



## Legislation Text

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**File #:** 23-0018, **Version:** 1

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**MSC 2022-0018, SPG - One Medical**, 309 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Laura)

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

M.E.D. Expeditors, agent is requesting approval for facade and sign modifications to the new One Medical tenant (formerly Lane Bryant) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. One Medical will be located within building 3000 in bay 309.

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 last made to the tenant bay in 2013.

### **BUILDINGS / STRUCTURES:**

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

- Main Body:
  - Chantilly Lace (BM - OC-65)
  - Denim Wash (BM - 838)
  - Smoke Embers (BM - 1466)
  - Rosebud (BM - 065)
  - Exterior Wall Tile 33" x 60" (Color: Dolomiti)
  - Entry Paver Tile 12" x 24" (Color: Stereo Gray)
- Fabric Awnings:
  - Denim Wash (BM - 838)
  - Smoke Embers (BM - 1466)
  - Rosebud (BM - 065)

### **SIGNAGE:**

The following signage is proposed for the tenant bay:

- One 27.4 square foot day/night channel letter wall sign reading, "One, Medical" with business logo in black copy to illuminate white at night.

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 follow the approved PCD guidelines.

**STAFF RECOMMENDATION:**

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