



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

Summary

Agenda Date:	December 11, 2025	Application ID:	MSC 2025-0031
Project:	SPG – J. Jill	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Jessica Scott
Location:	308 SW 145 th Terrace	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2008-44, ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, ZV 2008-09, ZV 2008-10, MSC 2007-31, MSC 2014-24, ZC 2024-0002, ZC 2024-0003		
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:  Assistant Director: 		

Project Description / Background

Jessica Scott, agent, is requesting approval for facade and sign modifications to the new J. Jill retail store (formerly It's Sugar) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. J. Jill 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 2014 (MSC 2014-24).

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Regal Select Silver Dollar, 1460
- Accent: Benjamin Moore Regal Select Cinder, AF-705
- Tile Base in Crossville Owen Stone Stable 12 X 24
- One awning to match Benjamin Moore Regal Select Cinder, AF-705
- Entry floor tile: Ardex Exterior Finish Gray

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 24.25 square internally illuminated, flush mount, channel letter sign reading, "J. Jill" to match BM Kendal Charcoal HC-166.
- One, 5.1 square foot non-illuminated blade sign. The proposed sign will match BM Kendal Charcoal HC-166 with white copy reading "J. Jill".
- Two, 0.65 square foot awning signs reading "J. Jill" in white copy.
- Two, 0.72 square foot window signs reading "J. Jill" 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 (11/19/25)
Memo from Planning Division (11/25/25)
Miscellaneous Plan
Subject Site Aerial Photo

11/5/2025



**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: Dec 11, 2025

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: J Hill (Tenant)Project Address: 308 SW 148th Terrace (Tenant Address) 4Location / Shopping Center: Shops at Pembroke GardensAcreage of Property: _____ Building Square Feet: 3,359 (Tenant SF)Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010Plat Name: Shops at Pembroke Gardens Traffic Analysis Zone (TAZ): _____Legal Description: SHOPS AT PEMBROKE GARDENS 176-101 B PARCEL AHas this project been previously submitted? ☐ Yes ☒ No

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR PEMBROKE GARDENS LLC

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

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

Owner's Phone: 301-802-9217

Owner's Fax: _____

✕ Agent: J. Jill (Tenant)

Contact Person: Jessica Scott

✕ Agent's Address: 4 Batterymarch Park, Quincy, MA 02169

✕ Agent's Email Address: Jessica.Scott@Jill.com

✕ Agent's Phone: 617-794-0423 Agent's Fax: _____

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

South: _____

East: _____

West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

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

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

(Provide description of project and detail 3 changes)

change 1 = New grey fabric awning,
with J Jill branding

Change 2 = metal cap to be painted PT-8

change 3 = Replace ceramic tile at base
of storefront with ST-1

change 4 = Install new ardex exterior
finish on floor at entry FL-6

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 Mil 11/5/2025
Signature of Owner Date

Sworn and Subscribed before me this 5th day
of November, 2025



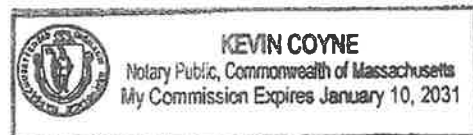
personally known Serra Scott
Fee Paid Signature of Notary Public My Commission Expires

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.

Kevin Coyne 11/6/25
Signature of Agent Date

Sworn and Subscribed before me this 6th day
of November, 2025



0 Kevin Coyne January 10, 2031
Fee Paid Signature of Notary Public My Commission Expires

8

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: J. J. H.

Authorized Representative: Jessica Scott

Application Number: _____

Application Request: _____

I, Jessica Scott (print Applicant/Authorized Representative name), on behalf of J. J. H. (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.

Jessica Scott

Signature of Applicant or Applicant's
Authorized Representative

11/6/25

Date

Jessica Scott

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 19, 2025
To: MSC 2025-0031
From: Julia Aldridge, Planner / Zoning Technician
Re: J Jill @ 308 SW 145th Street

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. Will there be any wall lighting provided? If so, provide all details of fixtures.
3. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
4. Please update awning square footage on sign chart to reflect sign area on awning only, not entire awning.
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 25, 2025

To: MSC 2025-0031

From: Julia Aldridge, Planner / Zoning Technician

Re: SPG- J Jill

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.

SHOPS AT PEMBROKE
GARDENS
SPACE#: 14050
PEMBROKE PINES, FL 33027
for **J. JILL**

S SHREMSHOCK

Shremshock Engineering, Inc.
1400 W. Carnegie Rd. Ste. 150 New Albany, OH 43054
E 614 945-4650 F 614 945-4163

