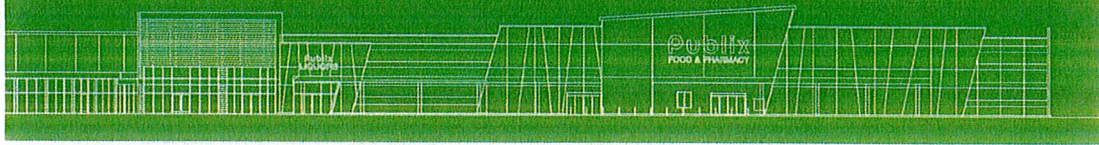


PINES CITY CENTER

Signage Master Plan

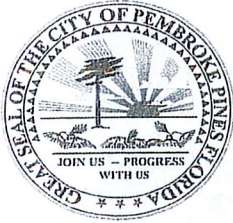


Final Submission
27 February, 2017

Revision 1
07 October, 2020

Revision 2
16 March, 2023





PEMBROKE PINES
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November 3, 2020

Terra
Attn: Giancarlo Cuniberti
3109 Grand Avenue, #349
Coconut Grove, Florida 33133

Re: Pines City Center Signage Master Plan Amendment
MSC 2016-21

Dear Giancarlo,

This letter is acknowledging receipt, and approval, of the Pines City Center Signage Master Plan Amendment.

This amendment clarifies the Pines City Center Signage Master Plan in regards to City Codes and Ordinances as well as tenant signage criteria. Attached is a cover letter providing an overview of sections amended and the amended Pines City Center Signage Master Plan. As there are no other changes being made, no additional approval process by the Planning and Economic Development Department is required.

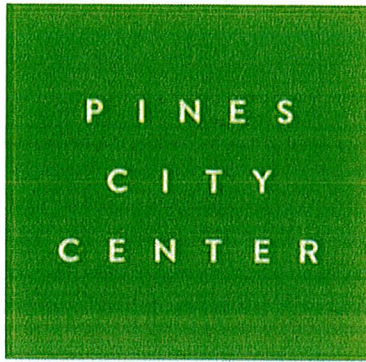
Please contact me should you have any questions.

Sincerely,

Dean A. Piper
Zoning Administrator
Planning and Economic Development Department
City of Pembroke Pines

Planning and Economic
Development Department
954-392-2100

Charles F. Dodge City Center
601 City Center Way



Pines City Center Master Sign Plan Amendment

Date: October 27, 2020

File # MSC2016-21

Attention Dean Piper:

Please accept this letter as a written description to Amend the Master Sign Plan for Pines City Center. This amendment clarifies city codes and ordinance as well as tenant signage criteria.

The following changes are illustrated in the attached documents.

- Revise the language in Section A Primary and Secondary Identity Signs, Project, and Monument Signs
- Revise the language in Section B Retail Wall Identity Signs
- Revise the language in Section C Perimeter Building Wall Identity Signs
- Revise the language in Section E Retail Tenant Window and Door Signs
- Revise the language in Section F Temporary
- Revise the language in Section L Vehicular Directional Signs
- Revise the language in Section H Hotel Type Building – Entry Signage
- Revise the language in Exhibit 2
- Add Exhibit 10 Typical Retail Tenant Letter Construction method

Please do not hesitate to contact us with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Giancarlo Cuniberti", with a long horizontal stroke extending to the right.

Giancarlo Cuniberti,
Design Mgr/Project Manager

PINES CITY CENTER

MASTER SIGN PLAN

INTRODUCTION

This tenant signage master plan has been created for Pines City Center to ensure a high level of aesthetic quality and creativity in the creation of all signage and graphic design elements associated with the center.

Individual tenant identity is facilitated, while at the same time controlling the overall aesthetic qualities of the center. Tenants with registered brand identities are encouraged to use them, and those who don't are encouraged to work with a graphic design professional in the creation of their signs in conjunction to the criteria set forth herein.

The need for each tenant to advertise or be identified is recognized and provided for within this tenant master sign plan. Adherence to the following guidelines will allow an appropriate level of individual signage while presenting a quality overall sense of place. A tenant at the Pines City Center shall be defined as any occupant of a leased space or perimeter building located within the Pines City Center site.

All sign construction is to be completed, once approved by the landlord/owner, by a licensed sign contractor approved by the landlord/owner, in compliance with this tenant master sign plan. All signs must be engineered to meet all local, state and national codes. All signs on any space shall be subject to the provisions of this master sign plan. Any signs not specifically covered within this master sign plan shall be submitted to the landlord/owner for written approval. The sole judge of the acceptability of any submission shall be the city, the landlord/owner and its consultants.

Approval by the landlord/owner in no way relieves the sign contractor or tenant from the responsibility of obtaining a valid City of Pembroke Pines sign permit acquired through the standard City of Pembroke Pines procedures prior to actually beginning any fabrication of signage. A copy of the approved permit must be submitted to the landlord/owner prior to the commencement of any work on site.

The landlord/owner may from time to time, at their sole discretion, modify or change these guidelines in order to reflect changes at the center with the City of Pembroke Pines approval.

I. MASTER SIGN PLAN CRITERIA

1. Sign types to be controlled by this master sign plan shall include, but are not limited to, the following:
 - A. Primary, secondary, project and monument signs
 - B. Retail wall identity signs
 - C. Perimeter building wall identity signs
 - D. Retail blade signs
 - E. Retail tenant window and door signs
 - F. Special events banner
 - G. Murals and super graphics
 - H. Exterior menu boards at restaurants
 - I. Construction fence and wraps
 - J. Pedestrian kiosk signs
 - K. Residential entrance
 - L. Vehicular directional sign
 - M. Office building monument signs
 - N. Hotel building entry signs
 - O. Entertainment Building signs
 - P. Specific prohibitions
 - Q. Medical District

Exhibits

1. Master sign location plans
2. Signage overview
3. Primary identity sign
4. Secondary identity sign
5. Project identity sign
6. Monument identity sign
7. Retail tenant blade sign
8. Pedestrian kiosk sign
9. Standard type font
10. Typical Retail Letter Construction
11. Medical District Signage

A. **Primary and Secondary Identity Signs, Project and Monument Signs**

Primary and secondary identity signage located at the major entries to the property identifying Pines City Center along Pines Boulevard.

1. Criteria for inclusion of a tenant name on primary, secondary and monument signs is solely at the discretion of the landlord/owner and/or the leasing agents.
2. The primary and secondary identity sign will have a maximum height of 20'-0" above grade. The display area of the name of the center shall not exceed 57.5 square feet or 7'-7" in width. The address will be displayed in 6" high letters at a minimum of 18" above grade maximum 3 square feet.
3. Project identity signs will not exceed 8'-0" in height or 7'-7" in width, will not exceed 57.5 square feet per sign face. No tenant names displayed on this sign.
4. Monument signs will not exceed 8'-0" high, featuring a 7'-7" x 7'-7" center logo and up to 6 retail tenant names in individual panels. Maximum allowable area is 115 square feet per sign face. The address will be displayed in 6" high letters at a minimum of 18" above grade maximum 3 square feet. The maximum allowable total sign area is 150 square feet per sign face. All logos, typography, or text shall be white.
5. Individual panel names shall be a minimum of 1'-4" in height and maximum of 7'-7" in width, with a "shoe box" type sign face method of attachment. Individual panel names may use up to 75% of the height of the individual panel and up to 85% of the width being centered within the panel.
6. Tenants without registered logos will use the center's standard font, (Brandon Text, bold).

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o p q r s t u v w x y z

0 1 2 3 4 5 6 7 8 9
7. Logo area or name of center shall consist of fabricated aluminum sign panels with routed push through logo panel, painted Green PMS 369C egg shell finish, and tenant logos and/or text on a background panel. Individual tenant panel color to be Sherwin Williams SW 2849 Westchester Grey, egg shell finish. Logos and letters to be 1" thick white translucent acrylic cut out letters, pushed through a minimum of 1" to create a dimensional letter. Sign white acrylic letters, (#7328 Arkema Plexiglas or equal), to be sandblasted and UV clear coated with matte clear coat.
8. Each panel shall be individually attached to the sign cabinet with no visible fasteners on the sign face of the "shoe box" type of front panel.
9. Each individual panel shall be internally illuminated with white LEDs (6000K-7000K) allowed for uniform illumination of the tenant identity.
10. Each set of letters shall be fastened from the inside of the sign face with studs welded to the inside face of the 1/8" thick sign face holding the background acrylic panel for the letters in place. (No VHB adhesive tapes or silicone shall be used as the primary means to secure the letters).

11. Each tenant sign face shall be individually fabricated of 1/8", marine grade aluminum material with all seams and joints continuously welded and finished smooth. All individual sign panels shall be interchangeable with all other individual sign panels of the same size. No oil canning or wavy surfaces shall be permitted. Surface finish shall be Sherwin Williams SW 2849 Westchester Gray, egg shell finish.
12. The Pines City Center name shall be individual 1" thick illuminated letters, sign white, (#7328 Arkema Plexiglas or equal), on a painted aluminum background, painted Green PMS 369C egg shell finish, routed and pushed through acrylic letters mounted in the background panel at the top of the primary sign cabinet, internally illuminated with 6000K-7000K white LEDs.
13. Located on the primary identity signs (with adjacent wall), only will be one painted aluminum applied panel 1'-6" x 1'-6" which will contain the name of the leasing agent and the phone number only in no larger than 3" high text. (Located at the center bottom of the sign).
14. Around the perimeter of all monument signs at Pines City Center, city required professional landscaping must be installed to a height of 2'-0" and extend outward 10'-0" from all sides of the sign. Type of plant material and quantities to be determined by landlord/owners landscape architect. Drought tolerant, native species preferred.

