



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

Summary

Agenda Date:	June 26, 2025	Application ID:	MSC 2025-0016
Project:	SPG – Blue Mercury	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Julia Rojas
Location:	421 SW 145 th Terrace	Commission District:	4
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2007-88, MSC 2007-07, SP 2006-27, ZC 2006-07, SP 2005-36, ZC 2005-04, SUB 2005-03, PH 2004-10		
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

Julia Rojas, agent, is requesting approval for facade and sign modifications to the new Blue Mercury retail store (formerly Salt Life) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Blue Mercury 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). Architectural modifications were last made to the tenant bay in 2022 (MSC 2022-15).

BUILDINGS / STRUCTURES:

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

- Painted Brick Façade to match PMS 7546 C.
- Replacement of the existing awning with Fabric Awning – Sunbrella (Color – Capri #6075).
- Four new exterior lights- AFX BMW521 Textured Bronze exterior Sconce with integrated LED 24 W.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 29.83 square foot edge lit individual channel letter sign reading, “Blue Mercury” in Mercurial Blue copy.
- One, 0.261 square foot awning sign displaying the store logo in deep blue.

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 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 (5/15/25)
Memo from Planning Division (5/29/25)
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: Blue mercuryProject Address: 421 SW 145th TerraceLocation / Shopping Center: Shops at Pembroke Gardens

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514015050010Plat Name: Shops at Pembroke Gardens Traffic Analysis Zone (TAZ): _____Legal Description: Shops at Pembroke Gardens 176-101 B
Parcel A

Has 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: awhitacre@federalrealty.com / amiles@federalrealty.com

Owner's Phone: 301-998-8219 Owner's Fax: _____

Agent: _____

Contact Person: Julia Rojas

Agent's Address: 3855 NW 132nd St Opa Locka FL 33054

Agent's Email Address: julia@amazingsignsfl.com

Agent's Phone: 305-953-4075 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	PROPOSED
Zoning: <u>N/A</u>	Zoning: <u>N/A</u>
Land Use / Density: <u>N/A</u>	Land Use / Density: <u>N/A</u>
Use: <u>N/A</u>	Use: <u>N/A</u>
Plat Name: <u>N/A</u>	Plat Name: <u>N/A</u>
Plat Restrictive Note: <u>N/A</u>	Plat Restrictive Note: <u>N/A</u>
ADJACENT ZONING	ADJACENT LAND USE PLAN
North: <u>N/A</u>	North: <u>N/A</u>
South: _____	South: _____
East: _____	East: _____
West: _____	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)

Installation of illuminated new storefront sign to read
BLUEMERCURY, awning logo sign and logo door vinyl.

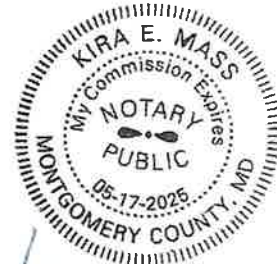
SECTION 7- PROJECT AUTHORIZATION

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.

Kira E. Montague 4/28/25
Signature of Owner Date

Sworn and Subscribed before me this 28th day
of APRIL, 20 25



\$0 Kira Montague 05/17/2025
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.

Ana Mamea 5/1/25
Signature of Agent Date

Sworn and Subscribed before me this 1 day
of May, 20 25



Maria Elena Gomez 07/20/2025
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Amazing Signs & Services LLC

Authorized Representative: Ana Manresa

Application Number: PRE 2025-0064

Application Request: _____

I, Ana Manresa (print Applicant/Authorized Representative name), on behalf of Amazing Signs & Services LLC (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.

Ana Manresa 5/1/25
Signature of Applicant or Applicant's Date
Authorized Representative

Ana Manresa
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 15, 2025
To: MSC 2025-0016
From: Julia Aldridge, Planner / Zoning Technician
Re: Blue Mercury @ 421 SW 145th Terrace

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

1. Three significant architectural changes to elevation of store front need to be done with new tenant buildouts. Signage does not count as one of these.
2. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
3. For wall signage, vinyl on flat surface is prohibited.
4. Is a blade sign being installed? Additional approval process, application fees and meeting may be required if proposed at a later date.
5. Please update Sign Criteria Matrix for awning sign. Square footage should reflect signage area only, not entire awning.
6. 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.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
8. Resubmittal must include an itemized response to all comments made by DRC members.
9. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 29, 2025

To: MSC 2025-0016

From: Julia Aldridge, Planner / Zoning Technician

Re: SPG- BlueMercury

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.