James T. Perry, P.E. #4321
Certificate of Licensure #77027

©2025 THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

SHEET NUMBER:
A000

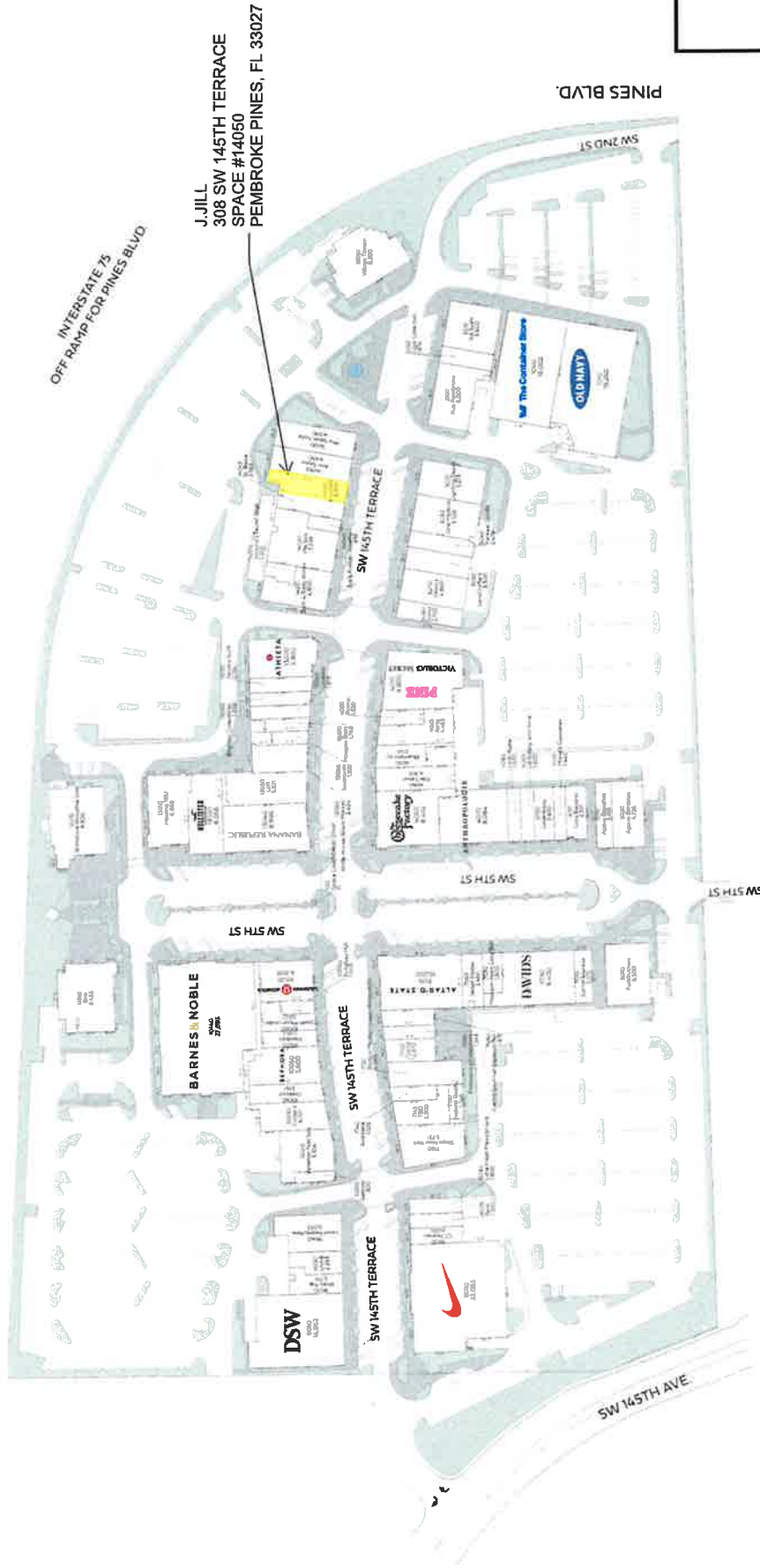
DATE: 11-21-2025

PREPARED BY: MH

SAI #: 250420

SHEET	DRAWING TITLE	REVISION NUMBER
A000	ARCHITECTURAL	C03
A001	COVER SHEET	● ● ●
A020	MAIL PLAN (FOR REFERENCE ONLY)	● ● ●
A100	MENGELED STORE/FIGHT ELEVATION	● ● ●
A101	STORE/HOTEL ELEVATION DETAIL	● ● ●
A102 1	SIGN SIGNP DRAWINGS	● ● ●
A102 2	SIGN SIGNP DRAWINGS	● ● ●
A102 3	SIGN SIGNP DRAWINGS	● ● ●
A102 4	SIGN SIGNP DRAWINGS	● ● ●
A102 5	SIGN SIGNP DRAWINGS	● ● ●
A102 6	SIGN SIGNP DRAWINGS	● ● ●
A102 7	SIGN SIGNP DRAWINGS	● ● ●
A103	ELEVANCE MATRIK	● ● ●
A104	MATERIAL SAMPLE BOARD	● ● ●

©2025 THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.



J. JILL
308 SW 145TH TERRACE
SPACE #14050
PEMBROKE PINES, FL 33027

PINES BLVD.

NORTH

THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR EACH SPECIFIC LOCATION IN THE STATE. PROVIDE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

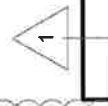
DATE: 11-21-2025
SHEET NUMBER: A020
PREPARED BY: MH
SCALE: 250/420

