



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 11, 2025	Application ID:	MSC 2025-0024
Project:	SPG – Rowan	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Michelle McCaskill
Location:	415 SW 145 th Terrace	Commission District:	4
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2024-0002, ZC 2024-0003, ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-55		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board ☐ City Commission		
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Michelle McCaskill, agent, is requesting approval for facade and sign modifications to the new Rowan retail store (formerly New York & Co) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Rowan will be located within building 4000.

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). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-55). The tenant bay is now being divided into two separate bays 415 and 417. At the June 26th, 2025 Planning and Zoning Board meeting, a separate application was approved for a new tenant, Aerie, to take over Bay 417. Rowan is taking over Bay 415.

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Simply White (BM 2143-70)
- Tile Base in Cle Modern Farmhouse Brick Matte White
- One awning in black
- Two outdoor Dioscuri globe sconces in medium

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 27.8 square foot pin- mounted, face lit individual channel letter sign reading, "Rowan" in black copy.
- One, 4.67 square foot illuminated blade sign. The proposed sign will be pink with a metallic gold border and red push- through logo.

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 MXD guidelines.

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

Enclosed:

Unified Development Application
Memo from Planning Division (9/2/25)
Memo from Planning Division (8/19/25)
Miscellaneous Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development

City Center - Third Floor

601 City Center Way

Pembroke Pines, FL 33025

Phone: (954) 392-2100

<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Rowan (Tenant)Project Address: 417 SW 145th Terrace Space 4020 (Tenant Address) Location / Shopping Center: Shops at Pembroke Gardens

Acreage of Property: _____ Building Square Feet: _____ (Tenant SF)

Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010Plat Name: Shops at Pembroke Gardens Traffic Analysis Zone (TAZ): _____Legal Description: SHOPS AT PEMBROKE GARDENS 176-101 B PARCEL AHas this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR PEMBROKE GARDENS LLC

Owner's Address: 900 Rose Avenue Suite 200 N. Bethesda, MD 20852

Owner's Email Address: amiles@federalrealty.com CC: aalvarez@federalrealty.com

Owner's Phone: 301-802-9217 Owner's Fax: _____

Agent: Rowan, Inc. (Tenant)

Contact Person: Michelle McCaskill

Agent's Address: 1946 Palmer Avenue, Larchmont, NY 10538

Agent's Email Address: surveys@heyrowan.com

Agent's Phone: 347-346-3641 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

(Provide description of project and detail 3 changes)

Rowan's 3 storefront changes entail:

1. Paint the existing stucco white (Benjamin Moore Simply White, exterior grade paint)
2. Install a tile base (Cle Farmhouse Brick in matte white with Alabaster grout)
3. Install two outdoor sconces (Dioscuri sconce in size medium)

Rowan will also install a new illuminated Rowan logo, as well as an illuminated blade sign

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Alex Miller 8/8/2025
Signature of Owner Date

Sworn and Subscribed before me this 8th day
of August, 20 25

Fee Paid Signature of Notary Public



My Commission Expires

AGENT CERTIFICATION

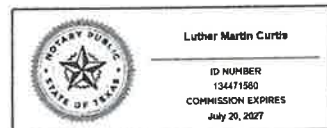
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

(Tenant) Michelle McEushill 08/07/2025
Signature of Agent Date

Sworn and Subscribed before me this 7th day
of August, 20 2025

Luther Martin Curtis
Signature of Notary Public

Texas
El Paso



07/20/2027

Fee Paid My Commission Expires

Electronically signed and notarized online using the Proof platform.

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Rowan

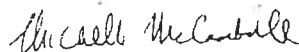
Authorized Representative: Michelle McCaskill

Application Number: _____

Application Request: Proposed Storefront Changes at 417 SW 145th Terrace Space 4020

I, Michelle McCaskill (print Applicant/Authorized Representative name), on behalf of Rowan, Inc. (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



8/7/2025

Signature of Applicant or Applicant's
Authorized Representative

Date

Michelle McCaskill, Rowan, Director of Construction
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 2, 2025
To: MSC 2025-0024
From: Julia Aldridge, Planner / Zoning Technician
Re: SPG- Rowan

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 19, 2025
To: MSC 2025-0024
From: Julia Aldridge, Planner / Zoning Technician
Re: Rowan @ 417 SW 145th Terrace

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Show height of building (highest point and along the roofline) on elevations.
2. Existing neutral piers and black awnings over rear doors must remain unchanged.
Provide notes confirming such.
3. Blade sign cannot be installed on neutral pier.
4. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