PROJECT:

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:

CS	COVER
A0.0	SITE PLAN
A1.0	RENDERED STOREFRONT ELEVATION
A1.1	STOREFRONT ELEVATION DETAIL
A1.2	STOREFRONT ELEVATION DETAIL
A1.3	STORE REAR ELEVATION DETAIL
A3.0	SIGN SHOP DRAWINGS
A3.1	SIGN SHOP DRAWINGS
A3.2	SIGN SHOP DRAWINGS
A3.4	SIGNAGE MATRIX
A4.0	MATERIAL SAMPLE BOARD
A4.1	LIGHTING SPEC SHEET

BLUEMERCURY

THE SHOPS AT PEMBROKE GARDENS
421 SW 145TH TERRACE
SPACE #4030
PEMBROKE PINES, FL 33157

REVISIONS

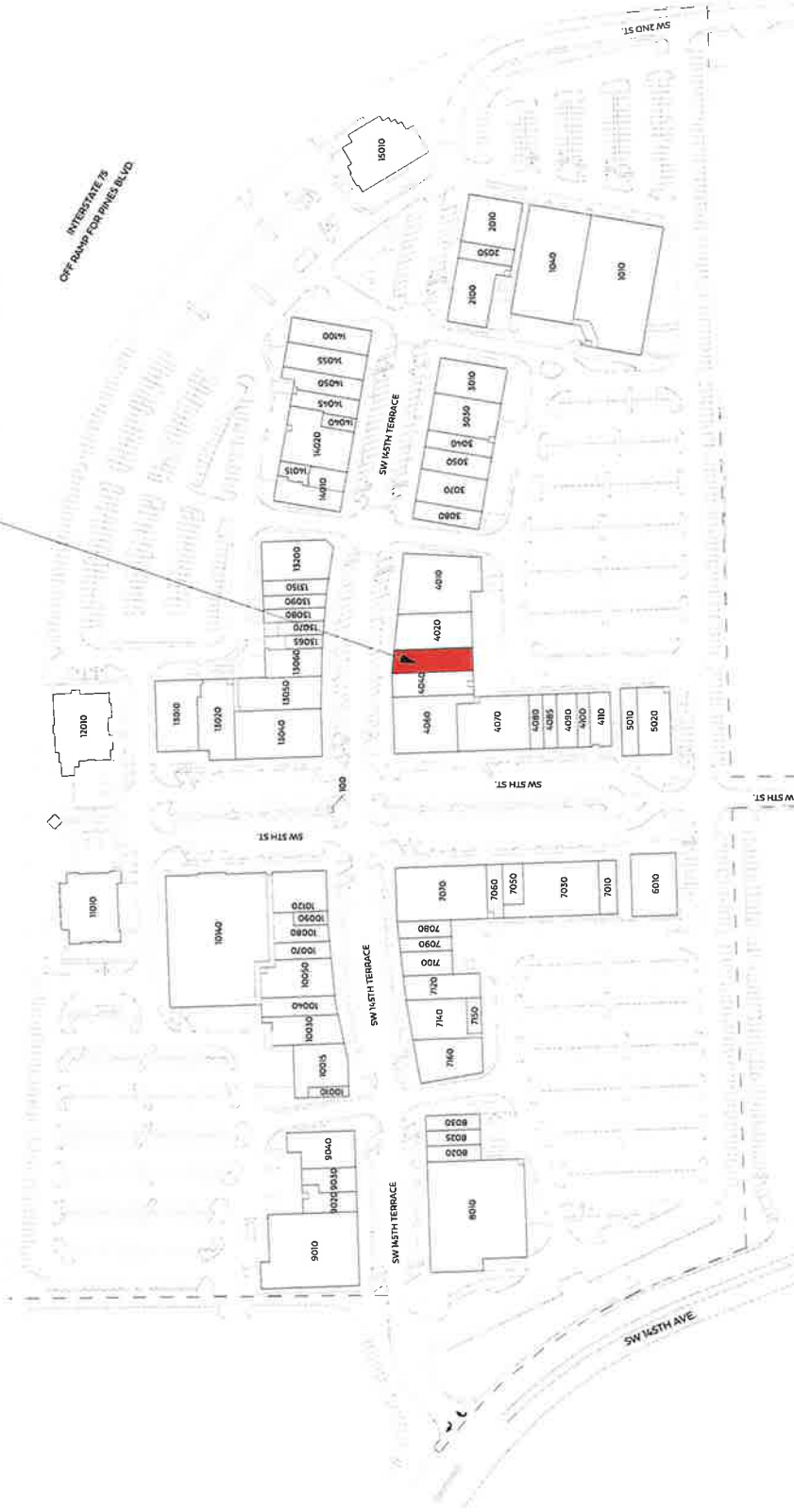
#	DATE	DB	NOTES
T3	4.14.2025	JACK	EXTERIOR SIGNAGE
T4	4.16.2025	JACK	UPDATED TO NEW AWNINGS AND ADDITION OF ELEVATION
T5	4.25.2025	JACK	ADDITION OF LIGHTING SPEC SHEET
T6	5/21/2025	JS	REV. PER COMMENTS SENT 5/20/2025
T7	5.23.2025	JACK	ADDITION OF NOTATION AND RESPONSE LETTER
			CHANGED SIGN 'A' TO EDGE LIT