B. Retail Wall Identity Signs

1. All tenants must install a primary tenant wall identity sign on the main façade consisting of the company name and/or corporate logo, located in the designated sign area of the building where the tenant is leasing space. No freestanding monument signs will be allowed. No parapet or roof signs are allowed. Corner tenants shall be allowed a second wall sign on the second façade equal to the primary sign if the site has two (2) frontages facing a street or drive area.
2. Sign locations vary by building. Regardless of the length of the tenant's storefront lineal front footage, the tenant's sign may not exceed 70% of the width of the lineal front footage, (as measured from one demising line partition to the opposite one), and must be centered over the width of their space or within an architectural feature.
3. Tenants occupying less than 10,000 square shall have the 2 square feet of sign area for each linear foot front of façade, not to exceed a total of 100 square feet of total sign area. Letter height shall not exceed 4'-0". All wall signs on the building must be included within the maximum allowed total sign area.
4. Tenants occupying between 10,000 and 35,000 square feet shall have 2 square feet of sign area for each linear foot front of façade, not to exceed a total of 200 square feet of total sign area. Letter height shall not exceed 4'-0". All wall signs on the building must be included within the maximum allowed total sign area.
5. Tenants occupying more than 35,000 square feet shall have 2 square feet of sign area for each linear foot front of façade, not to exceed 300 square feet of total sign area letter height shall not exceed 6'-0". All wall signs on the building must be included within the maximum allowed total sign area.

6. The permitted sign area shall be located on the building façade no lower than 10'-0" above the finished floor and shall not extend beyond the height of the façade, or below the line of the second floor slab.
7. Tenant's with a façade wrapping the corner can display up to two signs, one on each street façade. Maximum square footage is based on size of space.
8. The method of fabrication for retail tenant wall identity signs must be shown in the tenant's submission, drawn to scale. Signs must be illuminated. Internal illumination or external illumination is allowed. Creativity, sculptural, three dimensional designs and solutions, and creative lighting solutions are encouraged.
9. The wall sign may include the use of colors, fonts, design styles, descriptive words and/or logos consistent with the tenant's registered brand identity/logo to encourage individuality and the proper tenant presence that is locally or nationally recognized. (No phone numbers or web addresses may be used as logos or names).
10. Any tenant within Pines City Center who does not have a registered brand identity or logo, must use for the fabrication and installation of their primary wall identity sign the center's standard type font and color, Brandon Text, bold.

These will be installed as face illuminated channel letters with shoulder cut faces of white $\frac{3}{4}$ " acrylic This will allow a $\frac{1}{2}$ " white outline for better visibility at night and black returns.

11. All illumination of signs to be controlled by dimmers located within the tenant's space located at their electrical panel. The hours of operation and brightness of each individual sign will be determined by the landlord/owner and controlled by a tenant installed time clock at tenant's electrical panel, set to landlord/owner's time schedule and level of brightness. The hours the sign is to be illuminated shall be determined by the landlord/owner and maintained by tenant to the landlord/owner's standard for the entire property.

12. No internally illuminated plastic or acrylic faced sign boxes are permitted.

Unless approved by both the Landlord and the City of Pembroke Pines

13. Illumination shall be of LED lamps with a color temperature of no more than 6000K to 7000K.

14. Pines City Center, when complete, will have multiple façade elevation treatments. The size of any sign, regardless of street setbacks, will be dependent on the size of the façade the sign is located on. All signs must be proportional to the architectural façade on which they are located.

Note: All signage on the rear façade of the center shall be limited to rear door identification signage. No exceptions.

C. Perimeter Building Wall Identity Signs

1. All tenants must install a primary tenant wall identity sign on the main façade consisting of the company name and/or corporate logo, located in the designated sign area of the building where the tenant is leasing space. No freestanding monument signs will be allowed. No parapet or roof signs are allowed. Corner tenants shall be allowed a second wall sign on the second façade equal to the primary sign if the site has two (2) frontages facing a street or drive area.
2. Perimeter tenants (including multitenant perimeter buildings) occupying less than 6,000 square feet shall have 2 square feet of sign area for each linear foot of storefront frontage, not to exceed 120 square feet of total wall sign area on the entire building. They may have signage on no more than four (4) facades (except multitenant perimeter buildings of which are capped at (2) facades) of the building, site permitting with approval by landlord and city. Letter height not to exceed 4'-0". All wall signs on the building must be included within the maximum allowed total sign area.
3. Perimeter tenants occupying more than 6,000 square feet shall have 3 square feet of sign area for each linear foot of frontage, not to exceed 200 square feet of total wall sign area on the entire building. They may have signage on no more than four (4) facades of the building, site permitting with approval by landlord and city. Letter height not to exceed 4'-0". All wall signs on the building must be included within the maximum allowed total sign area.
4. Sign locations vary by building. Regardless of the length of the tenant's storefront lineal front footage, the tenant's sign may not exceed 70% of the width of the lineal front footage, (as measured from one demising line partition to the opposite one), and must be centered over the width of their space and/or above the main entrance to the premises.
5. The permitted sign area shall be located on the building façade no lower than 10'-0" above the finished floor and shall not extend beyond the height of the façade, or below the line of the second floor slab.
6. Tenant primary identity signs are encouraged to be unique and creative. Vertically stacked letters, as well as horizontally aligned letters, can be utilized as long as the signage and graphic elements are, in the opinion of the landlord/owner and city, in harmony with the architectural façade and with the overall intent of the master sign plan.
7. The wall sign may include the use of colors, fonts, design styles, descriptive words and/or logos consistent with the tenant's registered brand identity/logo to encourage individuality and the proper tenant presence that is locally or nationally recognized. (No phone numbers or web addresses may be used as logos or names).
8. The method of fabrication for retail tenant wall identity signs must be shown in the tenant's submission, drawn to scale. Signs must be illuminated. Internal illumination or external illumination is allowed. Creativity, sculptural, three dimensional designs and solutions, and creative lighting solutions are encouraged.
9. All illumination of signs to be controlled by dimmers located within the tenant's space located at their electrical panel. The hours of operation and brightness of each individual sign will be determined by the landlord/owner and controlled by a tenant installed time clock at tenant's electrical panel, set to landlord/owner's time schedule and level of brightness. The hours the sign is to be illuminated shall be determined by the landlord/owner and maintained by tenant to the landlord/owner's standard for the entire property.

10. No internally illuminated plastic or acrylic faced sign boxes are permitted.
11. Illumination shall be of LED lamps with a color temperature of no more than 6000K to 7000K.
12. A professional signage designer should be consulted for this work. Note: not all sign fabrication companies have a signage designer on staff.
13. The ultimate decision as to the acceptability of the submitted signage design will be by the landlord/owner and his consultants selected to assist him in the decision. Approvals or denials are final. There may be suggestions and/or comments to submitted designs from the landlord/owner which must be carried out by the submitter in order to attain approval.
14. Pines City Center, when complete, will have multiple façade elevation treatments. The size of any sign, regardless of street setbacks, will be dependent on the size of the façade the sign is located on. All signs must be proportional to the architectural façade on which they are located.

D. Retail Blade Signs

1. Each retail tenant will be required to have their individual company name and/or logo only displayed on a double faced blade type sign immediately adjacent to their front door hanging from a structural projecting arm perpendicular to the façade of the building adjacent to their front entrance (as close as possible to tenant entrance). These signs may not be installed at or on the demising line between tenants.
2. Spaces that front on more than one street will be allowed one blade sign per street front entry provided that there is an entry to the space on that street.
3. Blade signs may be no larger than four (4) square feet of sign area per sign face. Each sign face must be parallel to the other with a thickness of no more than 4 inches between sign faces.
4. Blade signs must be square shaped and four (4) square foot in sign area. Tenants with registered brand identities, and logos, which include a type of projecting sign are encouraged to use them after landlord/owner review and approval. Tenants with no specific program are encouraged to design one.
5. The distance required from the lowest part of any sign to the sidewalk shall be 7'-6".
6. Blade signs may be illuminated, or non-illuminated, or have external illumination only. Power to be provided by the tenant.
7. Tenant and/or tenant's sign contractor is to coordinate with landlord/owner and verify on-site structural attachment requirements prior to fabrication. All blade signs will be manufactured by the landlord/owner's selected sign manufacturer in order to maintain continuity of bracket structure, details, colors and overall look and paid for by the tenant.

E. Retail Tenant Window and Door Signs

1. Each retail tenant within Pines City Center will be allowed to have their individual company name and/or corporate logo only displayed upon the windows of their space in accordance with city code.

2. Signs in windows may not display prices. The total window sign areas of all signs in windows may not exceed 20% of window area. Per city code.
3. Note: Sandblasting etching or other permanent application of any type of window graphics to glass is not permitted.
4. Retail tenant rear door signs, see city code.
5. Temporary window and special events signs, see city code

F. Temporary

Located throughout Pines City Center at locations to be determined by landlord/owner on street light poles, there may be permanently attached upper and lower banner support arms for temporary banners.