Rowan

PEMBROKE

GARDENS

A001	COVER SHEET & INDEX
A1.0	STOREFRONT RENDERING
A1.1	ENLARGED STOREFRONT PLAN, ELEVATION & DETAIL
A2.0	SIGNAGE SHOP DRAWINGS
A2.1	SIGNAGE SHOP DRAWINGS
A2.2	SIGNAGE SHOP DRAWINGS
A2.3	SIGNAGE SHOP DRAWINGS
A3.0	SIGN CRITERIA MATRIX
SP1.0	SITE PLAN
A4.0	DIGITAL MATERIAL BOARD



STUDIO DESIGN PACKAGE
AUGUST 28, 2025
PEMBROKE PINES, FL

Rowan
PEMBROKE GARDENS

A-1.0
STOREFRONT RENDERING
SCALE N/A

TRIMLESS PIN-MOUNTED FACE-LIT DAY/NIGHT CHANNEL LETTERS
 SCALE: 3/4"=1'-0"
 QTY.: ONE (1)

EXTERIOR INSTALL



FINISH SCHEDULE

TRANSLUCENT DAY/NIGHT PERFORATED BLACK VINYL	BLACK SATIN	T.B.D.
SPACER FINISH TO MATCH FASCIA		

 PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	11 Azar Court • P.O. Box 24186 Baltimore, Maryland 21227 T: 410-247-5300 • F: 410 247-1944 Reproduction in Whole or Part Prohibited without Express Permission of PersonaTriangle © TSS	CLIENT & LOCATION  PEMBROKE GARDENS 527 SW 145TH TER, #4020 PEMBROKE PINES, 33027	LEAD NO.	DATE	REVIEW	SHEET NO.
			SNIPM TSDJ	ARTIST JWW	SEG. NO.	

TRIMLESS PIN-MOUNTED FACE-LIT DAY/NIGHT CHANNEL LETTERS - SECTION DETAIL

SCALE: N.T.S.



120V INSTALL	1. CUSTOMER O.C. TO PROVIDE ADEQUATE WOOD OR MET. BLOCKING FOR MOUNTING OF SIGN. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATER-TIGHT. 4. PENETRATIONS MUST BE PROTECTED BY FLASHINGS. 5. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 800.8(A) (1) OF THE NATIONAL ELECTRICAL CODE.	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE UL-APPROVED 2. ALL ELECTRICAL WIRING TO BE IN A DEDICATED CIRCUIT 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE 4. ALL ELECTRICAL WIRING SHALL BE PROTECTED BY A DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 800.8(A) (1) OF THE NATIONAL ELECTRICAL CODE.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION 2. MANUFACTURER'S U.L. LABELS TO BE APPLIED A VISIBLE FROM THE SIGN BOX RE-ENTERING SIGN	UL ALL ELECTRICAL COMPONENTS ARE TO BE UL-APPROVED
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**PERSONA TRIANGLE**
FACILITY SERVICES | LIGHTING | SIGNAGE

