



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

Summary

Agenda Date:	March 12, 2026	Application ID:	MSC 2026-0004
Project:	SPG – Williams & Sonoma	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Connie Habermehl
Location:	14567 SW 5 th Street	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2008-20, ZC 2024-0002, ZC 2024-0003		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>	

Project Description / Background

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new Williams & Sonoma retail store (formerly Hollister) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Williams Sonoma will be located within building 13000.

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 2008 (MSC 2008-20).

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Alabaster (BM 876)
- Aluminum storefront: Kawneer Hartford Green
- Stone Base in Washington Basalt with flamed finish
- Dark stained wood corbel and cornice
- Metal louvres over storefront doors and windows to match Kawneer Hartford Green
- Metal awnings over storefront doors and windows to match Kawneer Hartford Green

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 47.43 square foot halo- illuminated reverse channel letter sign reading "Williams Sonoma" in matte black finish.
- One, 5.43 square foot internally illuminated blade sign. The proposed sign will be matte black with white copy reading "Williams Sonoma".
- Two, 0.6 square foot window signs reading "Williams Sonoma" in white copy.

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 (02/09/26)
Memo from Planning Division (02/25/26)
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:

- | | |
|-------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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: Williams & Sonoma

Project Address: 14567 SW 5th St Pembroke Pines, FL

Location / Shopping Center: Pembroke Gardens (527 SW 145th Terrace)

Acreage of Property: 39.92 (shopping ctr) Building Square Feet: 6,324 (project area)

Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010

Plat 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. **N/A- Tenant space**

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

Section not required for Misc. application.

-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 not required for Misc. application.

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)

TENANT IMPROVEMENT OF AN EXISTING RETAIL SPACE. SCOPE OF WORK INCLUDES EXTERIOR MODIFICATION, INCLUDING BUT NOT LIMITED TO, REPLACEMENT OF STOREFRONT FINISHES, STOREFRONT SYSTEM, GLAZING AND NEW SIGNAGE.

- new paint
- new cornice detail
- stone base
- new door pulls & doors / storefront system
- new arches
- new metal canopy/awning
- glass floor to arch

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 1/21/2020
Signature of Owner Date

Sworn and Subscribed before me this 21st day
of January, 2020

1/21/20 Serra Scott
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.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: FR Remembrance Gardens LLC/Williams & Sonoma
Authorized Representative: Alexandra Miles
Application Number: _____
Application Request: _____

I, Alexandra Miles (print Applicant/Authorized Representative name), on behalf of FR Remembrance Gardens 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.



Alexandra Miles 1/24/20
Signature of Applicant or Applicant's Authorized Representative Date

Serra Scott Alexandra Miles
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 9, 2026
To: MSC 2026-0004
From: Julia Aldridge, Planner / Zoning Technician
Re: Williams & Sonoma @ 14567 SW 5th Street

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

1. Is any wall lighting being proposed? Is so, provide details of all façade lighting.
2. Existing neutral pier and black awning over rear doors must remain unchanged. Provide notes confirming such.
3. One of the color renderings shows metal louvers on the arches. Please clarify if they are being included or not. If they are, please ensure black and white elevations also show them.
4. Sign matrix provided is for Pottery Barn. Provide sign matrix for Williams & Sonoma signs.
5. Signage is only permitted on the back side of the building where an active entrance exists (customer access).
6. Reserved parking is not permitted per PCD guidelines. Please remove signage from plans.
7. Provide note on plans that storefront doors cannot swing outward as to break the plane of the lease line. Doors on facades can swing outward as long as the doors are sufficiently recessed into the façade.
8. 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.
9. Resubmittal must include an itemized response to all comments made by DRC members.
10. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 25, 2026
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: MSC 2026-0004 (SPG- Williams Sonoma)

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: February 9, 2026
To: MSC 2026-0004
From: Julia Aldridge, Planner / Zoning Technician
Re: Williams & Sonoma @ 14567 SW 5th Street