SHOPS AT PEMBROKE
GARDENS
SPACE: 14050
PEMBROKE PINES, FL 33027

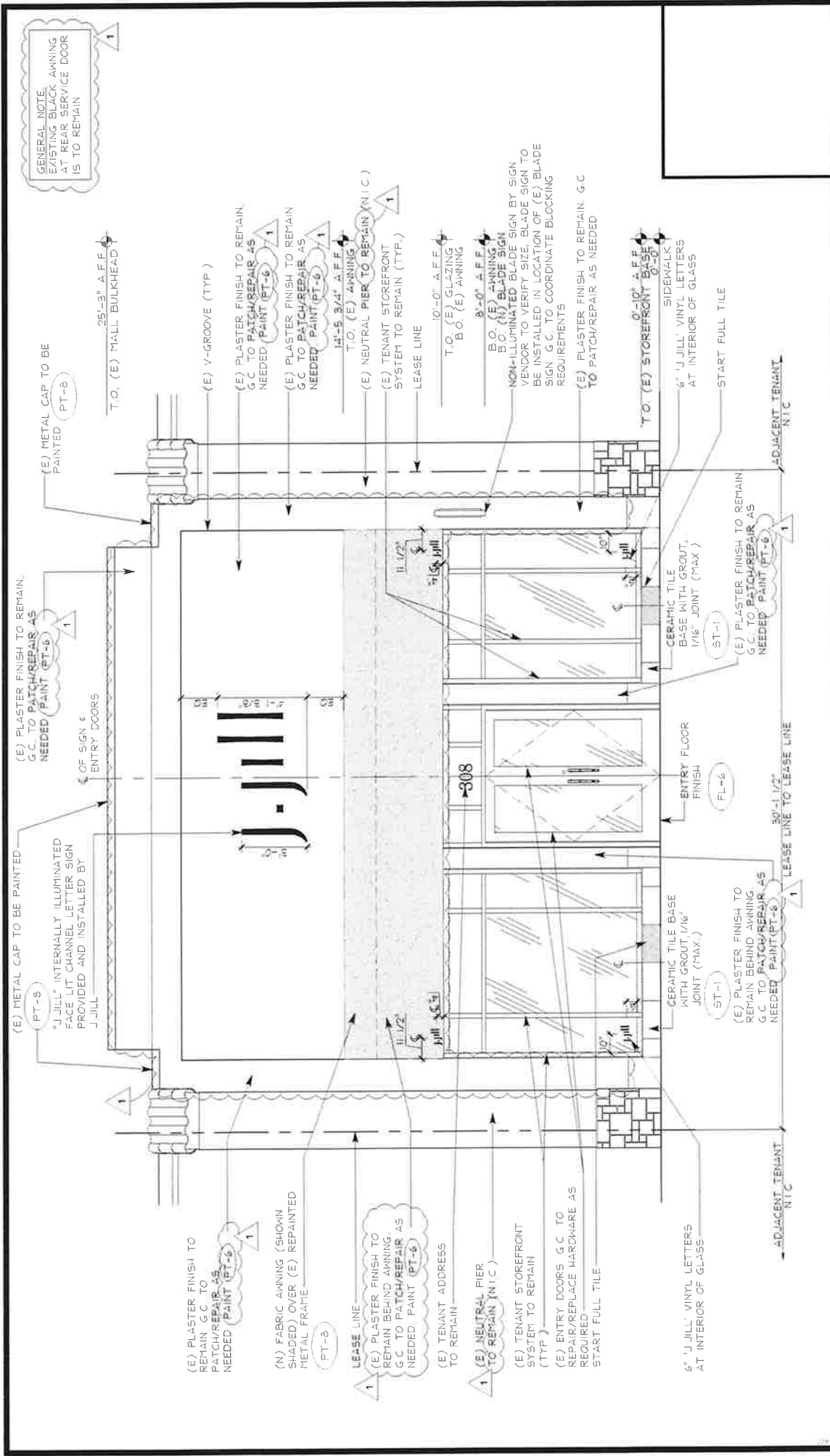
for J. JILL

SHREMSHOCK
Shremshock Engineering, Inc.
2400 W. Campbell Rd. Ste. 100 New Albany, OH 43054
(614) 492-1111 FAX (614) 492-1112

MALL PLAN



RENDERED STOREFRONT ELEVATION	SHREMSHOCK Shremshock Engineering, Inc. 10145 S. 26th St., Suite 100 Pembroke Pines, FL 33027 Tel: 305-345-1234 Fax: 305-345-1235 www.shremshock.com	SHOPS AT PEMBROKE GARDENS SPACE# 14050 PEMBROKE PINES, FL 33027 for J. JILL		THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY OF ORIGIN AND THE BUILDING USE IS ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY AUTHORIZED BY THE ARCHITECT / ENGINEER.	
		DATE: 11-21-2025	PREPARED BY: MH	SNI #: 250420	SHEET NUMBER: A100



SHOPS AT PEMBROKE
GARDENS
SPACER 4050
PEMBROKE PINES, FL 33027
for J. JILL

SHREMSHOCK

Shremshock Engineering, Inc.
1100 S. 1st St., Suite 100
Pembroke Pines, FL 33027
(954) 351-1111

DATE: 11-21-2025

PREPARED BY: MH

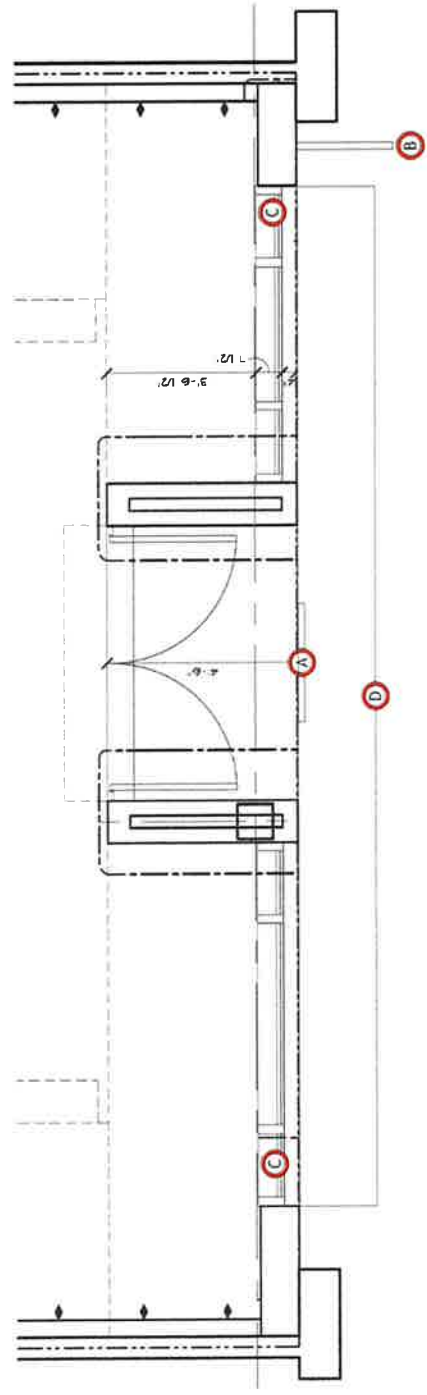
GENERAL NOTE:
EXISTING BLACK ANNING
AT REAR SERVICE DOOR
IS TO REMAIN

DATE: 11-21-2025

PREPARED BY: MH

SHEET NUMBER:
A101

STORE PLAN VIEW
Scale: N.T.S.