1. Use of banners will be strictly controlled by landlord/owner. Timing and locations will be determined by landlord/owner and applicant and shall be done in such a way so as all tenants have the opportunity to utilize these banners.
2. Seasonal and project wide event banners may be put in place by the landlord/owner for various promotional events, which impact the entire area. These project wide banners take precedent over tenant banners.
3. Double-faced banners will be no larger than 2'-6" wide x 5'-0" high and all must be made and installed by landlord/owner designated banner fabricator at tenant expense after landlord/owner approval.
 - a. The period of time banners are to be displayed shall be no more than 30 days per tenant at a time and only once per year.
 - b. Full color to scale computer generated design drawings of the proposed banner.
 - c. Guarantee of specific locations is not possible.
4. All non-special event banners must meet the city's criteria for temporary signs, see city code.
5. [NO SPECIAL EVENT BANNERS MAY BE INSTALLED ON BUILDINGS OR FAÇADE OF BUILDING]

G. Murals & Supergraphics

1. Murals and/or supergraphic treatments may be of any size appropriate to the architectural elevation upon which it is to be executed but may not contain any branding, logos, text or other form of advertising or identity for a specific tenant or brand. They shall not exceed 80% of the total façade area on which they are placed.
2. They may be created in a pictorial or graphic manner with images and/or graphics that are in no way threatening, controversial or provocative.
3. Approval of the location, image, size, colors, etc., is solely at the discretion of the landlord/owner and the City of Pembroke Pines.

H. Exterior Menu Boards at Restaurants

1. A restaurant may display one small freestanding, double-faced menu display within 6'-0" of their front entry door provided it does not create a tripping hazard or blocks pedestrian movement from along the sidewalk. Such sign may be no more than 3'-6" high to the top of the sign area and no more than 2'-0" wide. Sign should be mounted on a weighted base with the sign panel mounted with spings to allow for deflection. (Windmaster or equivalent). Sandwich boards and "A" frame type of signs are not permitted. Restaurants may incorporate a menu display into their storefront design not to exceed 6 square feet in area.
2. See city code, G-1 for front façade restaurants.

I. Construction Fences and Wraps

1. Each tenant within Pines City Center is required to install site protection including a construction fence wrap completely around the premises or a full storefront wrap.
2. Each fence wrap should be a minimum of 6'-0" high not to exceed a maximum of 8'-0" for the fence wrap graphic, or the full height of storefront windows, and be secured to structurally appropriate fence posts that meet all codes.
3. For storefront wraps during construction, or when a retail space has been vacated by tenant, a 2'-0" x 2'-0" clear glass "window" must be left open on the door for security/police personnel to check the premises.
4. Creativity and originality are encouraged in the design of the wrap. A graphic design professional should be used for the design.

J. Pedestrian Kiosk Signs

1. Pedestrian kiosk signs will feature a map plan of Pines City Center with numbers keying each individual tenant to the plan from a list of tenants divided by retail specialty.
2. Each kiosk may include up to 3 sides displaying a map/plan directory of tenants on one side and advertising posters and/or wayfinding/directional signage on the other side. Each side shall have an image/poster/map size of 24 square feet 6'-0"H x 4'-0"W. This kiosk may be internally illuminated.
3. Each tenant will be displayed with one standard size name strip per directory.
4. Total maximum height of kiosk to be 8'-0" high by 4'-0" wide, a total of 32 square feet.

K. Residential Entrance Signs

1. Each individual residential multi-building complex within Pines City Center may exhibit one freestanding monument type of sign at each primary entrance provided that the entry drive has been designed in such a way as to accommodate the sign and the appropriate city required setbacks and landscaping for this type of sign. See city code.
2. Maximum height of residential entrance sign 7.5 feet and the maximum sign area shall be 32 square feet. The sign may be internally illuminated, or externally illuminated.

L. Vehicular Directional Signs

1. Vehicular directional signs cannot exceed 21 square feet in area and be no more than 6'-0" high from the top of the sign to grade.
2. Sign may contain directional text only, with the tenant/destination name in a standard font. Logos are not permitted. Names to be 4-1/2" high max.
3. Sign may contain the center logo/name at the base of the sign not to exceed 2.25 square feet in sign area.
4. Sign may contain no more than 6 destinations or names in addition to the Pines identity.
5. Signs may be located within the street right of way of Pines City Center with city approvals.
6. Sign may be double-faced as required, provided both faces are parallel to one another, and no more than 4" apart.
7. No sign shall be located or placed in such a manner that it would block or obscure the visibility at a street intersection.
8. The number of allowed signs of this type shall comply with the overall sign master plan.
9. All signs of this type must have frangible or breakaway structural supports to FDOT standards.
10. Drive-thru signage – see city code informational signs

M. Office Building Monument Signage

1. Each freestanding office building located within Pines City Center may exhibit one freestanding monument type sign, provided that the building has a street setback from the ROW line of more than 50 feet. See city code.

N. Hotel Type Buildings – Entry Signage

1. In addition to the signs generally permitted throughout Pines City Center, each site occupied by a hotel type of operation may be permitted one entry feature type sign at the primary roadway entry to the site, (in lieu of a freestanding monument sign similar to that allowed for an office building), provided the architectural design of the site and building have allowed for such a feature. See city code.

O. Entertainment Building Signage

1. Identification signage for an entertainment building located within Pines City Center may be granted a logo name identity sign as one of the 8 tenant sign panels on the major project entry freestanding sign and the secondary project entry freestanding sign. The cinema logo brand identity shall be designed and installed per Section III Allowable Sign Types, paragraph 2 through 10. See city code.

2. Entertainment building name or brand identity logo wall signage may be displayed on up to two facades on the building provided that the façade faces a street frontage.
 - a. The allowable square footage for primary wall type signs shall not exceed 300 square feet in total sign area for the building.
 - b. The capital letter height of any brand identity logo or text on any sign shall not exceed 6'-0" feet high.
3. No individual freestanding monument type signage is allowed.
4. Entertainment center's registered brand identity colors may be utilized with either front illuminated or rear illuminated individual channel letters (or both methods of illumination); no raceway or wireways will be allowed.
5. Entertainment center may display one illuminated poster window display for each screen within the entertainment complex to identify and/or advertise "now playing" feature movies or "coming soon".
 - a. Poster windows may not exceed a height of 6'-0" and a width of 4'-0" and a depth of 4" if surface mounted to a wall.
 - b. Internal white LED illumination of back-lighted transparency posters may be used provided illumination is in the white 6000K–7000K color temperature range. Illumination shall be dimmer controlled so as not to produce glare or be overly bright at night.
 - c. Location of the poster display window, on or within the architectural façade, must be approved by the landlord/owner/architect prior to any implementation.

P. Specific Prohibitions

Examples of sign types or sign components that will not be permitted for use at Pines City Center are as follows: (See city code).

1. Animated, moving or rotating signs, or sign with moving or flashing lights, strobes, light races, including but not limited to human signage, etc.
2. Signs employing exposed conduit, or surface mounted J-boxes, raceways, wireways or ballast boxes, transformers or surface jumps of wiring between words or letters.
3. Signs employing fluorescent illumination as a light source.
4. Signs of box or cabinet type employing luminous plastic panels or sign faces.
5. Signs exhibiting the names, stamps or decals of the sign manufacturer or installer, in more than one location to identify said manufacturer.
6. Signs employing luminous or non-luminous vacuum formed type of plastic letters.
7. Cloth, wood paper or cardboard signs, stickers, decals or temporary painted signs around or on exterior surfaces, doors, walls, exterior walkways or colonnades and/or glass of the demised premises or within or on any landscape elements.
8. Signs employing the use of any sound or noise making devices or components.
9. Signs, letters, symbols, or identification of any nature painted directly on masonry exterior to the demised premises. Signs painted directly on walls or facades of the buildings unless

specifically requested and approved by the landlord/owner and the city (including super graphics and murals).