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

1. Is any wall lighting being proposed? Is so, provide details of all façade lighting.
No wall lighting proposed.
2. Existing neutral pier and black awning over rear doors must remain unchanged. Provide notes confirming such.
Existing neutral pier to remain unchanged, black awning over rear door will remain unchanged. Scope will just include replacing the old weathered black fabric with new black fabric to match. Notes have been modified on sheet DR-201 to provide clarification.
3. One of the color renderings shows metal louvers on the arches. Please clarify if they are being included or not. If they are, please ensure black and white elevations also show them.
Metal louvers will be included. DR-101 has been removed and DR-200 has been updated.
4. Sign matrix provided is for Pottery Barn. Provide sign matrix for Williams & Sonoma signs.
Correct sign matrix for Williams Sonoma has been attached to response
5. Signage is only permitted on the back side of the building where an active entrance exists (customer access).
Back entrance will have customer service access.
6. Reserved parking is not permitted per PCD guidelines. Please remove signage from plans.
Reserved parking sign has been removed from plans and signage packed submittal

7. Provide note on plans that storefront doors cannot swing outward as to break the plane of the lease line. Doors on facades can swing outward as long as the doors are sufficiently recessed into the façade.

Note has been added and doors have been recessed to meet requirement. Please see sheet DR-200.

8. 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.

Digital material board provided on page DR-300. Physical material board will be presented at the review meeting.

9. Resubmittal must include an itemized response to all comments made by DRC members.

Provided

10. Further comments may apply.

Acknowledged

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

WILLIAMS SONOMA

14567 SW 5TH STREET, PEMBROKE PINES, FL 33027

WILLIAMS
SONOMA

WS PEMBROKE #TBD

14567 SW 5TH ST
PEMBROKE PINES, FL
33027

PERMIT SET
FOOTCUT SET

DATE/ISSUE
DATE

IA | INTERIOR
ARCHITECTS

MIAMI

150 ALHAMBRA CIRCLE SUITE #100
CORAL GABLES, FL 33134
TEL: 786-405-0230

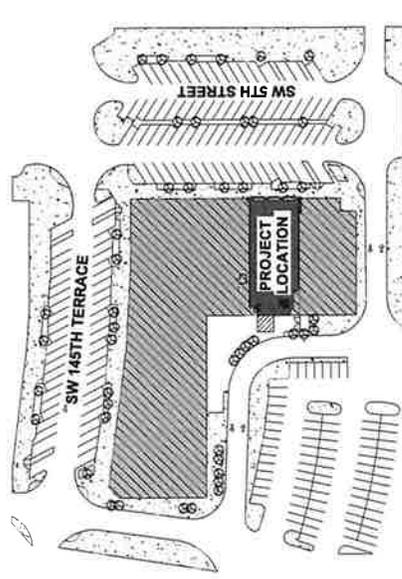
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DATE/ISSUE
DATE

COVER SHEET
DR-000



VICINITY MAP



SITE PLAN

PROJECT SCOPE

EXTENSIVE PROJECT SCOPE WORKS FOR DEMOLITION AND RECONSTRUCTION OF THE EXISTING STRUCTURAL FRAMEWORK. WORK INCLUDES NEW FINISHES, STORMWATER SYSTEM, AWNINGS AND THEIR ASSOCIATED STRUCTURAL, ELECTRICAL AND PLUMBING WORK.