CLIENT & LOCATION

PEMBROKE GARDENS
527 SW 145TH TER, #4020
PEMBROKE PINES, 33027

LEAD NO. 229898R1
SM/PM TS/DJ

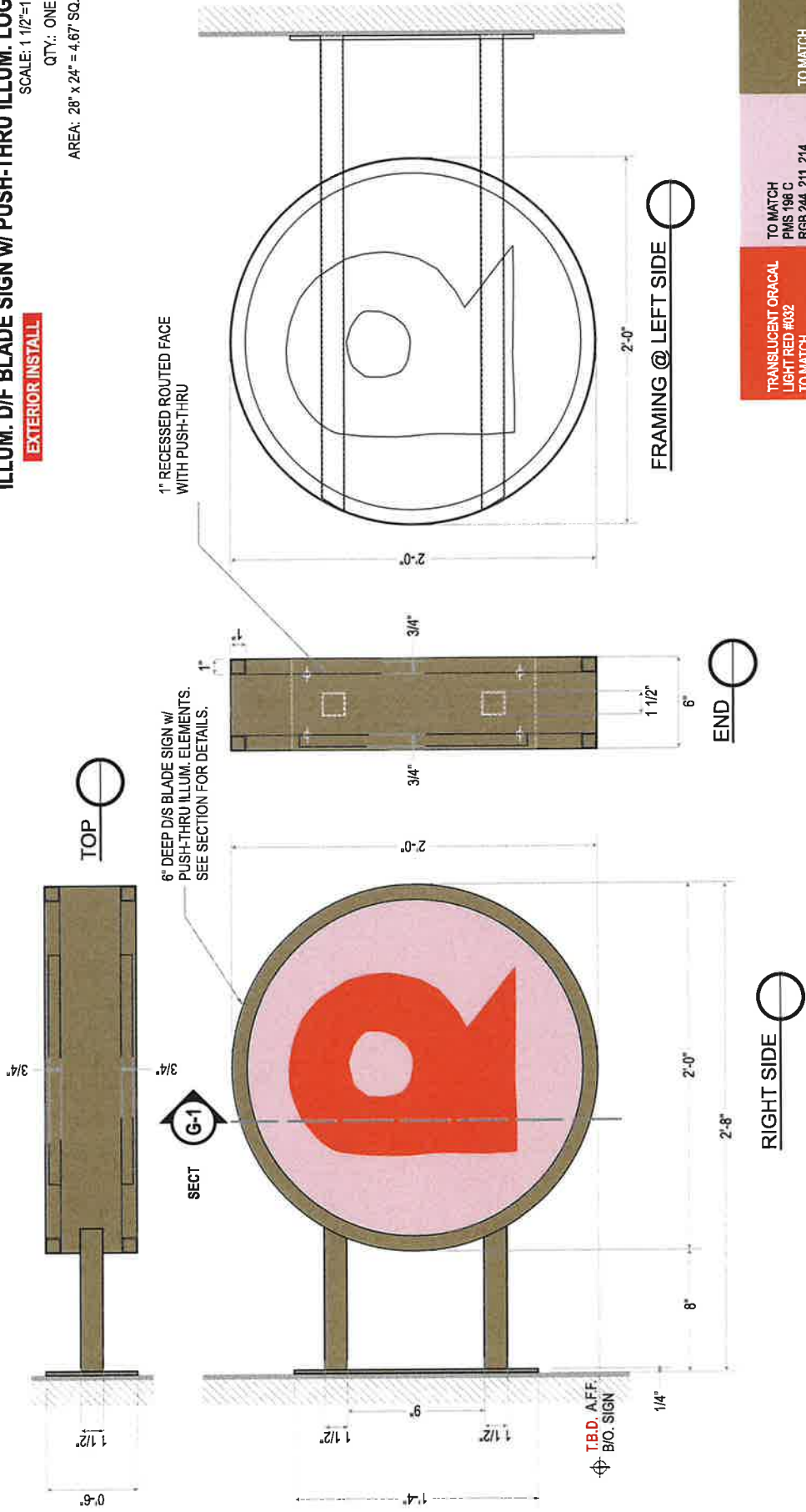
DATE 7.28.2025
ARTIST JWW

REVIEW
SEG. NO.

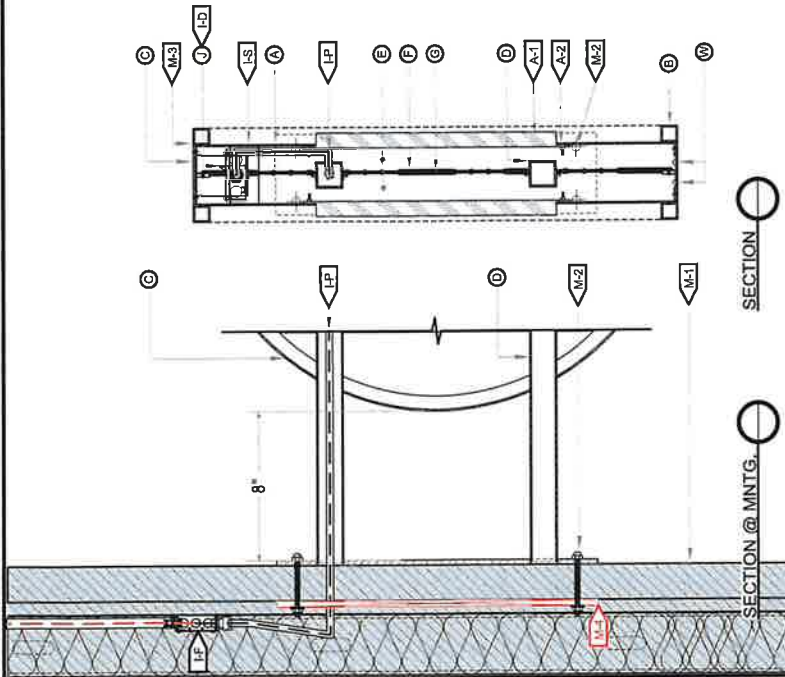
SHEET NO. **A2.1**

ILLUM. D/F BLADE SIGN w/ PUSH-THRU ILLUM. LOGO
EXTERIOR INSTALL

SCALE: 1 1/2"=1'-0"
 QTY.: ONE (1)
 AREA: 28" x 24" = 4.67 SQ.FT.



PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	11 Azar Court • P.O. Box 24186 Baltimore, Maryland 21227 T: 410-247-5300 • F: 410-247-1944 Reproduction In Whole or Part Prohibited without Express Permission of Persona Triangle © TSS		CLIENT & LOCATION  PEMBROKE GARDENS 527 SW 145TH TER. #4020 PEMBROKE PINES, 33027		SHEET NO. 6 of 11
	LEAD NO. 229896R2	DATE 7.28.2025	REVIEW TS/DJ	SEG. NO. JWW	



ILLUM. D/F BLADE SIGN w/ PUSH-THRU ILLUM. LOGO - SECTION DETAIL (B-1)
SCALE: N.T.S.

EXTERIOR INSTALL

A FACE	
MATERIAL:	1/8" RECESSED ALUM. w/ ROUTED ELEMENTS.
COLOR/ FINISH:	TO MATCH PMS 196 C/ SATIN.
A-1: MNTG.	BACK-UP MOUNTS w/ 10-24 WELDED STUDS & NUTS.
A-2: PUSH-THRU	3/4" CLEAR ACRYLIC w/ 1/8" THK. ROUTED LIP.
VINYL:	1ST SURFACE TRANS. ORACAL LIGHT RED #032
VINYL:	2ND SURFACE TRANS. WHITE DIFFUSER
B TRIM	
MATERIAL:	1" x 1" ALUM. FAB. FRAME WELDED @ EDGE
COLOR/ FINISH:	PAINT TO MATCH PMS 871 C METALLIC
C RETURNS	
DEPTH:	6" O.A. x 1/8" ALUM. w/ 1/8"-1/4" WELDED RING @ CENTER
COLOR/ FINISH:	w/ ALUM SHELF TO HOLD POWER SUPPLY
COLOR/ FINISH:	PAINT TO MATCH PMS 871 C METALLIC
D SUPPORT	
MATERIAL:	TWO (2) 1 1/2" x 1 1/2" x 1/4" SQ. ALUM. TUBE WELDED TO
COLOR/ FINISH:	16" x 6" x 1/4" ALUM. PLATE.
COLOR/ FINISH:	PAINT TO MATCH PMS 871 C METALLIC
E INSIDE of CAN	
COLOR:	WHITE
F ILLUMINATION	
TYPE:	LEDS
TEMP. / COLOR:	6500K WHITE
TERMINATION:	ALL LEDS TO BE TERMINATED w UL FASTENER
G BAFFLE	
MATERIAL:	0.040" PRE-COAT WHITE ALUM.
I WIRING	
I-F:	120V PRIMARY ELEC. SERVICE BROUGHT TO TYP. J-BOX
I-P:	LOCATED BEHIND SIGN BY OTHERS
I-S:	12awg FEED IN Ø1/2" SEAL-TITE & 1/2" CONNECTOR.
I-D:	UL APPROVED CLASS II LOW VOLTAGE WIRE.
	120V DISCONNECT SWITCH, LOCATION T.B.D.
	WIRES TO BE TERMINATED w UL LISTED FASTENERS
J POWER SUPPLY	
TYPE:	INTERNAL LED POWER SUPPLY & DISCONNECT
VOLTAGE:	TYP. J-BOX TO HOUSE ELECTRICAL CONNECTIONS.
	120V
M MOUNTING	
M-1:	EXISTING FASCIA
M-2:	FOUR (4) Ø3/8" ALL-THREAD, NUT & WASHER THRU
M-3:	BLOCKING
FINISH:	FLUSH FIT COUNTER-SUNK SCREW @ RETURN.
M-4:	PAINT TO MATCH PMS 871 C METALLIC
	BLOCKING, PROVIDED BY OTHERS
W WEEP HOLES	
TYPE:	1/4" Ø HOLE w/ LIGHT-BLOCKING COVER

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR WTL. BLOCKING IN CORRELATION W/ FACE FRAMING AS REQUIRED.
2. ALL ELECTRICAL COMPONENTS TO BE UL APPROVED.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L.L. & LOCAL CODES.
5. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
6. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
7. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
8. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
9. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
10. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE UL APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/240 DEDICATED CIRCUIT TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L.L. & LOCAL CODES.
5. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
6. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
7. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
8. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
9. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.
10. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERTIGHT.