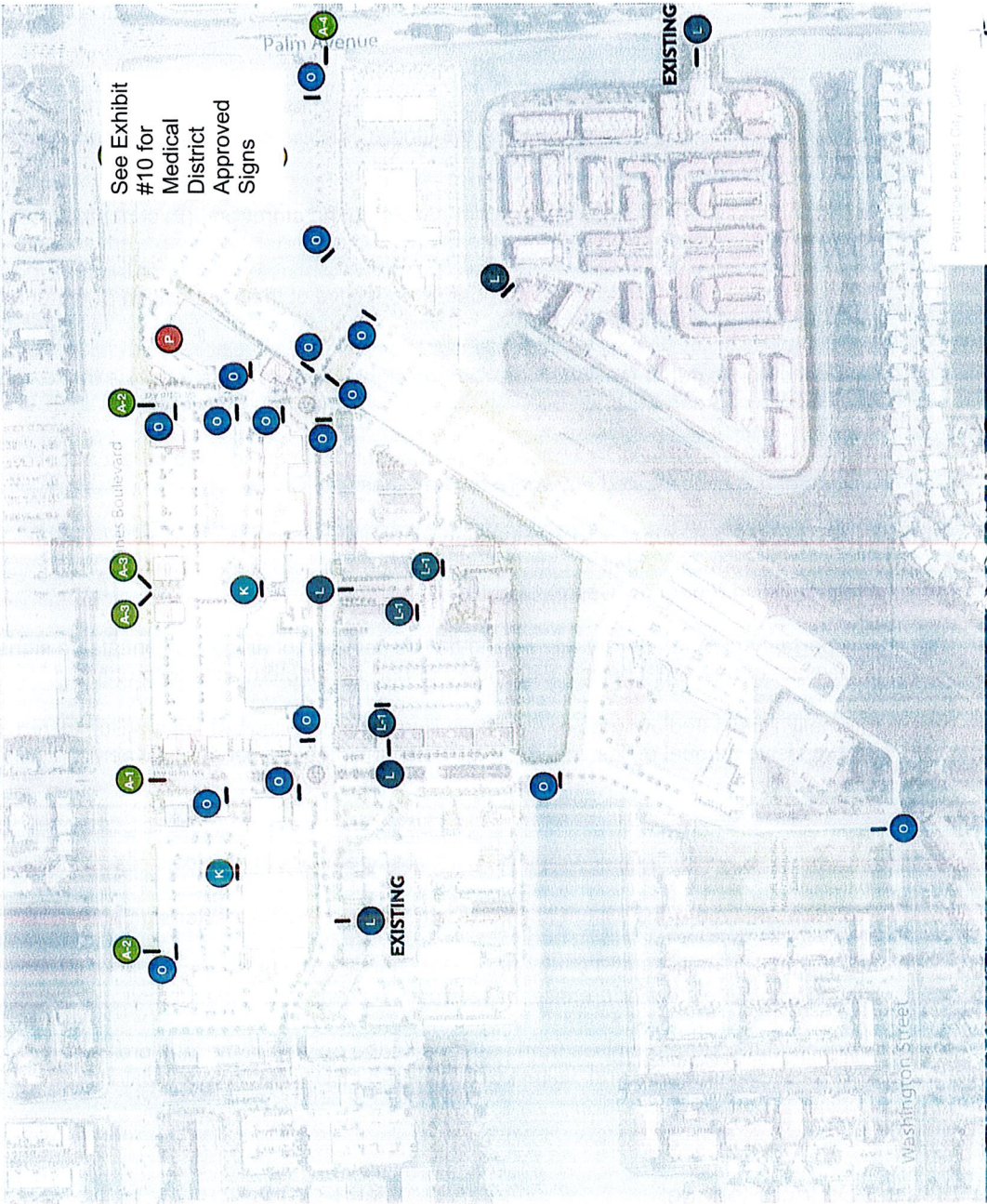
10. Freestanding signs and signs that are not parallel to the storefront. (Except projecting hanging retail walkway signs.)
11. Signs of a temporary character or purpose, irrespective of the composition or material of the sign, except as allowed here-in.
12. Outrigger sign, exterior moving signs, roof top signs, parapet signs, or signs that extend over the top of a parapet.
13. Signs on any type of vehicle, trailer, etc. permanently parked so as to attract attention to a place of business located anywhere on the Pines City Center site.
14. Vehicle and/or trailer mounted signs driven around or through the Pines City Center property with specific intent to call attention to a product, service, or place of business whether within Pines City Center or not.
15. Any permanent or temporary advertising device using a hot air balloon, inflatable signs or objects, or any aerial device, illuminated or non-illuminated, shall be prohibited.
16. Internally illuminated awnings or externally illuminated awnings which are illuminated to an excessive amount of illumination in the sole opinion of the landlord/owner.
17. Exposed neon.
18. Signs or displays of any type employing digital screens or LED bands.
19. Pole or pylon type signs except as specifically allowed by this master sign plan.
20. Any lights, signs, displays, TV, monitors, or digital displays or excessive interior lighting within the store or premises, specifically placed or designed to call attention to the store/premises from the street in the opinion of the landlord/owner.
21. New Kiosk Digital signs and digital LED, LCD and LED screens or television type monitors.

Q. Medical District Signage

All signage on a Medical District parcel in the MXD shall conform to the signage depicted in Exhibit 10 and shall not be regulated by any other section in this Signage Master Plan.

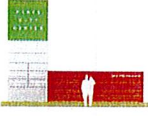




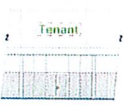


KEY






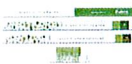


- A-1 Primary Identity Sign
- A-2 Secondary Identity Sign
- A-3 Project Identity Sign
- A-4 Monument Identity Sign
- B Retail/Perimeter Building Identity Wall Signs (not shown)
- C Retail Blade Signs (not shown)
- D Vinyl Logos/Text/Graphics (not shown)
- E Single-faced Rear Door Signs (not shown)
- F Digitally Printed Vinyl Banners (not shown)
- G Graphic Images Applied to Back of Building (not shown)
- H Movable Sidewalk Signs (not shown)
- I Vinyl Logos/Text/Graphic Window Signs (not shown)
- J Digitally Printed Fence or Store Front Wraps (not shown)
- K Pedestrian Kiosk Sign
- L Residential Entry Feature (per Site Plan Approval)
- L-1 Freestanding Residential Vehicular Directional Sign
- M Office Building Monument Signage (TBD)
- N Hotel Type Building Entry Signage (TBD)
- O Freestanding Vehicular Directional Sign
- P Multiple Sign Types for Entertainment Building (TBD)




Pines City Center Signage Overview

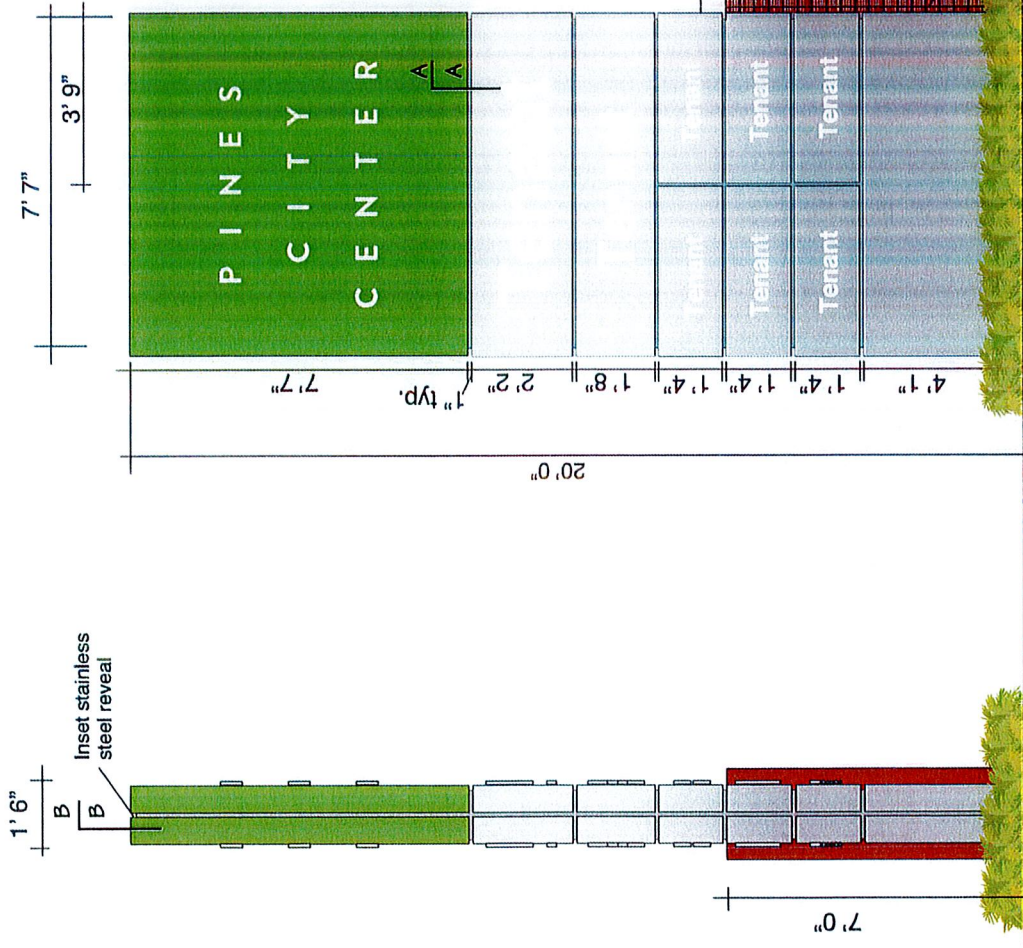
Exhibit 2

Sign Type	Description	Reference	Height	Width	Number of Sign Faces	Sign Area Square Footage	Number of Signs Are /	
A-1	Freestanding primary identity sign with side feature wall has center logo, two major anchor tenants, and up to 6 secondary tenants; all graphics are achieved utilizing cut-out push-through logos and text on aluminum panels.		20' 0"	7' 7"	Double-faced	Center Name: 57.5 Tenant Name: 61 Total: 150	N/A	Yes; Push-through Letters
A-1	Freestanding feature wall with 6" halo-illuminated address letters.		7' 0"	18' 0"	Double-faced	N/A	N/A	
A-2	Freestanding secondary identity sign without feature wall; refer to A-1.		20' 0"	7' 7"	Double-faced	Center Name: 57.5 Tenant Name: 61 Total: 150	N/A	Yes; Push-through Letters
A-3	Freestanding project identity signs are located on each side of the entry drive.		8' 0"	7' 7"	Single-faced	57.5	N/A	Yes; Push-through Letters
A-4	Monument identity sign with up to 6 tenant name panels, utilizing push-through logos and text on aluminum panels.		8' 0"	15' 2"	Double-faced	Center Name: 57.5 Tenant Name: 33 Total: 115	N/A	Yes; Push-through Letters
B	Retail identity wall sign, 10,000 sf or less, In-line (Individual channel letters stud-mounted to wall; no raceways or exposed wiring).		Varies 4' 0" Maximum	Maximum 70% of Façade	Single-faced	100 maximum per Tenant	2	Yes, Individual Channel Letters
B	Retail identity wall sign, 10,000 sf to 35,000 sf, In-line (Individual channel letters stud-mounted to wall; no raceways or exposed wiring).		Varies 4' 0" Maximum	Maximum 70% of Façade	Single-faced	200 maximum per Tenant	2	Yes, Individual Channel Letters
B	Retail identity wall sign, 35,000 sf or more, In-line (Individual channel letters stud-mounted to wall; no raceways or exposed wiring).		Varies 6' 0" Maximum	Maximum 70% of Façade	Single-faced	300 maximum per Tenant	2	Yes, Individual Channel Letters
B	Perimeter building wall sign (individual channel letters stud-mounted to wall; no raceways or exposed wiring).	Perimeter Buildings (Freestanding) with 6,000 sf or more	TBD; Varies	Maximum 70% of Façade	Single-faced	200 maximum per Tenant	4	Yes, Individual Channel Letters