WILLIAMS
SONOMA

WS PEMBROKE #TBD

14567 SW 5TH ST
PEMBROKE PINES, FL
33027

PERMIT SET 06/07/2023
PERMIT SET 06/06/2023

DATE

IA | INTERIOR
ARCHITECTS

MIAMI

150 ALHAMBRA CIRCLE, SUITE 800
CORAL GABLES, FL 33134
TEL: 786-465-9220

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DATE

Scale

STOREFRONT RENDERING
& MATERIALS OPT 1

DR-100



GENERAL NOTES

- 1. SEE DIGITAL FINISH BOARD AND ENLARGED EXTERIOR STOREFRONT FOR ADDITIONAL INFORMATION

**WILLIAMS
SONOMA**

WS PEMBROKE #TBD

**14567 SW 5TH ST
PEMBROKE PINES, FL
33027**

PLANNING REVIEW 2/20/2025
 PERMIT SET 04/07/2025
 FEASIBILITY SET 03/04/2025

DATE

IA INTERIOR ARCHITECTS

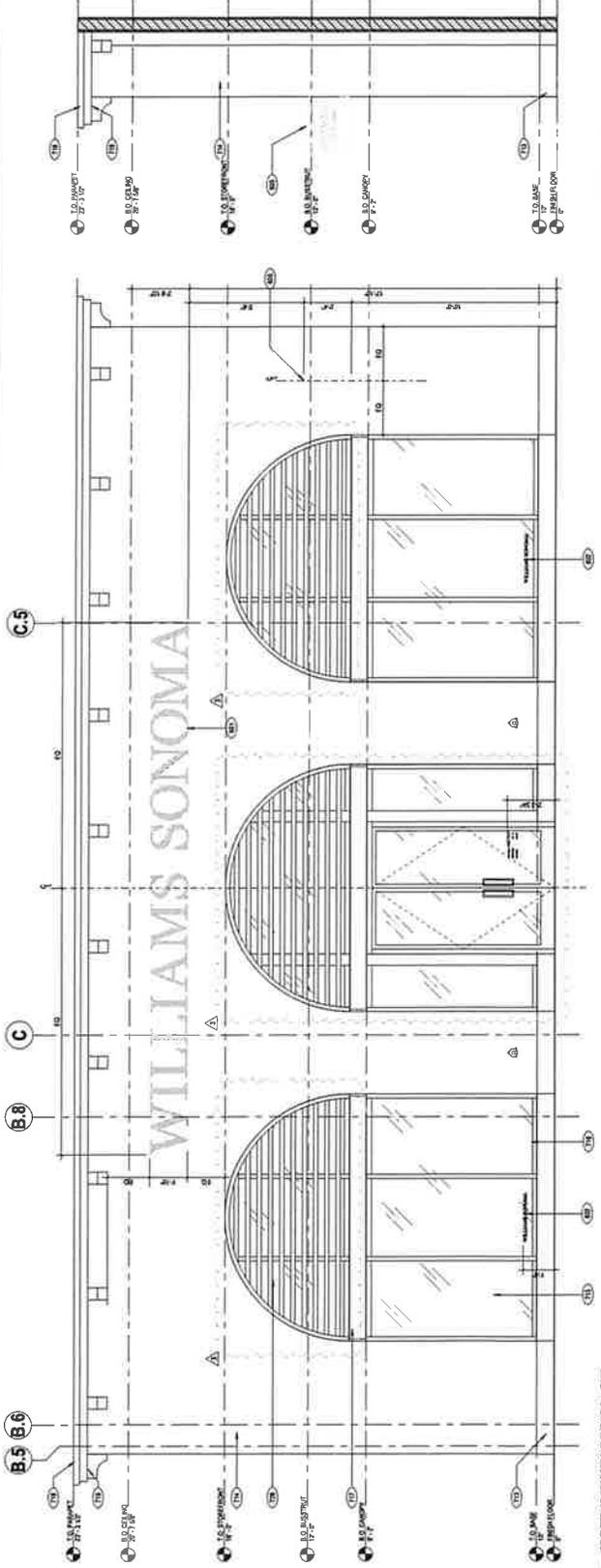
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 150 ALHAMBRA CIRCLE, SUITE 800
 CORAL GABLES, FL 33134
 TEL 786-405-0230