FABRICATOR

1. PLACE OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. GROUND LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN ROW FREESTANDING SIGN

UL

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: Rowan
Revision Date:

- Two Square Feet of graphic area per linear foot of storefront for a wall sign
- Letters cannot exceed 36" tall for letters less than 10,000 SF (100,000 Total Signage)
- For end cap units, an additional 20% of the store front sign area is allowed
- See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for value retailers
- Signs shall not exceed 86% of the sign base
- 1 Letter Styles permitted
- Non-Illuminated PVC or aluminum with white light source
- Internally illuminated recessed channel letters

Linear Feet of Frontage: 22'-8"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	27.8	30'H x 133'-7/8"W	30" (Capitol)	22'-8"W x 21'-8"H	17'-1.5"	BLACK	PIN MOUNTED FACE LIT LOGO WITH TRANSLUCENT PERFORATED BLACK VINYL LETTER FACES (DAY/NIGHT) WITH BLACK-RETURNS
Secondary Wall Sign (Endcap)				22" (Lowercase)				
Total		27.8						

Non-Wall Signage Criteria

- One Square Foot of graphic area per linear foot of canopied frontage
- Non-Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Letters not contribute to non-wall signage SF
- Window signage not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear band above window from 3'-0" – 6'-0" A.F.F.

Linear Feet of Frontage: 22'-8"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	4.67	24" ROUND, 6" DEEP	15"	22'-8"W x 21'-8"H	8'-10"	BRASS, PINK BLED	DOUBLE SIDED ROUND BLADE SIGN WITH ILLUMINATED PUSH/THRU LOGO
Awning Sign(s)								
Wall Plaques								
Total		4.67						
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area		Total (Sq Ft)	Color	Description-Style
Window Signs/Details								
Total								

A.F.F. = All Finished Floor

INTERSTATE 75

INTERSTATE 75
OFF RAMP FOR PINES BLVD.

PINES BLVD.

SW 2ND ST.

SW 5TH ST.

SW 5TH ST.

SW 145TH AVE.

REMAN PARBONS
THE SPOTS AT PINECONE GARDENS
417 SW 145TH TERRACE
PINECONE PARK, FL 33027



CONTRACT NO. 145TH-01
PROJECT NO. 145TH-01
DATE: 07/28/15
REVISION: 01
DRAWN BY: MJS
CHECKED BY: MJS
APPROVED BY: MJS

NO.	DATE	DESCRIPTION
1	07/28/15	ISSUED FOR PERMIT
2	08/11/15	REVISION

LOCATION: THE SPOTS AT PINECONE GARDENS
417 SW 145TH TERRACE
PINECONE PARK, FL 33027
PROJECT INFORMATION:
DESIGNED BY: REMAN PARBONS
DRAWN BY: MJS
CHECKED BY: MJS
APPROVED BY: MJS

SITE PLAN

SP1.0

ROWAN | MATERIAL BOARD



Dioscuri Wall / Flushmount
By Artemide

LUMENS
Call Us (877) 445-4486

Dioscuri Wall / Flushmount
By Artemide

Product Options

Size: Medium,
Light Option: LED

Details

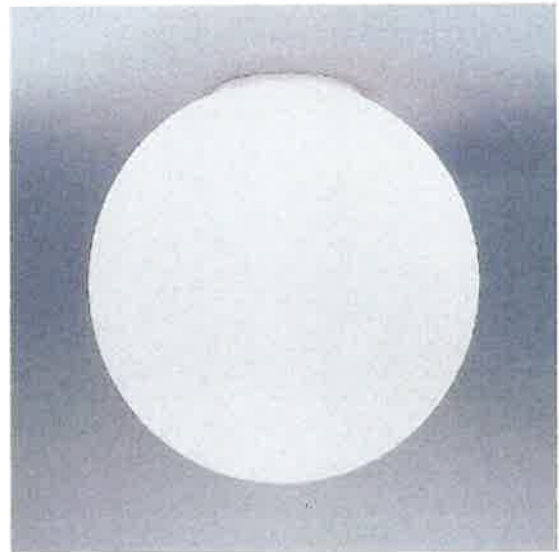
Can be mounted on a ceiling or wall
Suitable for both indoor and outdoor applications
Small size is not dimmable
Finish: White

Dimensions

Medium Option Fixture: Height 13.38", Diameter
13.75", Weight 5.29Lbs

Lighting
Medium

Lamp Type	LED
Total Lumens	1500.0
# of Bulbs	1 (Not Included)
Bulb Type	14W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes



Notes:

Rowan

Prepared
by:

Prepared for: Rowan
Project: Pembroke
Gardens
Room: Storefront
Placement: 8'-1" AFF
O.C.
Approval:

Additional Details

Product URL:
<https://www.lumens.com/dioscuri-indoor---outdoor-wall-sconce-by-artemide-R086509.html>
Rating: UL Listed Wet

ITEM#: R086509



SUBJECT SITE AERIAL PHOTO

SPG – Rowan (MSC 2025-0024)