MAP



**BLUEMERCURY
SPACE #4030
421 SW 145TH TERRACE
PEMBROKE PINES, FL 33157**

INTEGRATE 75
OFF RAMP FOR PINES BLVD



SCALE: 1/4"=1'-0"

- A. EXTERIOR PAINTING CHANGE OF COLOR TO BENJAMIN MOORE 2061-10 / DEEP ROYAL (PMS 7546 C)
- B. NEW EXTERIOR LIGHTS - (4) AFX BMW521 TEXTURED BRONZE EXTERIOR SCONCE WITH INTEGRATED LED 24 W
- C. NEW AWNING AND AWNING STRUCTURE - AWNING - SUNBRELLA 6075-0000 CAPRI, STRUCTURE - 1" ALUM. SQUARE TUBE, BLACK
- D. EXISTING NEUTRAL PIERS AND BLACK AWNING OVER REAR EXTERIOR DOORS ARE EXISTING TO REMAIN.



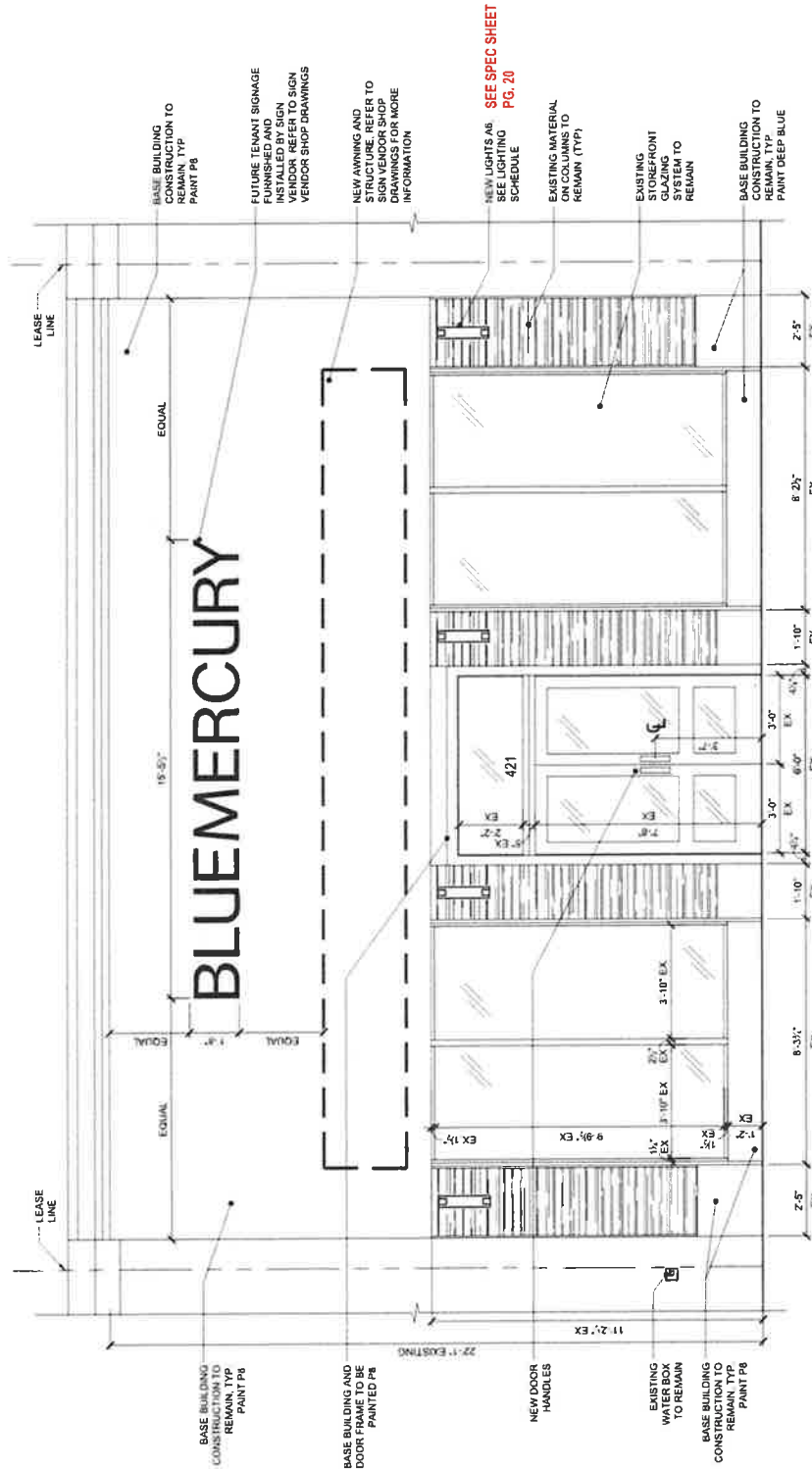
EXISTING
SCALE: N.T.S.