- (A) JJ36FLDN Qty - 1
- (B) JJBLD35 Qty - 1
- (C) JJA.375V Qty - 2
- (D) JJA.MN recover Qty - 1

SIGN SHOP DRAWINGS

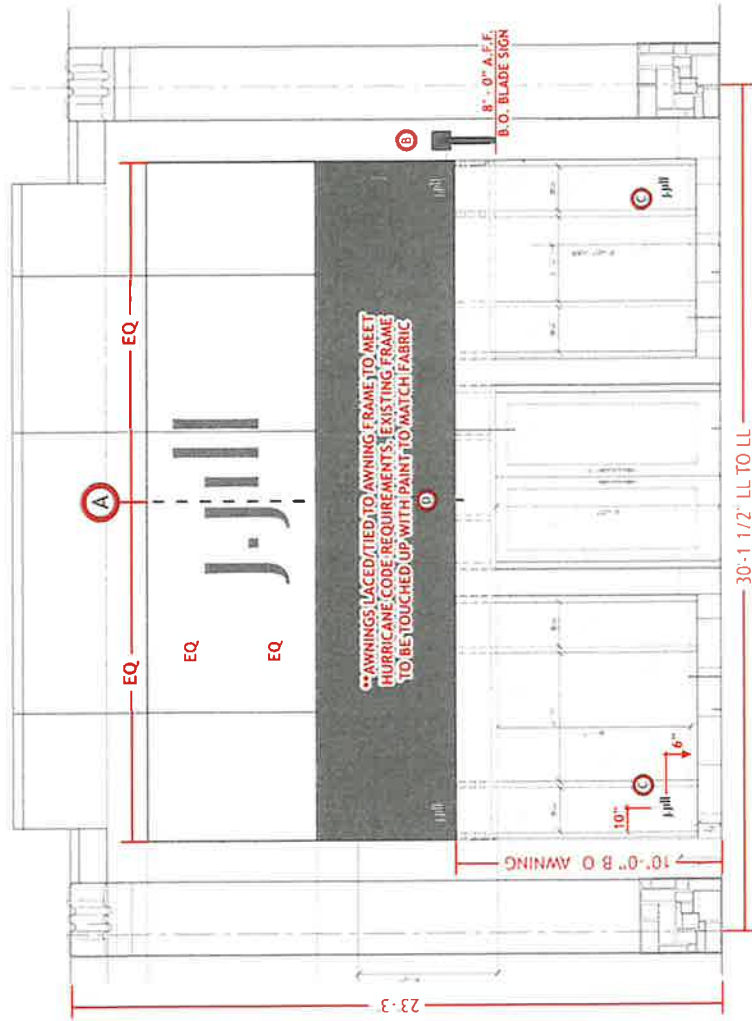
SHREMSHOCK
SHREMSHOCK Engineering, Inc.
1000 W. Campbell Rd. Ste. 100 New Albany, OH 43054
614.344.8888 | 1-814-344-1300
www.shremshock.com

SHOPS AT PEMBROKE
GARDENS
SPACE#: 14050
PEMBROKE PINES, FL 33027
for J. JILL

©2025 THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE DRAWINGS IN ANY MANNER OTHER THAN THAT FOR WHICH THEY WERE PREPARED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE BUILDING. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

DATE: 11-21-2025
SHEET NUMBER: **A102.1**
PREPARED BY: MH
S/N #: 250420

STOREFRONT - ELEVATION
Scale: 1/4" = 1' - 0"



JJ36FL DN Qty - 1

JJ4.375V Qty - 2

JJ BLD35 Qty - 1

JJ36FL DN Qty - 1

JJ4.375V Qty - 2

JJ BLD35 Qty - 1

JJ36FL DN Qty - 1

SHOPS AT PEMBROKE
GARDENS
SPACE: 14050
PEMBROKE PINES, FL 33027
for J. JILL

SHREMSHOCK
Shremshock Engineering, Inc.
10001 E. 1st Ave. #4-500
Tampa, FL 33614
813-444-4444 | F 813-444-4444

SIGN SHOP DRAWINGS

©2023 THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER IS PROHIBITED. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. THESE PLANS ARE NOT TO BE USED IN ANY MANNER THAT WOULD BE APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

DATE: 11-21-2023

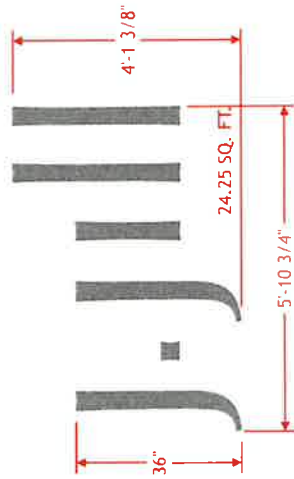
PREPARED BY: WH

SNA #:

250420

SHEET NUMBER:
A102.2

A FACE-LIT DAY/NIGHT CHANNEL LETTERS - ELEVATION
Scale: 1/2" = 1' - 0"



SIGN - DETAILS

- 1 3" deep aluminum returns painted to match BM KENDAL CHARCOAL HC-166, interior surfaces painted high gloss white.
- 2 Letter returns & backs are caulked to eliminate light leaks.
- 3 3/16" thick #2447 white acrylic letter faces with perforated day/night vinyl to match BM KENDAL CHARCOAL HC-166 applied, 3/4" trim cap secured to letter with self tapping screw (painted to match returns.)
- 4 BITRO OpticsPro plus 6500K white LED units to illuminate letters.
- 5 3/8" rigid conduit for low voltage pass-thru to BITRO ASU-60-12U LED DRIVER (120-277 VOLT) contained in PAIGE 980054C SNAP 2 ENCLOSURE.
- 6 Sign mounts to storefront with 10-24 rivet nut, 3/16" all thread rod and 10-24 w/iz nut fasteners behind wall.
- 7 Drain hole in bottom of letter return with light cover.