Sign Type	Description	Reference	Height	Width	Number of Sign Faces	Sign Area Square Footage	Number of Elevations Signs Are Allowed	Illumination
B	Perimeter building wall sign (Individual channel letters stud-mounted to wall; no raceways or exposed wiring).	Perimeter Buildings (Freestanding) with 6,000 sf or less	TBD; Varies	Maximum 70% of Façade	Single-faced	120 maximum per Tenant	4	Yes, Individual Channel Letters
D	Retail blade sign with tenant name/logo applied to face.		2' 0"	2' 0"	Double-faced	4	2	No
E	Vinyl logos/text/graphics digitally produced and applied to second surface of tenant storefront window glass.		Permanent Retail Tenant Window Signs	Varies	Single-faced	20% of Window	1	No
E	Single-faced sign panel applied to rear door of tenant space with tenant's name achieved utilizing vinyl lettering.		1' 6"	1' 6"	Single-faced	1.5	1	No
F	Digitally printed vinyl banners applied to existing banner arms affixed to existing site light poles.		5' 0"	2' 6"	Double-faced	12.5	Varies	No
G	Graphic images applied to back of building, with no advertising, logos, or text.	Murals	N/A	N/A	Varies	80% of Façade	Varies	No
H	Movable sidewalk signs.	Menu Boards	3' 0" high	2' 0"	Double-faced	6	1	No
I	Vinyl logos/text/graphics digitally produced and applied to second surface of tenant storefront window glass.		Temporary (Short Period) Retail Tenant Window Signs	Varies	Single-faced	Varies	1	No
J	Digitally printed fence wrap or store front wrap.		Fence: 6' 0" Storefront Wraps Vary	Varies	Single-faced	Varies	All sides of site or storefront	No
K	Pedestrian kiosk sign (internally illuminated map plan with poster on second side).		8' 0"	4' 4"	Double-faced	32	N/A	Yes, Internal Illumination
L	Residential entry feature with stud-mounted individually illuminated channel letters.		7' 6"	9' 0"	Double-faced	32	N/A	Yes
M		Office Building Monument Signage	TBD	TBD	Double-faced	N/A	N/A	Yes

Sign Type	Description	Reference	Height	Width	Number of Sign Faces	Sign Area Square Footage	Number of Elevations Signs Are Allowed	Illumination
N		Hotel Type Building Entry Signage	TBD	TBD	Double-faced	N/A	N/A	Yes
O	Freestanding vehicular directional sign with individual changeable panels.		6' 0"	3' 0"	Single or double-faced	Sign area: 18 Total: 21	N/A	No
P	Multiple sign types including individual wall mounted channel letters and movie display posters	Entertainment Building Identification Signage	8' 0"	TBD	TBD	TBD	TBD	Yes

Center name logo area: 57.5 s.f.
 Retail tenant names area: 61 s.f.
 Base area: 31.5 s.f.
 TOTAL AREA: 150 s.f.



NOTE: 10' 0" setback from ROW line.

PRIMARY IDENTITY SIGN
 SIGN TYPE A-1

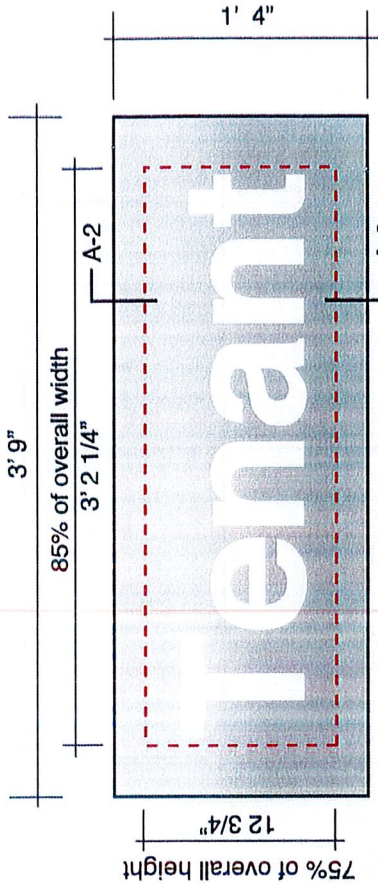
SCALE: 1/4" = 1' 0"



PINES CITY CENTER
 Signage Criteria

Exhibit 3

27 February, 2017
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2
 A
 DETAIL: TYPICAL TENANT ID PANEL
 SCALE: 1" = 1' 0"

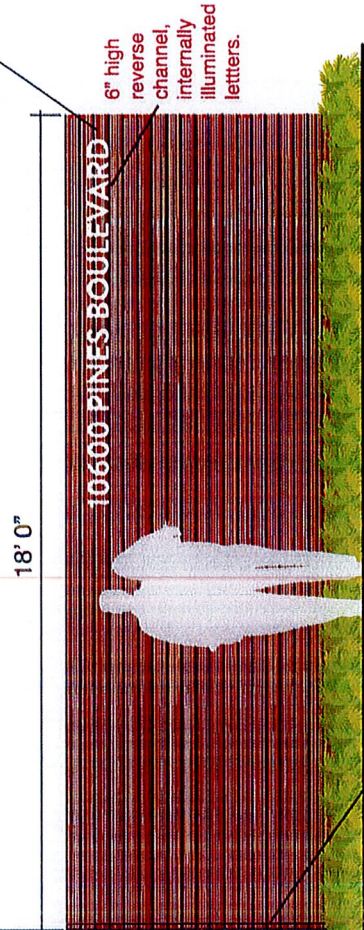
Dotted line indicates maximum allowable area for type and logo height or width, whichever is longer.

Tenant sign panel to be a painted aluminum sign box, paint color to match Sherwin Williams #2849 Westchester Gray; Pines City Center painted to match PMS #369. All paint to be two-part acrylic polyurethane. All text to be 1" thick cut out, push-through sign white acrylic (#7328 Arkema Plexiglas or equal).

All Tenant-provided digital brand graphics to be used by Owner's sign fabricator to make individual sign panels. All logos/text to be internally illuminated white during the night and non-illuminated white during the day.

NOTE: Sign is double-sided.

Cladding for horizontal element to be determined.



1" reveal to allow for accessing sign panels.

NOTE: Wall is uplit; lights in landscape by others.

6" high reverse channel, internally illuminated letters.

Center name logo area: 57.5 s.f.
 Retail tenant names area: 61 s.f.
 Base area: 31.5 s.f.
TOTAL AREA: 150 s.f.



NOTE: 10' 0" setback from ROW line.

SIGN TYPE A-2

SECONDARY IDENTITY SIGN

SCALE: 1/4" = 1' 0"



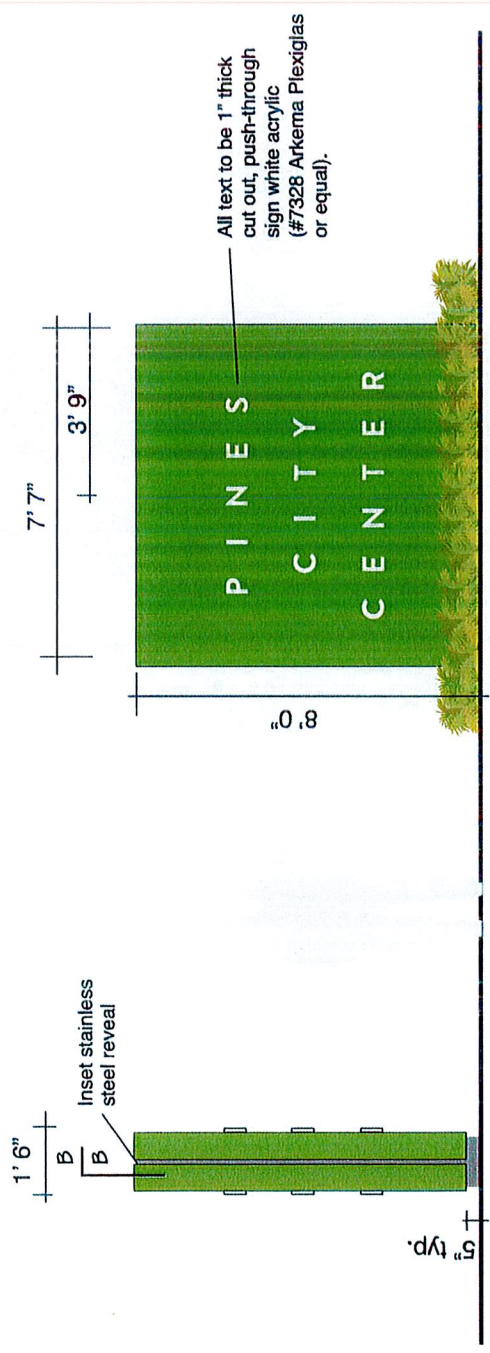
PINES CITY CENTER
 Signage Criteria

Exhibit 4

27 February, 2017
 © 2017 TGA Design, Inc.



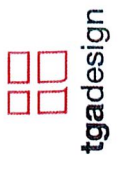
TOTAL AREA: 57.5 s.f.