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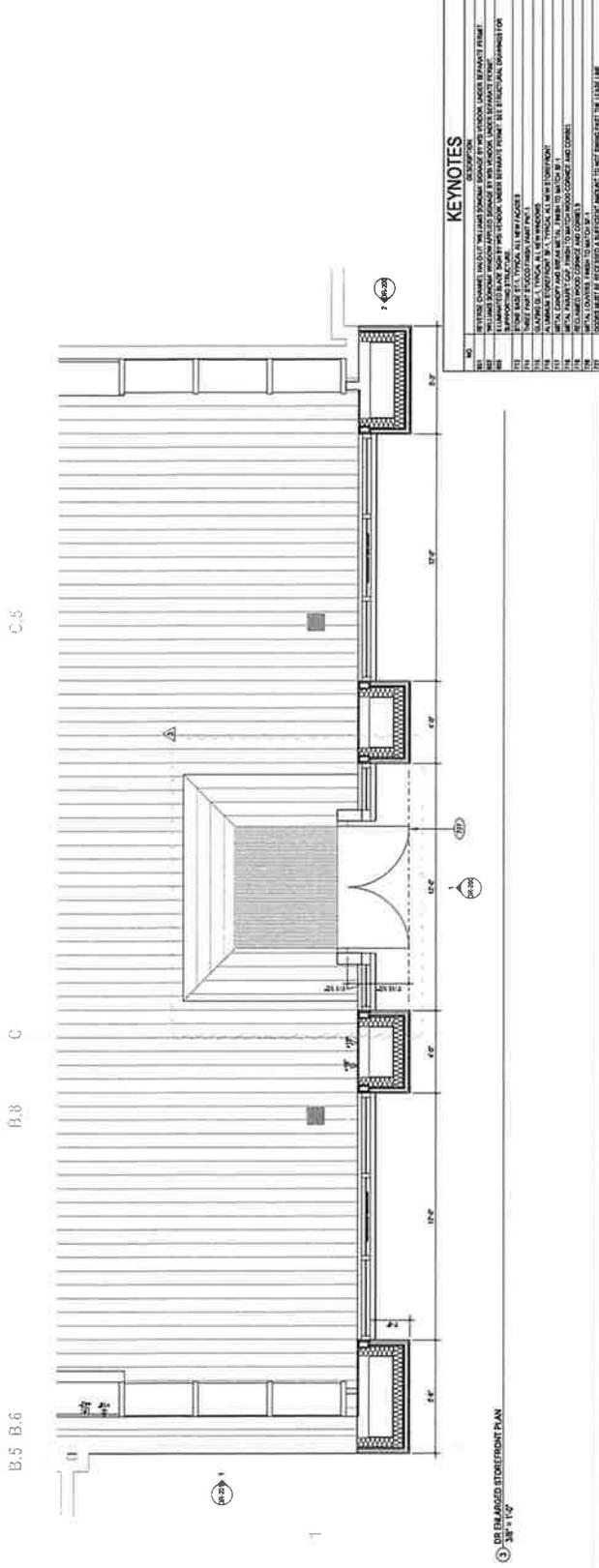
PROJECT NO. 24-001
 JOB NO. 24-001-01
 SCALE 3/8" = 1'-0"

**ENLARGED EXTERIOR
STOREFRONT**

DR-200



1. DR EXTERIOR STOREFRONT ELEVATION - EAST
 3/8" = 1'-0"



2. DR EXTERIOR STOREFRONT ELEVATION - NORTH
 3/8" = 1'-0"

KEYNOTES

- 1. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 3. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
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- 13. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 14. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 15. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 16. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 17. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 18. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 19. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 20. ALL STOREFRONT MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

3. DR ENLARGED STOREFRONT PLAN
 3/8" = 1'-0"

**WILLIAMS
SONOMA**

WS PEMBROKE #TBD

**14567 SW 5TH ST
PEMBROKE PINES, FL
33027**

PERMIT SET 000170205
FEASIBILITY SET 00002025
DATE 03/11/2014

**IA | INTERIOR
ARCHITECTS**

MIAMI

150 ALHAMBRA CIRCLE, SUITE 600
CORAL GABLES, FL 33134
TEL 786-405-0220

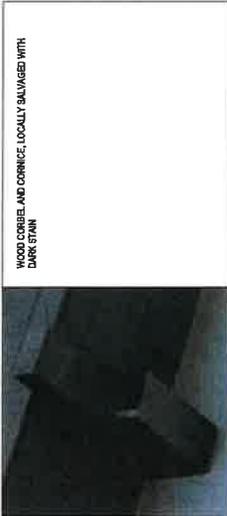
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FINISHES BOARD
JOB NO. _____