TOP OF SIGN BAND

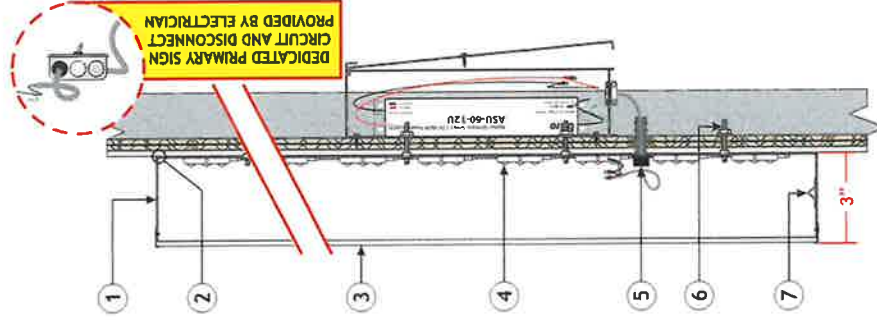


MAINTAIN A MINIMUM 2" CLEARANCE
ABOVE AND BELOW THE SIGN
UNLESS NOTED OTHERWISE

BOTTOM OF SIGN BAND



FACE-LIT DAY/NIGHT CHANNEL LETTERS - SECTION
SCALE: N.T.S.



JJ36FL DN

SHOPS AT PEMBROKE
GARDENS 4050
PEMBROKE PINES, FL 33027
for J. JILL

SHREMSHOCK
Shremshock Engineering, Inc.
1001 N. 10th St., Suite 100
Pembroke Pines, FL 33027
954.420.0000 | 954.420.0000

SIGN SHOP DRAWINGS

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE USE OF THESE PLANS
FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SHALL BE RELEASED FOR SUCH
SPECIFIC LOCATION IN THE STATE OF FLORIDA. THE ARCHITECT'S LIABILITY IS LIMITED TO THE
APPLICABLE STANDARDS SET FORTH IN THE STATE DESIGN CODES.

DATE: 11-21-2025

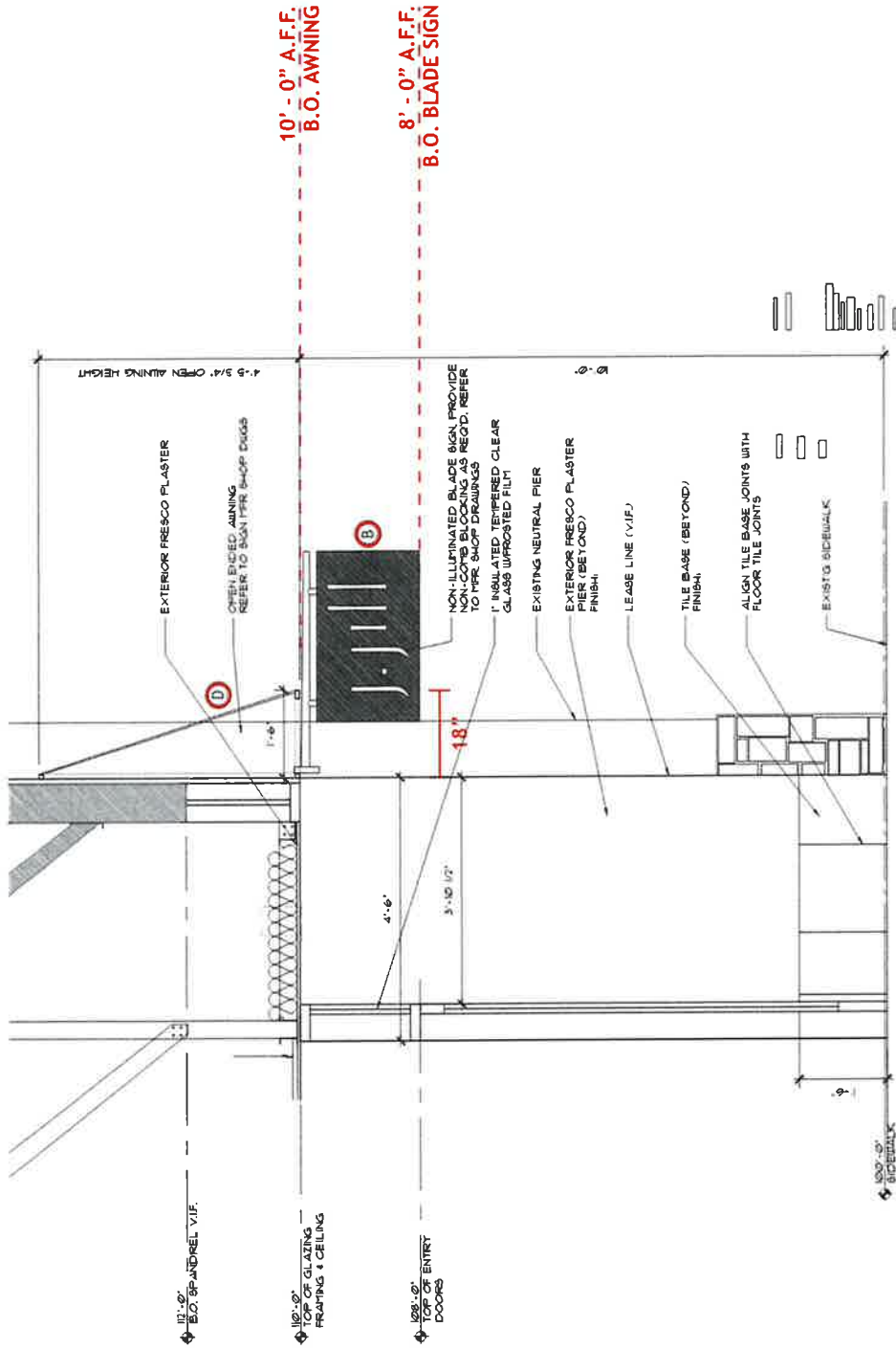
PREPARED BY: JH

SAT #:

250420

SHEET NUMBER:
A102.3

STOREFRONT - SECTION
Scale: N.T.S.