NOTE: 10' 0" setback from ROW line.

SIGN TYPE A-3

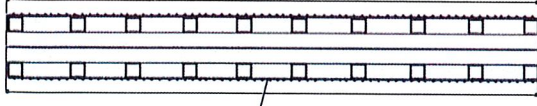
PROJECT IDENTITY SIGN
SCALE: 1/4" = 1' 0"



PINES CITY CENTER
Signage Criteria

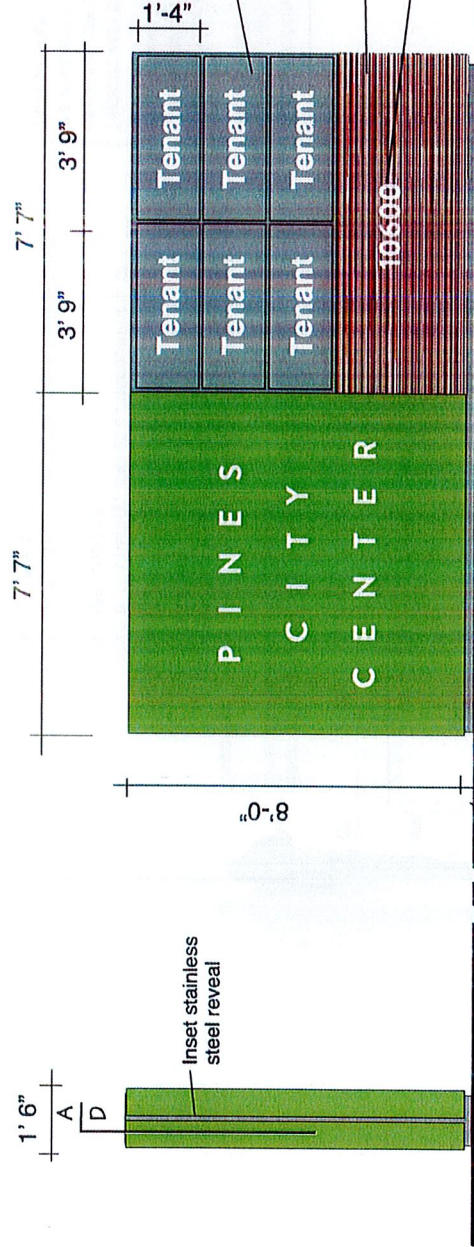
Exhibit 5

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White LED illumination as required for even illumination.

Center name logo area:	57.5 s.f.
Retail tenant names area:	33 s.f.
Base area:	24.5 s.f.
TOTAL AREA:	115 s.f.



Internally illuminated sign boxes are lit utilizing LED's. Tenant panels are painted to match Sherwin Williams #2849 Westchester Gray; Pines City Center panel background is painted to match PMS 369. All paint to be two-part acrylic polyurethane.

All text to be 1" thick cut out, push-through sign white acrylic (#7328 Arkema Plexiglas or equal).

Sign base cladding to be determined.

6" high, 1/2" thick aluminum numbers are are pin mounted, painted white.

Internal structure and concrete footings shall be engineered by Structural Engineer.



SIGN TYPE A-4

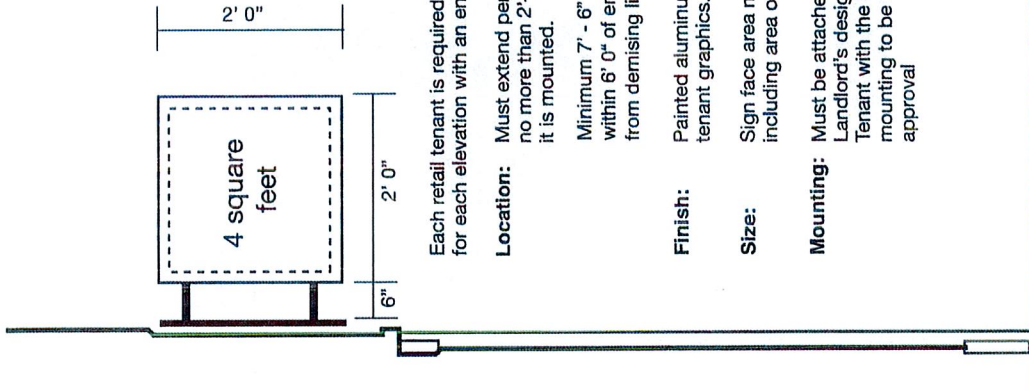
MONUMENT IDENTITY SIGN
SCALE: 1/4" = 1' 0"



PINES CITY CENTER
Signage Criteria

Exhibit 6

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Each retail tenant is required to provide a blade sign for each elevation with an entry.

- Location:** Must extend perpendicular to facade plane but no more than 2'-6" from the surface to which it is mounted.
- Minimum 7' - 6" above finished floor, located within 6' 0" of entry, and at a minimum of 6' 0" from demising line.

Finish: Painted aluminum sign panels have frisket-painted tenant graphics.

Size: Sign face area may not exceed 4 square feet, not including area of bracket, and within 2" of sign border.

Mounting: Must be attached to either a bracket of the Landlord's design or a bracket designed by the Tenant with the Landlord's approval. Bracket and mounting to be by the Tenant with the Landlord's approval

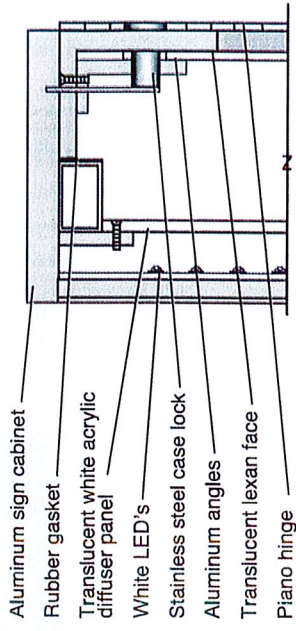
NOTE: Building facades and store front conditions are not identical and vary throughout the center.

Tenant and/or tenant's sign fabricator to verify all conditions on site before starting construction.

Tenants with brand identities and logos which include a type of projecting sign are encouraged to use them. All signs must be approved by Landlord/Owner.

TYPICAL RETAIL TENANT BLADE SIGN SIGN TYPE C

SCALE: 1/2" = 1' 0"



NOTE: Light box is double-sided

SCHEMATIC DETAIL OF ILLUMINATED LIGHT BOX NOT TO SCALE

NOTE: Use 3M Scotchcal anti-graffiti window film on first surface of lexan.

Cladding for directory base to be determined.

Directory letters and glyphs are dimensional, applied directly to surface. Elements are fabricated of 1/8" thick painted aluminum and pin-mounted to kiosk.

Graphics are digital prints on clear substrate; artwork to be supplied by others



Directory Side

Advertising Side

TYPICAL PEDESTRIAN KIOSK SIGN
SCALE AS NOTED

SIGN TYPE K



tgedesign



PINES CITY CENTER
Signage Criteria

Exhibit 8

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A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m
n o p q r s t u v w x y z
0 1 2 3 4 5 6 7 8 9

Brandon Text Bold

Standard text style for all tenants without a brand identity is Brandon Text Bold.

Illumination for all face-illuminated signage is "MaxBrite" 700k white LED's.

Standard background color for all tenants without a brand identity is PMS 369, with White text and Black returns.