DATE _____

DIGITAL FINISHES BOARD

DR-300



WILLIAMS SONOMA

The Shops At Pembroke Garden | 14567 SW 5th Street, Suite TBD | Pembroke Pines, FL 33027



Signtech
 4444 Federal Blvd., San Diego CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



WILLIAMS SONOMA

The Shops At Pembroke Garden
 14567 SW 5th Street
 Suite TBD
 Pembroke Pines, FL 33027

Initial Date: 10/22/25
 Salesperson: Melissa Saltsgaver
 Coordinator: Emily Blaisdell
 Designer: kendra murray
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 25-02271

Project ID: WILLIAMS SONOMA_527_1

Page No.

TEENANT
 WILLIAMS SONOMA, INC.
 CONTACT: JIMMY CASTELLUCCI
 777 LEAVIS ST.
 SAN FRANCISCO, CA 94111
 TEL: (415) 823-6563
 JCASTELLUCCI@WSGG.COM

LANDLORD
 FEDERAL REALTY
 C/O FEDERAL REALTY/AMERAVILLA
 646 ROSE AVENUE SUITE 200
 NORTH BETHESDA, MD 20862
 TEL: (408) 531-4213
 FMARAVILLA@FEDERALREALTY.COM

ARCHITECT OF RECORD
 INTERIOR ARCHITECTS PC
 L'ONTA J. STEPHEN FURNSTAHL
 100 BR'AMWAY 12TH FLOOR
 NEW YORK CITY NY 1005
 TEL: (212) 682-9908
 S.FURNSTAHL@INTERIORARCHITECTS.COM



Signtech

4444 Federal Blvd., San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



WILLIAMS SONOMA

The Shops At Pembroke Garden
14567 SW 5th Street
Suite TBD
Pembroke Pines, FL 33027

Initial Date: 10/22/25

Salesperson: Melissa Salspaver

Coordinator: Emily Blaisdell

Designer: Kendra Murray

Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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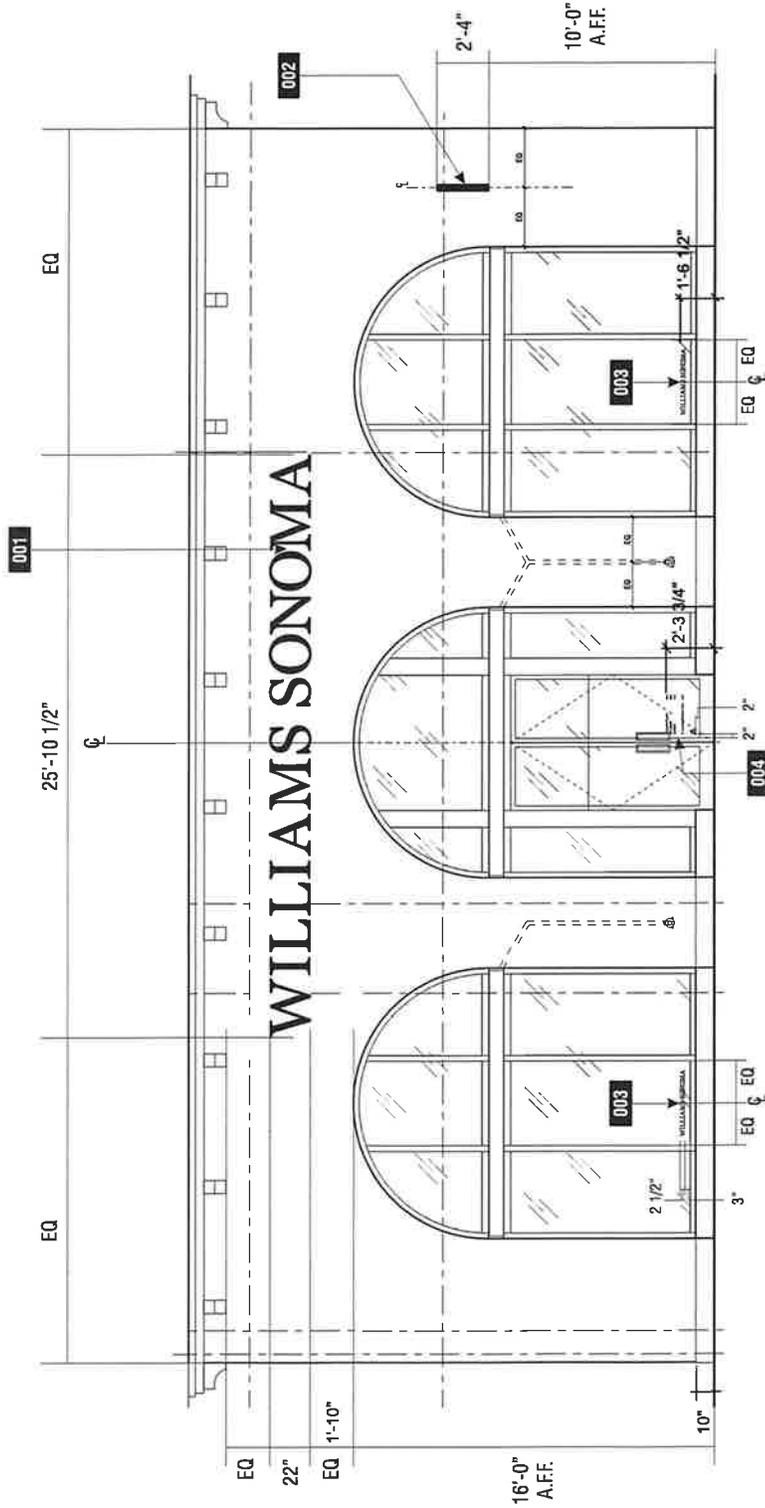
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STOREFRONT ELEVATION SCALE: 3/16" = 1'-0"