JJ36FL DN Qty - 1

JJ4.375V Qty - 2

JJ BLD35 Qty - 1

JJ36FL DN Qty - 1

JJ4.375V Qty - 2

JJ BLD35 Qty - 1

JJ36FL DN Qty - 1

SHOPS AT PEMBROKE

GARDENS
PEMBROKE PINES, FL 33027

for J. JILL

SHREMSHOCK

Shremshock Engineering, Inc.
10000 N. 15th Ave., Suite 100
Pembroke Pines, FL 33027
Tel: 305.424.4400 Fax: 305.424.4401
www.shremshock.com

SIGN SHOP DRAWINGS

THESE SHOP DRAWINGS ARE THE PROPERTY OF SHREMSHOCK ENGINEERING, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE. PROVIDE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE TO THIS PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT.

DATE: 11-21-2025

PREPARED BY: MH

SAI #:

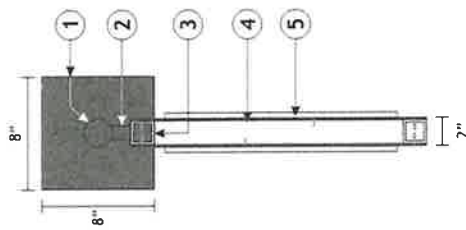
250420

SHEET NUMBER:

A102.4

NON-ILLUMINATED BLADE SIGN - SECTION

Scale: 3" = 1'-0"



NON-ILLUMINATED BLADE SIGN - DETAILS

- ① 2" diameter aluminum tube arm welded to an 8" square x 1/2" thick mounting plate, painted to match BM HC-166 KENDALL CHARCOAL
- ② 1" dia. aluminum tube connecting arms welded to bottom of main arm and top of blade frame, all welds are finished smooth and painted to match BM HC-166 KENDALL CHARCOAL
- ③ Internal blade frame, 1 3/4" x 1 3/4" aluminum tube framing, all connections welded.
- ④ 1/8" thick, aluminum face panels painted to match BM HC-166 KENDALL CHARCOAL, secured to blade framing with studs and an industrial grade 2 part epoxy, all edges of blade are finished smooth with no seams prior to painting.
- ⑤ 1/2" thick, routed acrylic letters painted matte white, mounted flush to both sides of sign with silicone and double sided tape.
- ⑥ Sign will fasten securely to wall with required fasteners, blocking required behind wall (BY G.C.).

820204 THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA

DATE: 11-21-2025	SHEET NUMBER:
------------------	---------------

PREPARED BY: MH

SAL #:	250420
--------	--------

SHEET NUMBER:
A102.5

SIGN SHOP DRAWINGS

SHREMSHOCK

Shigematsu Engineering, Inc.
7400 W. Campus Rd. Ste. 150 New Albany, OH 43054
614-891-6466

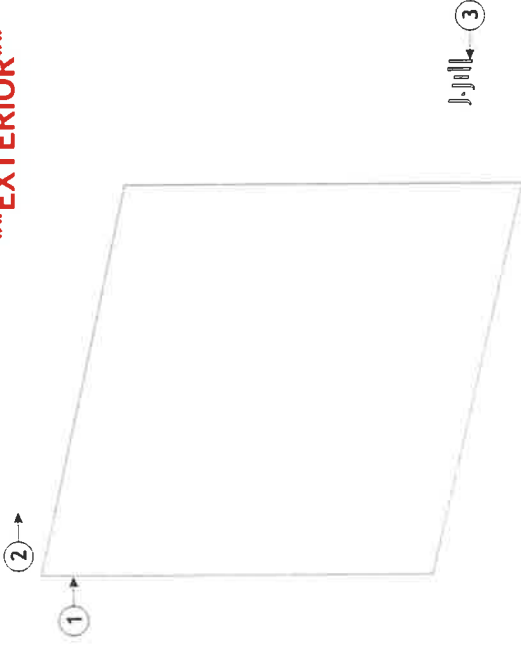
SHOPS AT PEMBROKE

GARDENS
SPACE#: 14050
PEMBROKE PINES, FL 33027

for J. JILL

C STOREFRONT VINYL - DETAIL QTY - 2
Scale: 6" = 1' - 0"

****EXTERIOR****



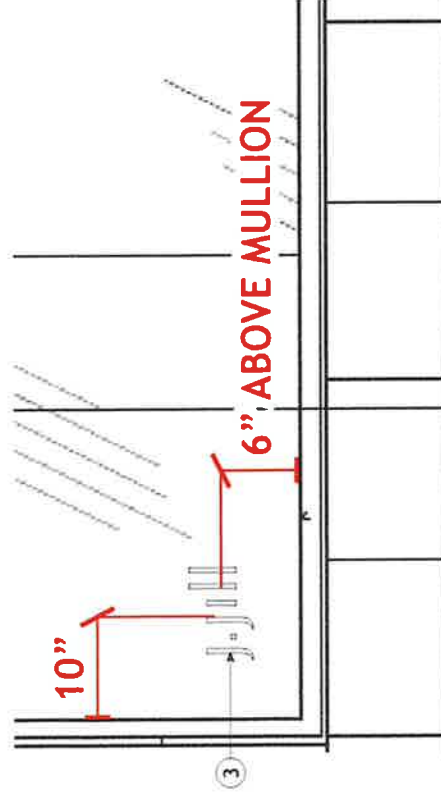
SIGN - ELEVATION
Scale: N.T.S.

SIGN - DETAILS

- 1 Existing storefront glass.
- 2 Clear sun/security clear film.
- 3 Reverse cut, white vinyl logo to match ORCAL 751C HI PERFORMANCE 010 white vinyl.