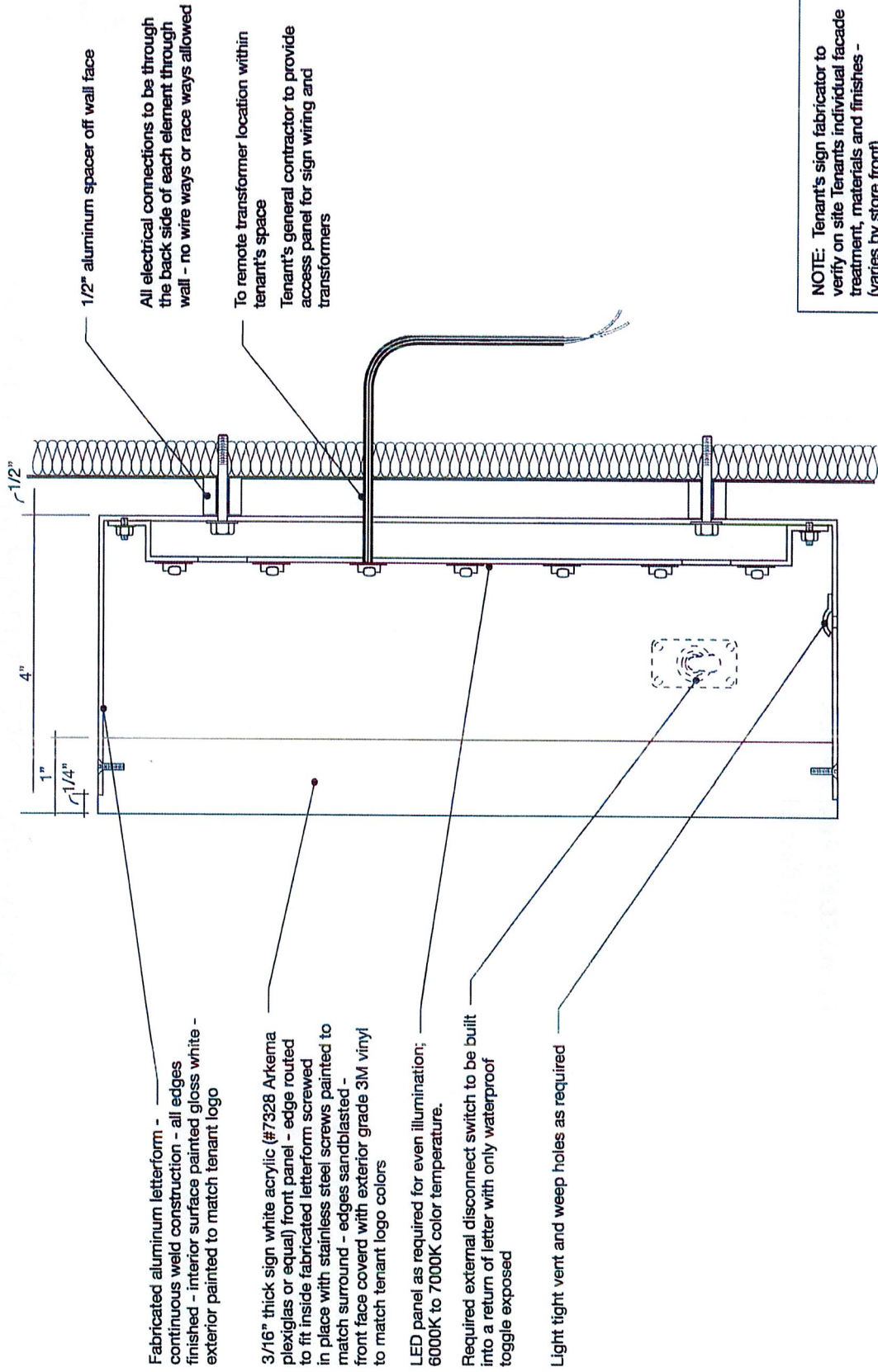
DESIGN VOCABULARY



PINES CITY CENTER
Signage Criteria

Exhibit 9

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NOTE: Tenant's sign fabricator to verify on site Tenant's individual facade treatment, materials and finishes - (varies by store front)

TYPICAL RETAIL TENANT LETTER CONSTRUCTION FOR WALL MOUNTED SIGNS SIGN TYPE B
SCALE: 1/2 SIZE

Issues and Revisions
 1. 08.12.2020



PINES CITY CENTER
 Signage Criteria

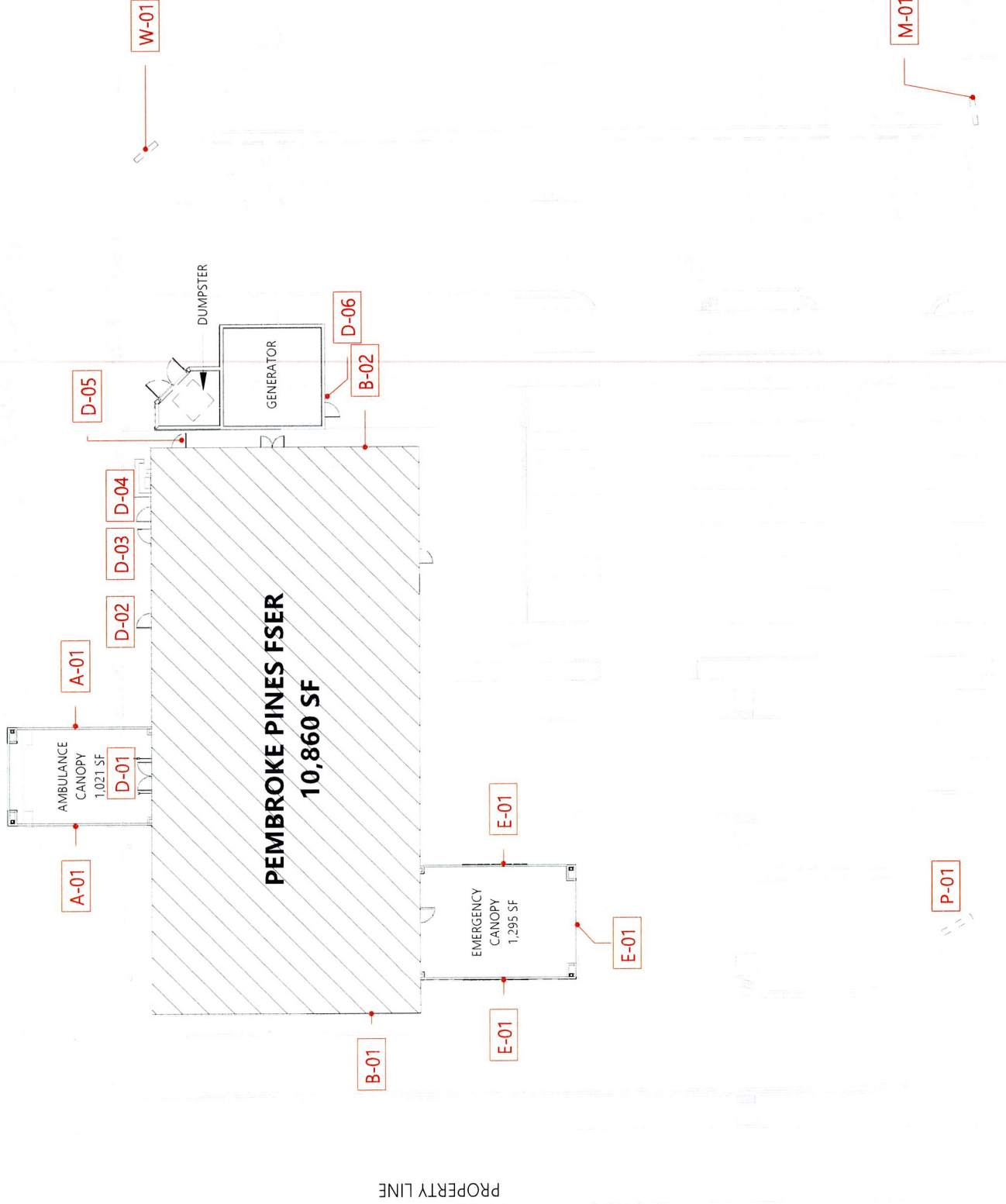
Exhibit 10



27 January, 2017
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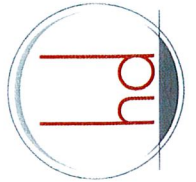
PALM AVENUE (S.W. 101ST AVENUE)

PROPERTY LINE



PINES BOULEVARD (STATE ROAD 820)

PROPERTY LINE



HERFORD/DOOLEY
ARCHITECTS

PEMBROKE PINES DRC - NORTH AREA SIGN PLAN

Scale: 1" = 40'-0"

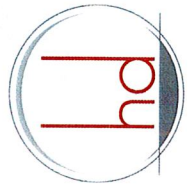
PALM AVENUE (S.W. 101ST AVENUE)

PROPERTY LINE



FUTURE DEVELOPMENT

ACCESS ROAD



HEREFORD-DOOLEY
ARCHITECTS



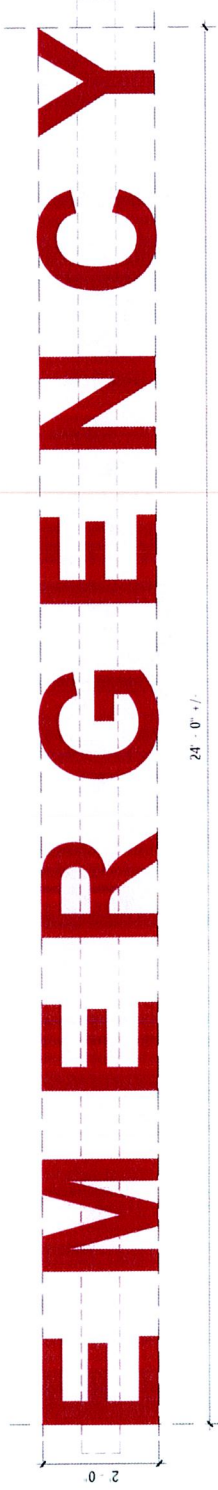
PEMBROKE PINES - SOUTH AREA - SIGN PLAN

Scale: 1" = 60'-0"

MAJOR SITE SIGNAGE

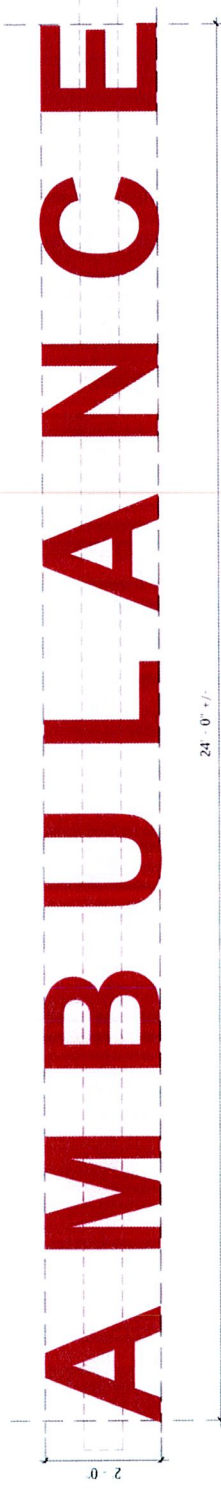
SIGN ID	TYPE	QTY	COPY AREA (SF)	HEIGHT	WIDTH	# OF FACES	ILLUMINATION
E-01	Canopy Sign [Emergency]	3	48	2'-0"	24'-0"	1	Yes
A-01	Canopy Sign [Ambulance]	2	48	2'-0"	24'-0"	1	Yes
B-01	Building Sign [HCA]	1	98	6'-4"	15'-4"	1	Yes
B-02	Building Sign [HCA]	1	50	4'-6"	11'-0"	1	Yes
M-01	Monument Sign [HCA]	3	10	6'-0"	8'-0"	2	Yes
P-01	Monument Sign [HCA]	1	10	10'-0"	5'-5"	2	Yes
W-01	Wayfinding Sign [HCA]	1	4	4'-0"	4'-0"	1	No