PROPOSED
SCALE: N.T.S.

 PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	11 Azar Court • P.O. Box 24166 Baltimore, Maryland 21227 T: 410-247-3300 • F: 410-247-1944 Reproduction in Whole or Part Prohibited without Express Permission of PersonaTriangle © TSS	CLIENT & LOCATION		BLUEMERCURY		SHEET NO.	
	THE SHOPS AT PEMBROKE GARDENS 421 SW 145TH TERRACE SPACE #4030 PEMBROKE PINES, FL 33157		LEAD NO. 226208 77	SM/PM BH - SS	REVIEW	SEG. NO.	RENDERED STOREFRONT ELEVATION
			DATE 2.12.2025	ARTIST JACK			

STOREFRONT ELEVATION DETAIL
APPROX. SCALE: 1/4"=1'-0"



PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	11 Azar Court • P.O. Box 24188 Baltimore, Maryland 21227 T: 410-247-5300 • F: 410-247-1544 Reproduction in Whole or Part Prohibited without Express Permission of PersonaTriangle © TSS		CLIENT & LOCATION THE SHOPS AT PEMBROKE GARDENS 421 SW 145TH TERRACE SPACE #4030 PEMBROKE PINES, FL 33157		LEAD NO. 225208 T7	SMIPM BH - SS	REVIEW	SHEET NO. A1.1
	DATE 2.12.2025		ARTIST JACK		DATE 2.12.2025	ARTIST JACK	SEG. NO.	STOREFRONT ELEVATION DETAIL

SCALE: 1/4"=1'-0"



**STORE REAR ELEVATION
DETAIL**

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

17'-1 5/8"

2"

BLUEMERCURY



EDGE LIT CHANNEL LETTERS
SCALE: 1/2"=1'-0"
QTY. ONE (1)
AREA: 20.8' x 205.6' = 29.83 sq

FRONT

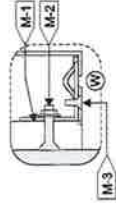
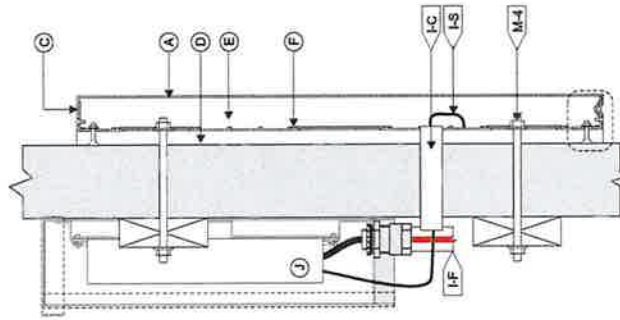
SIDE

FINISH SCHEDULE

MERCURIAL BLUE
R-48 G-127 B-228
C-70 M-47 Y-0 K-0
#307#2
PMS 2727 C

ACRYLIC

EDGE LIT CHANNEL LETTERS - SECTION DETAIL
SCALE: N.T.S.



A-1		A-1	
WIRING		WIRING	
I-C	12" O.D. TRUE KONEK PVC TUBE	I-C	12" O.D. TRUE KONEK PVC TUBE
I-F	TO ELECTRICAL FEED	I-F	TO ELECTRICAL FEED
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING	I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
ALL CONNECTIONS TO BE IN WATERPROOF BOXES		ALL CONNECTIONS TO BE IN WATERPROOF BOXES	
J	POWER SUPPLY	J	POWER SUPPLY
TYPE:		TYPE:	
REMOTE LED POWER SUPPLY HOUSE IN FRONT		REMOTE LED POWER SUPPLY HOUSE IN FRONT	
ACCESS WEATHER-PROOF LED POWER SUPPLY BOX		ACCESS WEATHER-PROOF LED POWER SUPPLY BOX	
120V		120V	
M	MOUNTING	M	MOUNTING
SEE MOUNTING NOTE.		SEE MOUNTING NOTE.	
M-1	1" ALUM. ANGLE VERSALOC TO BACK	M-1	1" ALUM. ANGLE VERSALOC TO BACK
M-2	FLUSH-FITTING MECH. FASTENER	M-2	FLUSH-FITTING MECH. FASTENER
M-3	HOLD CLOSE SCREW	M-3	HOLD CLOSE SCREW
M-4	10-24 ALL-THREAD STUD, NUT & WASHER	M-4	10-24 ALL-THREAD STUD, NUT & WASHER
W	WEEP HOLES: 1/4" DIA. WITH COVER	W	WEEP HOLES: 1/4" DIA. WITH COVER

