



## Legislation Text

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**File #:** 21-1032, **Version:** 1

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**MSC 2021-28, SPG - The Carrot Restaurant**, 14538 SW 5 Street, minor façade and signage changes, miscellaneous application. (Cole)

### **SUMMARY EXPLANATION AND BACKGROUND:** **PROJECT DESCRIPTION / BACKGROUND:**

Yani Mige, agent is requesting approval of architectural, signage and outdoor dining modifications to the Carrot Express tenant (formerly Beverly's Jewelers) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Carrot Express will be located within building 7000.

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 2008 (MSC 2008-08, Beverly's Jewelers).

### **BUILDINGS / STRUCTURES:**

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

- New exterior colors and finishes
  - Main Body: SW 7008 (Alabaster)
  - Accent: SW 7654 (Lattice)
  - Base Tile: White Brick
- Removal and replacement of the green canopy on the north elevation. The new canopy will be orange and feature no signage.
- Relocation of the existing rear door and solid black awning on the south façade.
- Addition of a 906.25 square foot outdoor dining area including 12 sets of tables and chairs. The table and chair shall be covered by 6 orange umbrellas.
  - A combination of planters and 4'-2" tall bollards will serve as barriers for the outdoor dining area.

### **SIGNAGE:**

The following signs are proposed:

- One 38.5 square foot internally illuminated channel letter sign to read, "Carrot Express" in orange copy. Additionally, a carrot is proposed as part of the sign.
- One 4 square foot circular blade sign to read, "Carrot Express" in white copy on an orange background. Additionally, a carrot is proposed as part of the sign.

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:**

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.