AMBULANCE SIGN NOTES
 1) INTERNALLY ILLUMINATED, 1" DEEP, CHANNEL LETTERS MOUNTED ON RACEWAY
 2) COLOR RED

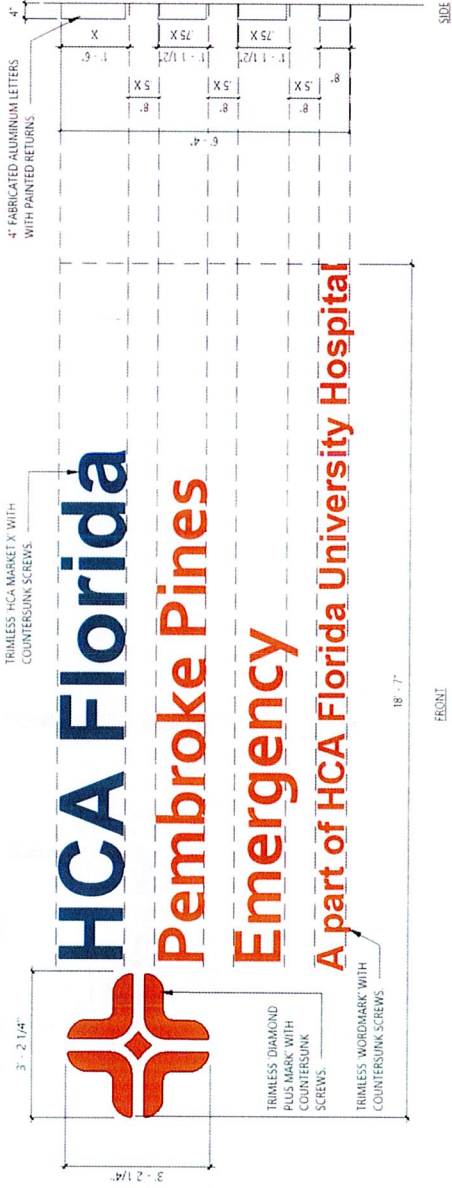


E-01 EMERGENCY SIGN

AMBULANCE SIGN NOTES
 1) INTERNALLY ILLUMINATED, 1" DEEP, CHANNEL LETTERS MOUNTED ON RACEWAY
 2) COLOR RED

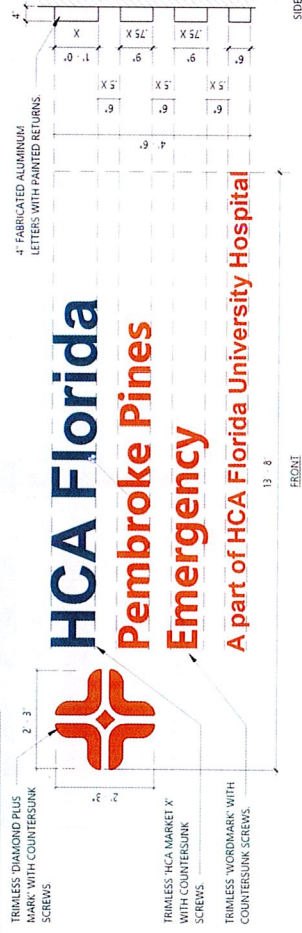


BUILDING SIGN NOTES:
 FLUSH MOUNTED CHANNEL LETTERS. TRIMLESS REQUIRED FOR LETTERS OVER 24".
 LETTERS BELOW 24" - RETAINER REQUIRED FOR LETTERS OVER 24".

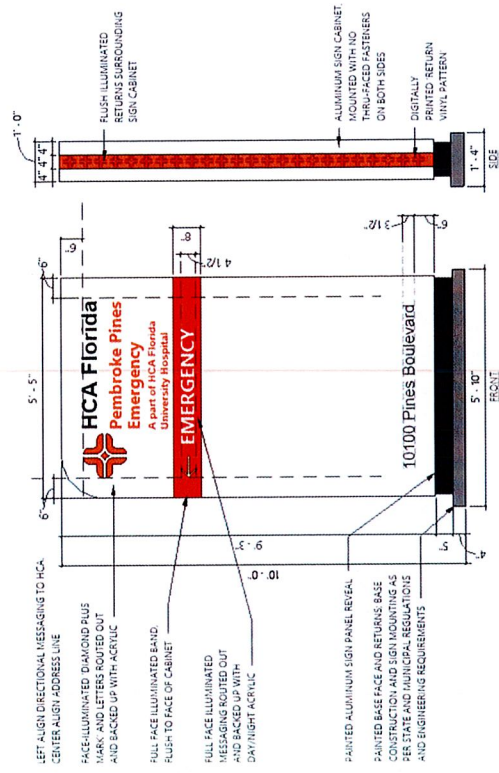


B-01 LARGE BUILDING SIGN

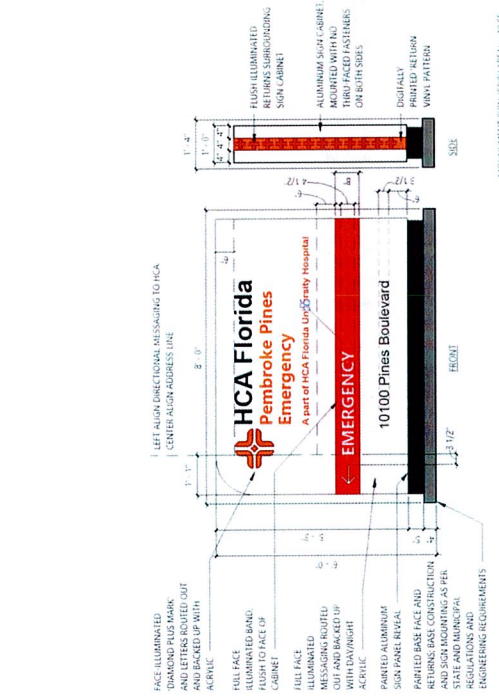
BUILDING SIGN NOTES:
 FLUSH MOUNTED CHANNEL LETTERS. TRIMLESS REQUIRED FOR LETTERS OVER 24".
 LETTERS BELOW 24" - RETAINER REQUIRED FOR LETTERS OVER 24".



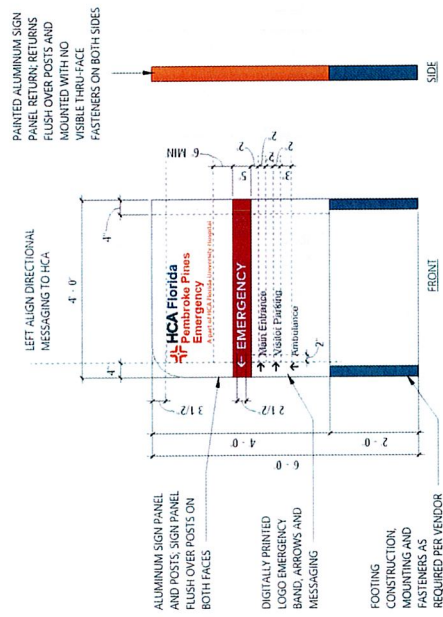
B-02 SMALL BUILDING SIGN



P-01 PYLON SIGN



M-01 MONUMENT SIGN



W-01 WAYFINDING/DIRECTIONAL SIGN

MINOR BUILDING SIGNAGE

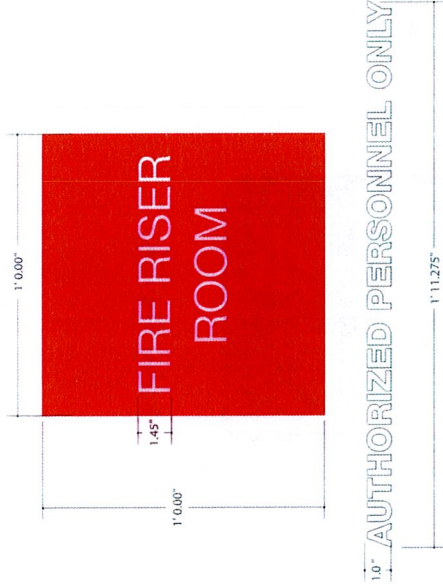
SIGN ID	DESCRIPTION
D-01	Safe Baby Haven
D-02	Decontamination Room
D-03	Fire Riser Room
D-04	Mechanical Room
D-05	Medical Gas Room
D-06	Generator Enclosure



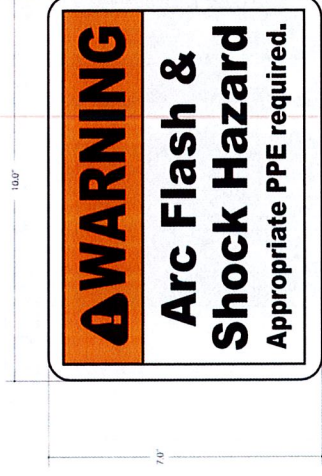
D-01 Safe Baby Haven



D-02 Decontamination Room



D-03 Fire Riser Room



D-04 Mechanical Room



D-05 Medical Gas Room



D-06 Generator Enclosure

CONSTRUCTION FENCE BANNER

HEIGHT	WIDTH
6'-0"	20'-0"

