



Legislation Text

File #: 21-0084, **Version:** 1

MSC 2020-16, SPG - Mia Salon Suite, 300 SW 145 Street, Architectural and signage changes, miscellaneous application (Cole).

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Moe Azar, agent is requesting approval of architectural, signage and outdoor dining modifications to the Mia Salon tenant (formerly Jos. A. Bank) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Mia Salon will be located within building 14000.

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). Modifications were last made to the tenant bay in 2007 (MSC 2007-05, Jos. A. Bank).

BUILDINGS / STRUCTURES:

The following architectural modifications are proposed as a result of the new tenant.

- The following colors are proposed:
 - Main Body: BM Brunswick Beige 1061, BM White Down 970
 - Accent: BM White Down 970
- Replace existing green fabric awnings with black fabric awnings.
- Installation of black wall sconces on the north and east elevations.

SIGNAGE:

The applicant propose the following signage

- East Façade: One 62.5 square foot internally illuminated channel letter sign to read, "Mia Salon" in Red copy.
- North Façade: One 12.5 square foot internally illuminated channel letter sign to read, "Mia Salon" in Red copy.

New tenants are required to make three architectural modifications as outlined in the Shops at Pembroke Gardens PCD guidelines. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines. Additionally, 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 and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