120V		FABRICATOR		ELECTRICAL	
INSTALL		FABRICATOR		ELECTRICAL	
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.		1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.		1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.	
2. INSTALLER IS TO V.F. & PROVIDE THE PROPER NON-CORROSIVE FASTENING HARDWARE TO BE USED IN ALL APPLICATIONS.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 20A DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 20A DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN.	
3. ALL EXTERIOR FACADE INSTALLATIONS TO BE WEATHER-TIGHT.		3. ALL ELECTRICAL WIRING TO BE IN CONFORMANCE WITH 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. ALL ELECTRICAL WIRING TO BE IN CONFORMANCE WITH 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. & LOCAL CODES.		4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.		4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.	
LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.		LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.		LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.	

PERSONA TRIANGLE		BLUEMERCURY		A3.0	
FACILITY SERVICES LIGHTING SIGNAGE		BLUEMERCURY		SIGN SHOP DRAWINGS	
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		THE SHOPS AT PEMBROKE GARDENS 421 SW 145TH TERRACE SPACE #4030 PEMBROKE PINES, FL 33157		LEAD NO. 226208 17	
				DATE 2.12.2025	
				REVIEW BH - SS	
				ARTIST JACK	
				SEG. NO.	
				SHEET NO.	

B

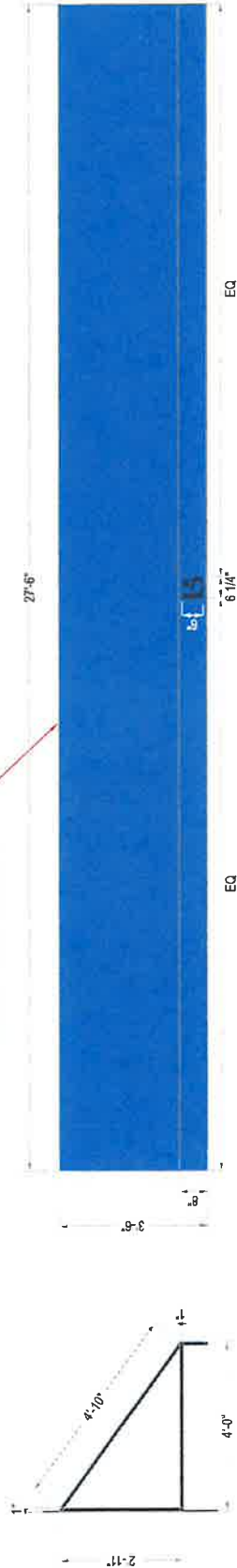
NEW AWNING w/ VALANCE LOGO TYPE

SCALE: 3/8"=1'-0"

QTY: ONE (1)

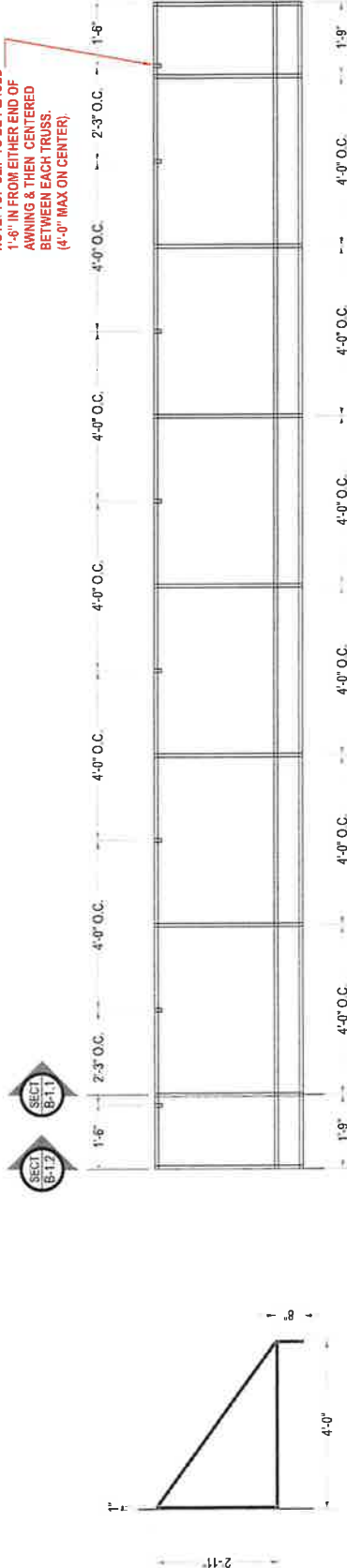
LOGO AREA: 6" x 6.25" = 0.261 sq'

SATIN BLACK 1" x 1" ALUM. FRAME
w/ SUNBRELLA 'CAPRI' FABRIC.
HEAT TRANSFER LOGO TYPE ON
VALANCE TO MATCH 'DEEP BLUE'.