****ORDER OF INSTALLATION****

- 1) GLASS INSTALLED BY GENERAL CONTRACTOR
- 2) CLEAR SUN-SECURITY FILM INSTALLED BY GENERAL CONTRACTOR
 - (if not installed, STOP, see General Contractor)
 - (if installed proceed to step #3)
- 3) INSTALL REVERSE CUT J-JILL WINDOW VINYL AS SPECIFIED



JJ4.375V

THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE PROVIDING THE SIGNATURE OF THE ARCHITECT. THIS BUILDING IS ONLY APPROVED FOR THE SPECIFIC LOCATION AND THE STATE OF FLORIDA.

SHEET NUMBER: **A102.6**
DATE: 11-21-2025
PREPARED BY: JH
SAL #: 250420

SHOPS AT PEMBROKE
GARDENS 4050
PEMBROKE PINES, FL 33027
for J. JILL

SHREMSHOCK
Shremshock Engineering, Inc.
10000 N. 15th Ave., Suite 100
Pembroke Pines, FL 33027
Tel: 305-424-0000 | Fax: 305-424-0001
www.shremshock.com

SIGN SHOP DRAWINGS

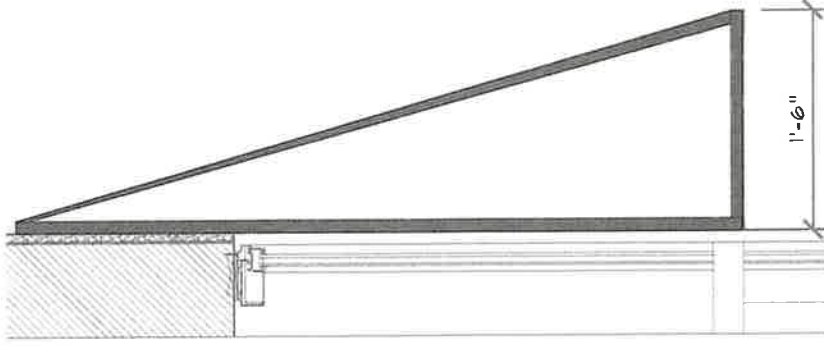
D AWNING RECOVER - ELEVATION
Scale: 3/8" = 1' - 0"



AWNING - DETAILS

- 1 Existing awning frames to be re-covered with SUNBRELLA #4644-0000 "CHARCOAL GREY" fabric awning material.
- 2 Heat transferred gerber matte white vinyl graphic.
- 3 Awning material is laced/tied to awning framework to meet hurricane code requirements.
- 4 Existing awning frame to be touched up with paint to match awning material.

FABRIC AWNING - SECTION
Scale: N. T.S.



JJ AWN recover

SHOPS AT PEMBROKE

SPACER: 140SD
PEMBROKE PINES, FL 33027

for J. JILL

SHREMSHOCK
Shremshock Engineering, Inc.
1400 W. Campus Rd. Suite 100 - Albany, OH 45004
Tel: 614-241-1000 Fax: 614-241-1001

SIGN SHOP DRAWINGS

THIS DRAWING IS THE PROPERTY OF SHREMSHOCK ENGINEERING, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SHREMSHOCK ENGINEERING, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SHREMSHOCK ENGINEERING, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS ONLY VALID FOR THE SPECIFIC LOCATION AND DATE SHOWN ON THE SHEET. THIS DRAWING IS ONLY VALID IN AREAS MEETING THE STATED DESIGN CRITERIA.

DATE: 11-21-2025

SHEET NUMBER:
A102.7

PREPARED BY: MH SAI #: 250420

Shops at Pembroke Gardens - Signage Criteria Matrix

FEDERAL
1002

Tenant Name
Revision Date

Well Signage Criteria

- * Two Square Feet of graphic area per linear foot of storefront for a wall sign
- * Letters cannot exceed .46" tall for letters less than 10,000 SF (100SF Total Signage)
- * For end cap areas, an additional 20% of the store front sign area is allowed
- * See guidelines for "Face Graphics", "Text", and "Tensile" over 10,000 SF
- * Wall signs must be located between 15' and 24' (A.F.F.) for retail signage
- * Signs shall not exceed 80% of the sign board
- * 24 letter signs permitted
- * Internally illuminated channel letters flush mounted
- * Non-illuminated PVC or aluminum with other light source
- * Internally illuminated reverse channel letters

Linear Feet of Frontage:

30'-1 1/2"

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description/Style
Primary Wall Sign	1	24.25	5'-10 3/4" x 4'-1 3/8"	36	Storefront	15'-5 3/8"	endall Char	Internally illuminated Channel Letter Flush Mount
Secondary Wall Sign (Endcap)								
Total	1	24.25						

Non-Well Signage Criteria

- * One Square Foot of graphic area per linear foot of canopied frontage
- * Non-illuminated Blade sign limited to 2' 0" x 3' 0" and maximum 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 glass along window from 3' 0" to 6' 0" A.F.F.

30'-1 1/2"

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description/Style
Blade Signage	1	5.1	21' x 35'	12"	Storefront	8'-0"	endall Char	Non-illum Suspended Blade
Window Signage	2	65	6 1/2' x 7'	4 3/4"	Storefront	10'-4 1/2"	White	Heat Transferred Vinyl
Window Signage	2	5.75						
Window Signage	2	0.36	6" x 8 5/8"	4 3/8"	Storefront	20"	White	Second Surface Vinyl
Total	2	0.72						

A.F.F. = At Finished Floor

SIGNAGE MATRIX

SHOPS AT PEMBROKE

SHREMSHOCK

Shremshock Engineering, Inc.
10400 N. 15th Ave., Suite 100
Phoenix, AZ 85021

SPACES: 14050

PEMBROKE PINES, FL 33027

for J. JILL

DATE: 11-21-2025

PREPARED BY: MH

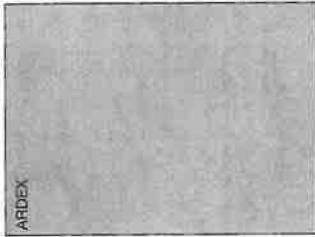
SAL #: 250420

SHEET NUMBER:

A103

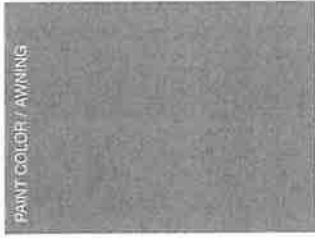
THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR LIABILITY FROM THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION AT THEIR OWN RISK. ANY REUSE OF THESE PLANS FOR OTHER PROJECTS IS ONLY AT THE USER'S RISK AND IS NOT PERMITTED BY THE ARCHITECT/ENGINEER.