25'-10 1/2"

WILLIAMS SONOMA

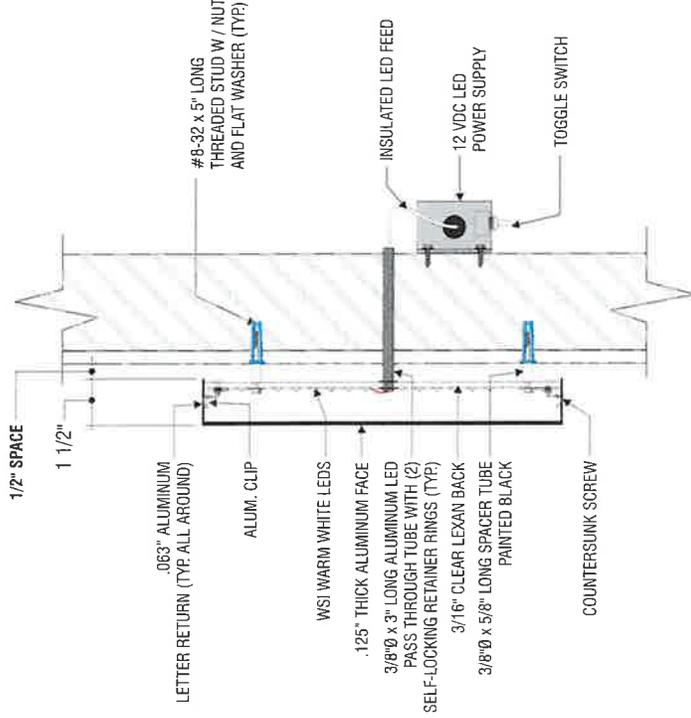
SCALE: 3/8" = 1'-0"
47.4 SQ FT

001

MANUFACTURE & INSTALL ONE (1) SETS OF LED HALO-ILLUMINATED REVERSE CHANNEL LETTERS

- WILLIAMS SONOMA:** 1 1/2" DEEP HALO ILLUMINATED LETTERS
- FACES:** .125" THICK ALUMINUM FACE PAINTED WS X BLACK, MATTE FINISH.
- RETURNS:** 1 1/2" DEEP ALUMINUM PAINTED WS X BLACK, MATTE FINISH.
- BACKS:** TO BE 3/16" CLEAR LEXAN WITH 3M #3630-20 WHITE TRANSLUCENT VINYL OVERLAY.
- ILLUMINATION:** WSI WARM WHITE LEDS W/ REMOTE LED POWER SUPPLIES.
- SPACERS:** PEG LETTERS OFF FASCIA 1/2" W/ 3/8"Ø x 5/8" LONG SPACER TUBES. PAINT SPACERS WS X BLACK, MATTE FINISH.

GC TO PROVIDE ACCESS FOR LETTER ATTACHMENT, ELECTRICAL AND POWER SUPPLIES



SECTION DETAIL SCALE: 3" = 1'-0"



Signtech™
 4444 Federal Blvd. San Diego, CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



WILLIAMS SONOMA

The Shops At Pembroke Garden
