



Legislation Text

File #: 23-0019, **Version:** 1

MSC 2022-0020, Pollo Tropical, 11429 Pines Boulevard, color and signage modifications to the existing Pollo Tropical, miscellaneous request. (Cole)

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

John Hernandez, agent, is requesting approval of color and signage modifications to the existing Pollo Tropical, located at 11429 Pines Boulevard.

Pollo Tropical, was approved in 1994 through SP 94-05. The following changes have been made to the site:

- SN 94-14: Relocation of previously approved signage
- SP 95-38: Addition of playground equipment
- SP 96-47: Addition of landscaping and modification to previously approved playground equipment
- MSC 2012-33: Addition of an exterior canopy.

The proposed color and signage modifications have already been made without approval. The property owner has been given correction notice for the unapproved modifications (Reference 221002191). Should this application be approved, building permits are required for the signage for the site to be in compliance.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Building Main Body: SW 9165 (Gossamer Veil)
- Building accent: SW 7641 (Colonnade Gray), SW 7020 (Black Fox)
- Roof: SW 7040 (Smokehouse)
- Tower Feature Band: SW 6453 (Cilantro)
- Dumpster Enclosure: SW 9165 (Gossamer Veil), SW 7641 (Colonnade Gray), SW 7020 (Black Fox)

- Monument Sign: SW 9165 (Gossamer Veil)

Additionally, the applicant is proposing to remove the existing wall sconces, which shall be replaced with black full cutoff fixtures. The new sconces shall be located on the north, south, and west elevations.

SIGNAGE:

The applicant proposes to reface the existing 16 square foot wall signs reading, “Pollo Tropical” on the west and north elevation of the tower from red to white faces.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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