FRONT

NOTE: TOP CLIP TO BE PLACED
1'-6" IN FROM EITHER END OF
AWNING & THEN CENTERED
BETWEEN EACH TRUSS.
(4'-0" MAX ON CENTER)

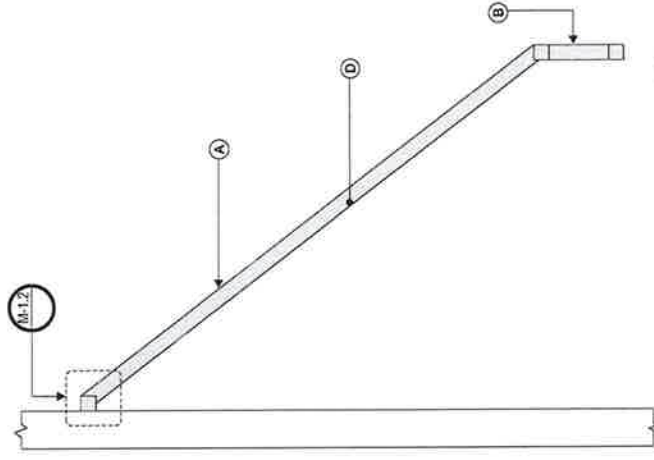


FRAMING

FINISH SCHEDULE

DEEP BLUE R47 G57 B75 C89 M72 Y46 K43 #2394b PMS 7546 C	SUNBRELLA 6075 CAPRI	BLACK SATIN FRAME
---	-------------------------	-------------------

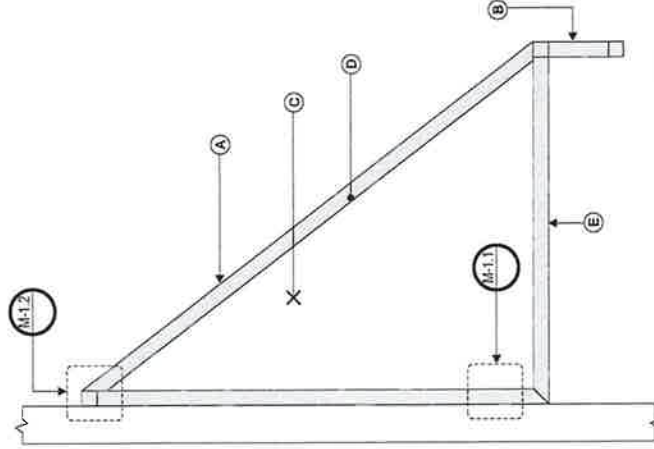
PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	CLIENT & LOCATION THE SHOPS AT PEMBROKE GARDENS 421 SW 145TH TERRACE SPACE #4030 PEMBROKE PINES, FL 33157		LEAD NO. 225208 TT	SM/PM BH - SS	REVIEW	SHEET NO.
	11 Asar Court • P.O. Box 24188 Baltimore, Maryland 21227 T: 410-241-5300 • F: 410-241-1944 Reproduction in Whole or Part Prohibited without Express Permission of PersonaTriangle © TSS		DATE 2.12.2025	ARTIST JACK	SEG. NO.	A3.1 SIGN SHOP DRAWINGS



SECTION @ RAFTER B-1.1

A COVER	
MATERIAL:	SUNBRELLA
COLOR:	6075 CAPRI
B VALANCE	
MATERIAL:	SUNBRELLA
COLOR:	6075 CAPRI
VINYL:	HEAT SEALED, CUSTOMERS LOGO COPY
COLOR INFO:	TO MATCH PMS 7546 C 'DEEP BLUE'
C SIDES:	
COVERED	NO
D FRAMING:	
MATERIAL:	1" SQ. TUBE ALUM.
COLOR:	BLACK
FINISH:	SATIN
E UNDERCANOPY	
COVERED:	NO
MATERIAL:	N/A
MOUNTING:	SEE TYPICAL MOUNTING PAGE
M M-1	

- INSTALL**
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 2. INSTALLER IS TO V.L.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 4. INSTALLATION TO MEET CURRENT N.E.C. U.L. & LOCAL CODES.
- LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE



SECTION @ END B-1.2

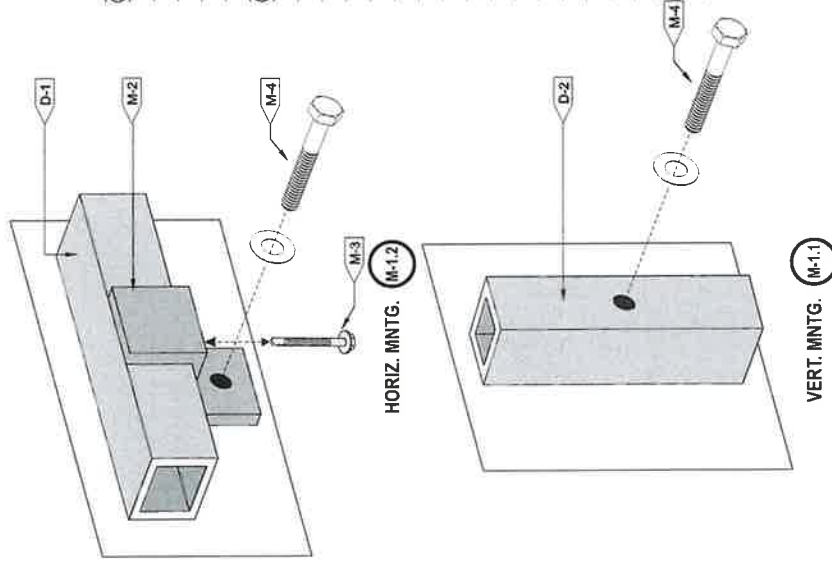
FINISH SCHEDULE

DEEP BLUE R47 G57 E75 C69 M72 Y46 K43 #2334D PMS 7546 C	SUNBRELLA 6075 CAPRI	BLACK SATIN FRAME
---	-------------------------	-------------------

PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	CLIENT & LOCATION THE SHOPS AT PEMBRIDGE GARDENS 421 SW 145TH TERRACE SPACE #4030 PEMBROKE PINES, FL 33157		LEAD NO. 226208 T7	SM/PM BH - SS	REVIEW	SHEET NO.
	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		DATE 2.12.2025	ARTIST JACK	SEG NO.	A3.2 SIGN SHOP DRAWINGS

B-2

SCALE: N.T.S.



NOTE: TOP CLIP TO BE PLACED 1'-6" IN FROM EITHER END OF AWNING & THEN CENTERED BETWEEN EACH TRUSS. 4'-0" MAX ON CENTER.

- ## INSTALL
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 2. INSTALLER IS TO V.L.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATER TIGHT
 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES
- LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE F-600.6(A) (1) OF THE NATION ELECTRICAL CODE.

FINISH SCHEDULE

DEEP BLUE
R47 G57 B75
C:89 M:72 Y:46 K:43
#2394b
PMS 7516 C

SHEET NO.

A3.3

**SIGN SHOP
DRAWINGS**

LEAD NO.	SMIPM	REVIEW
226208 T7	BH - SS	
DATE	ARTIST	SEG. NO.
2.12.2025	JACK	

BLUEMERCURY

CLIENT & LOCATION
THE SHOPS AT PEMBROKE GARDENS
421 SW 145TH TERRACE
SPACE #4030
PEMBROKE PINES, FL 33157

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 PersonalTriangle © TSS

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: BLUEMERCURY
Revision Date: 4/18/2025

- Two Square Feet of graphic area per linear foot of storefront for a wall sign
- Letters cannot exceed 36" tall (maximum less than 10,000 SF (100,000 sq ft of signage))
- Letters cannot exceed 12" wide (maximum less than 10,000 SF (100,000 sq ft of signage))
- See guidelines for "Four Corners, Louvers" and "Totems" over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers
- Signs shall not exceed 80% of the sign band
- 3 Letter Styles permitted

Internally illuminated channel letters flush mounted
Non-Illuminated PVC or aluminum with light source
Internally illuminated letters channel letters

Linear Feet of Frontage: 32'-0"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	29.83	20.8 x 205.6	20"	20'-4" x 32'-0"	17'-6" 1/8"	PMS 2727 C	EDGE LIT CHANNEL LETTERS
Secondary Wall Sign (Electronic)								
Total	1	29.83						

Non-Wall Signage Criteria

- One Square Foot of graphic area per linear foot of assigned footage
- Non-Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does 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 along window from 3'-0" – 6'-0" A.F.F.