 14567 SW 5th Street
 Suite TRD
 Pembroke Pines, FL 33027

Initial Date: 10/22/25
 Salesperson: Melissa Salsgaver
 Coordinator: Emily Blaisdell
 Designer: Kendra Murray
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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 www.signtechUSA.com



WILLIAMS SONOMA

The Shops At Pembroke Garden
 14567 SW 5th Street
 Suite TBD
 Pembroke Pines, FL 33027

Initial Date: 10/22/25
 Salesperson: Melissa Saltsgraver
 Coordinator: Emily Blaisgell
 Designer: Kendall Murray
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
 COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -

RESPONSIBILITY OF OTHERS!

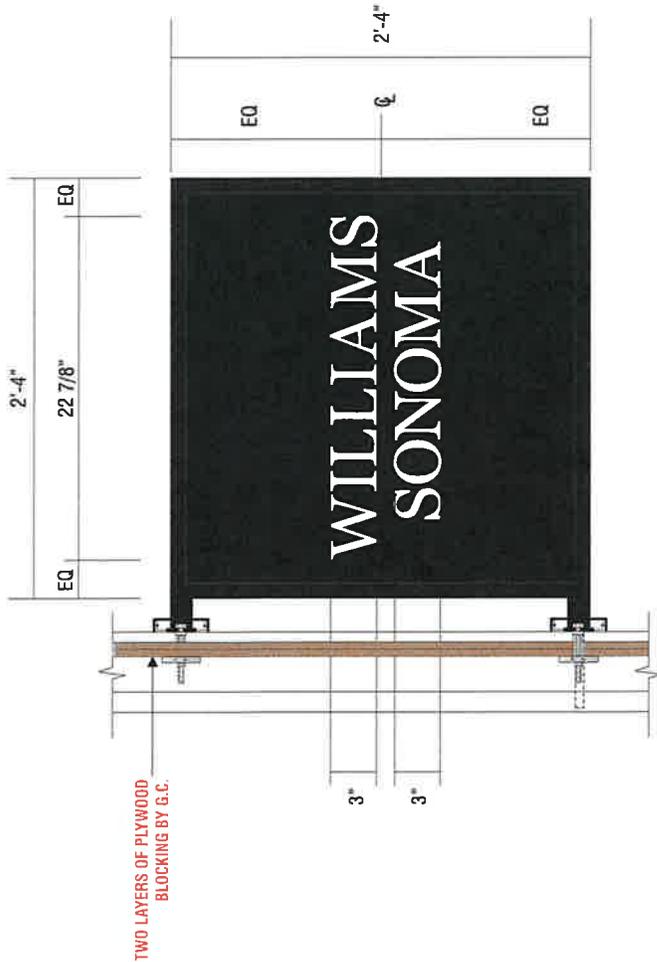
Customer Signature _____ Date _____

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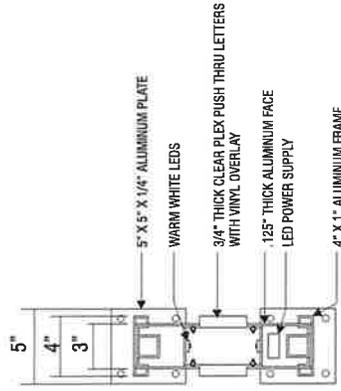
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Page No.



