create a smooth finish, painted to match the existing SW 7757 (High Reflective White)
- Extension of existing red brick material on the both south and east elevation.
- Addition of black accent lighting fixtures on the south elevation.

The main body and accents on the building will remain the same color.

SIGNAGE:

The applicant a 45.43 square foot internally illuminated channel letter sign reading “Casa Espana Tapas Y Vinos” in white and black copy. In addition to the copy, a multicolor logo will be adjacent to the text.

Additionally, two canopy signs are proposed. A sign will be located on the south elevation (1.9 square feet) and the west elevation (12 square feet). Both canopy signs will be display the same copy as the

wall signage.

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.