



Legislation Text

File #: 23-0409, **Version:** 1

MSC2023-0007, SPG - Lululemon Athletica, 14564 SW 5 Street, minor façade and signage changes, miscellaneous request. (Cole)

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

Andy Estabrooks, agent is requesting approval of architectural and signage modifications to the Lululemon tenant (formerly Gottex and Sunglass Hut) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Lululemon will be located within building 10000.

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). The current façade was approved in 2018 (Gottex) through MSC 2018-09 and in 2007 (Sunglass Hut) through MSC 2007-52.

Lululemon has been operating in the existing tenant space (formerly Gottex, 3,387 square feet) temporarily and are now proposing these modifications and expansion into the former Sunglass Hut (1,421 square feet) space to make them a permanent tenant (4,808 total square feet).

BUILDINGS / STRUCTURES:

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

- The following colors and materials are proposed for the tenant bay:
 - Main Body: BM OC-52 (Gray Owl)
 - Main Body Stone: Texton Tuscan (Gray)
 - Trim: BM 2132-10 (Benjamin Moore Black)
 - Accent tile: Daltile Light Grey, Daltile Black
 - Wooden Entryway: Arbor Wood Ash
- Removal and replacement of the existing fabric and barrel tile awnings. The new aluminum awning will be black and wrap around the east and north elevations with no signage.

- Infill of the Sunglass Hut tenant bay.
- Extension of the existing terracotta ridge to current Sunglass Hut tenant bay to match the current façade.
- Removal of the neutral pier between Sunglass Hut and the existing tenant bay.
- Removal of the faux windows and railings on the tower feature as well as the scoring and architectural elements on the façade. All areas will be infilled to be flush and match the remainder of the tenant bay.

SIGNAGE:

The following signs are proposed:

- Two, 46.875 square foot halo-lit channel letter signs reading, “lululemon” in black copy and the brand logo in white and red copy. One sign shall be placed on the east and north elevations.
- One, 25 square foot halo-lit sign of the Lululemon logo in white copy on a red background. The sign shall be located the east elevation.
- Two, 2.25 square foot square internally illuminated blade sign of the Lululemon logo in white copy on a red background. LOCATION

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.