FRONT VIEW SCALE: 1 1/2" = 1'-0"



END VIEW SCALE: 1 1/2" = 1'-0"

002

- MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F BLADE SIGN**
- CABINET: 4" O.A. DEEP FABRICATED ALUMINUM WITH ONE FACE REMOVABLE FOR SERVICE. PAINT WS X BLACK, MATTE FINISH.
- RAISED BORDER:** 1/2" X 1" X 1/8" ALUMINUM TUBE DECORATIVE PERIMETER BORDER PAINTED WS X BLACK, MATTE FINISH.
- COPY:** 3/4" THICK #2447 DIFFUSER WHITE PLEX WATERJET CUT AND PUSHED THRU FACE 1/2" WITH FROSTED EDGES.
- BACK-UP:** .177" THICK #2447 DIFFUSER WHITE PLEX.
- ILLUMINATION:** WHITE LED'S WITH SELF CONTAINED POWER SUPPLY.
- SUPPORT ARMS:** 1 1/2" ALUMINUM SQUARE TUBE SUPPORT ARMS PAINTED WS X BLACK, MATTE FINISH.
- MOUNTING PLATES:** 5" X 5" X 1/4" ALUMINUM PLATES PAINTED WS X BLACK, MATTE FINISH.
- COVER PLATE:** TO HAVE ALUMINUM FABRICATED COVER PLATE PAINTED WS X BLACK, MATTE FINISH. SCREWS TO BE PAINTED WS X BLACK, MATTE FINISH.

GC TO PROVIDE TWO LAYERS OF 3/4" PLYWOOD BLOCKING AS REQUIRED

35 1/4"

WILLIAMS SONOMA

2 1/2"

SCALE: 3" = 1'-0"
0.6 SQ FT

003

MANUFACTURE AND INSTALL TWO (2) SETS OF WINDOW VINYL
SECOND SURFACE APPLIED ARLON 2100-40 MATTE BLACK VINYL SCALE: 3" = 1'-0"



SigntechTM
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www.signtechUSA.com



WILLIAMS SONOMA

The Shops At Pembroke Garden
14567 SW 5th Street
Suite TBD
Pembroke Pines, FL 33027

Initial Date: 10/22/25
Salesperson: Melissa Saltsgraver
Coordinator: Emily Blaisdell
Designer: Kendra Murray
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -

RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 25-02271

Project ID: WILLIAMS SONOMA_527_1

Page No.

Shops at Pembroke Gardens - Signage Criteria Matrix

Wall Signage Criteria

- Two Square Feet of graphic area per lineal foot of storefront for a wall sign
- Letters cannot exceed 36" tall for tenants less than 10,000 SF (100SF 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 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 other light source
 - Internally illuminated reverse channel letters

54'-9"

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	47.43	25'-10 1/2" x 1'-10"	1'-10"	19'-8"	17'-10"	Black	LED Halo illuminated reverse channel letters
Secondary Wall Sign (Endcap)	1	0.56	8" x 10"	5/8"	5'-8"	4'-10"	Black	Non-illuminated single face wall plaque
Total	1	47.99						

Non-Wall Signage Criteria

- One Square Foot of graphic area per lineal foot of canopied frontage
- Non illuminated Blade sign limited to 2'-0"x3'-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.

36'-0" canopied frontage

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	5.43	2'-4" x 2'-4"	3"	12'-4"	10'-0"	Black/White	Internally illuminated D/F blade sign
Awnings Sign(s)								
Wall Plaques								
Total	1	5.43						
Type of Sign		Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Window Signs/Decals	3	62/2.3	2)2.5"x35.5"(1) 21"x15.75"	2.57/1"	18.5'/27.75'	16'/12"	Black	Window applied vinyl
Total	3	3.54						



Tenant Name: Williams Sonoma
Revision Date: 02/23/26