Linear Feet of Frontage: _____

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)								
Awning Sign(s)	1	0.261'	6" x 6.25"	6"	FRONT	11'-4"	DEEP BLUE	VALANCE LOGO TYPE ON FABRIC AWNING
Wall Plaque(s)								
Total								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Window Signage/Decals								
Total	1	0.261'						

A.F.F. = As Finished Floor

STOREFRONT FINISHES



PAINTED BRICK FACADE
TO MATCH PMS 7546 C



PAINTED ALUMINUM
MERCURIAL BLUE
R:48 G:127 B:226
C:70 M:47 Y:0 K:0
#307fe2
PMS 2727 C

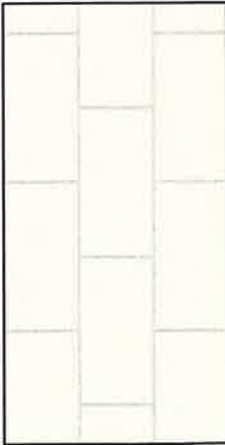


SUNBRELLA 6075-0000
CAPRI



DEEP BLUE
R:47 G:57 B:75
C:89 M:72 Y:46 K:43
#2f394b
PMS 7546 C

EXISTING STOREFRONT FINISHES



EXISTING BRICK FACADE
PAINTED LIGHT IVORY



EXISTING PRESSURE TREATED
WOOD FURRING MECH. FASTENED
TO EXISTING MASONRY



EXISTING DK. BRONZE
STOREFRONT MULLIONS

STOREFRONT FINISHES



Beaumont LED Outdoor Sconce
BMW Series

Features

This outdoor LED light is ideal for security and general lighting. Decorative metal accents. Provides lighting in indoor or outdoor residential, commercial, and hospitality applications. Vertical or horizontal mounting. Fixture mounts to a standard junction box (not included).

Construction

Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Available in Textured grey or textured bronze powder coat finish.

Diffuser

Diffuser is .100" thick matte white acrylic.

Electrical

Input 120-277V VAC / 60 HZ.
Minimum starting temp. -4° F/-20° C

LED

Integrated LED modules capable of producing:
19W = 1800 source lumens, 1123 delivered lumens
24W = 2800 source lumens, 1512 delivered lumens
3000K (CCT). Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for outdoor wet locations.
Title 24/JA8 Compliant

Option (Consult Factory)

Integrated dusk-to-dawn photocell, add -PC to the end of part number

Warranty

Limited warranty. This fixture is free from defects in materials and workmanship for a period of 5 years from date-of-purchase.

Specifications and dimensions subject to change without notice.

Ordering Information:

Textured Grey	Textured Bronze	LED Lumens	Source Lumens	Delivered Lumens	CCT	H	W	D
BHWS171800L-J0HVV1G	BHWS171800L-J0HVV1Z	19W	1800	1123	3000K	14-3/4"	4-3/4"	4-1/2"
BHWS212800L-J0HVV1G	BHWS212800L-J0HVV1Z	24W	2800	1512	3000K	21"	4-3/4"	4-1/2"

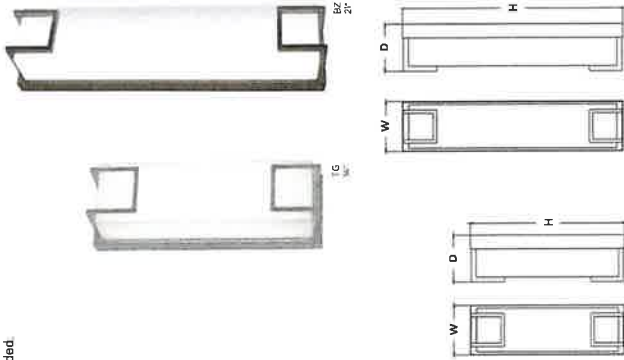
11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410-247-1944
Reproduction in Whole or Part
Prohibited without Express
Permission of PersonaTriangle © TSS

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

CLIENT & LOCATION
THE SHOPS AT PEMBROKE GARDENS
421 SW 145TH TERRACE
SPACE #4030
PEMBROKE PINES, FL 33157

BLUEMERCURY

LEAD NO.	SM/PM	REVIEW	SHEET NO.
225208 T7	BH - SS		A4.1 LIGHTING SPEC SHEET
DATE	ARTIST	SEC. NO.	
2.12.2025	JACK		





March 7, 2025

City of Pembroke Pines
Building/Zoning Department
601 City Center Way
Pembroke Pines, Florida

Regarding: Bluemercury
 421 SW 145th Street
 Shops at Pembroke Gardens
 Pembroke Pines, Florida 33027

To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens, FR Pembroke Gardens, LLC has a fully executed lease with **Bluemercury** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and will be signing any and all applications or may assign and "AGENT" to sign on their behalf. The space involved in this tenant improvement is: 421 SW 145th Street (Leasing Space #4030).

OWNER: Bluemercury

AGENT: Persona Triangle

Should you have any questions please do not hesitate to contact my office at (301) 998-8219.

Respectfully,

A handwritten signature in blue ink that reads "Amy Whitacre".

Amy Whitacre,
Sr. Director Tenant Coordination

SUBJECT SITE AERIAL PHOTO

SPG – Blue Mercury (MSC 2025-0016)