FL-6



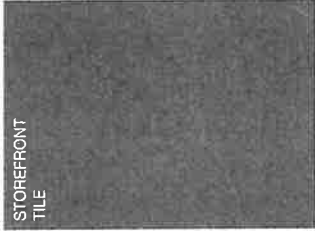
ARDEX EXTERIOR FINISH
GRAY

PT-8



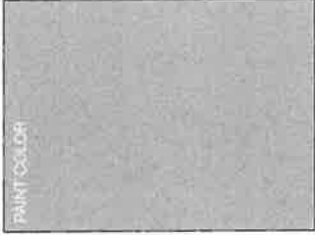
BENJAMIN MOORE
REGAL SELECT
CINDER, AF-705

ST-1



CROSSVILLE
OWEN STONE
SABLE
12X24

PT-6



BENJAMIN MOORE
REGAL SELECT
SILVER DOLLAR, 1480



MATERIAL SAMPLE BOARD

SHREMSHOCK

Shremshock Engineering, Inc.
10000 Shremshock Drive, Suite 100
Pembroke Pines, FL 33027
Tel: 305-444-1000 | Fax: 305-444-1001
www.shremshock.com

SHOPS AT PEMBROKE

GARDENS
SPACER: 14050
PEMBROKE PINES, FL 33027

for J. JILL

©2025 THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE OF FLORIDA. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT / ENGINEER IS PROHIBITED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT / ENGINEER. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT / ENGINEER IS PROHIBITED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT / ENGINEER.

DATE: 11-21-2025

PREPARED BY: MH

SAL #: 250420

SHEET NUMBER:

A104



SHREMSHOCK

Architects & Engineers
7775 Walton Parkway
Suite 250
New Albany, OH 43054

t 614 545 4550
888 373 4130
f 614 545 4555
www.shremshock.com

REVISION DOCUMENT

PROJECT BULLETIN No. R1

11/21/2025

J.JILL

Shops at Pembroke Gardens
Space #: 14050
308 SW 145th Terrace
Pembroke Pines, FL 33027
ARCH PROJECT No.: 250420.R01

To the Contractor:

This bulletin, issued after the execution of the contract, describes proposed revisions of the contract documents and requests from contractor the amount of change, if any, in contract sum to accomplish the work described. It is assumed no change in contract time will be necessary unless contractor submits written request for time extension, including justification, with his proposal for work described in this bulletin.

Except, as otherwise described herein, or as shown on drawings issued with this, current contract documents apply to proposed work.

This bulletin is not an order to do work. After receipt and review of the proposal requested, a change order will be issued to authorize execution of the work, or portion thereof, if the owner so directs.

REASON FOR REVISION: Planning Comments

Submit proposals for the change described herein on Contractor's letterhead. List each item individually as listed below.

DRAWINGS INCLUDED WITH THIS BULLETIN: A000, A100, A101, A103, A104

A000 – Coversheet

- Updated list of drawings issued
- Revised (2) sheet number in Drawing Index to match sheets in set

A100 – Rendered Storefront Elevation

- Revised storefront Elevation rendering to reflect paint color change

A101 – Storefront Elevation Detail

- Revised notes regarding existing neutral piers to remain
- Added general note regarding existing awning at rear service door to remain
- Added 'PT-6' paint callouts and hatch to show extent of new paint on existing storefront Elevation

A103 – Signage Matrix

- Revised awning signage square footage to indicate extent of awning

A104 – Material Sample Board

- Added paint sample 'PT-6'

END OF REVISIONS

Revised by: J. Fire (Arch.)



SHREMSHOCK

Architects & Engineers
7775 Walton Parkway
Suite 250
New Albany, OH 43054

t 614 545 4550
888 373 4130
f 614 545 4555
www.shremshock.com

11/21/2025

City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

RE: J.Jill
Shops at Pembroke Gardens
Space #: 14050
308 SW 145th Terrace
Pembroke Pines, FL 33027
Arch Project No.: 250420.R01

Dear Ms. Aldridge,

Itemized below are responses to the Landlord review comments, dated 11/19/2025:

Comment 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.

Response: Storefront Elevation will be painted to comply.

Comment 2: Will there be any wall lighting provided? If so, provide all details of fixtures.

Response: No lighting will be added to the storefront.

Comment 3: Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.

Response: Note has been added to A101 regarding existing piers to remain at storefront. A general note has been added to A101 regarding existing awning at rear service door to remain.

Comment 4: Please update awning square footage on sign chart to reflect sign area on awning only, not entire awning.

Response: Awning signage square footage has been revised on A103 to indicate extent of awning



Comment 5: Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.

Response: Tenant will provide material samples for planning meeting in person.

Comment 6: If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Response: Acknowledged.

Comment 7: Resubmittal must include an itemized response to all comments made by DRC members.

Response: Acknowledged.

Comment 8: Further comments may apply.

Response: Acknowledged.

Thank you,

Jennifer Fire
Shremshock Architects, Inc.

SUBJECT SITE AERIAL PHOTO

SPG – J. Jill (MSC 2025-0031)

