



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

## Summary

<b>Agenda Date:</b>	March 12, 2026	<b>Application ID:</b>	MSC 2026-0003
<b>Project:</b>	SPG – West Elm	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Julia Aldridge, Planner / Zoning Technician		
<b>Owner:</b>	FR Pembroke Gardens LLC	<b>Agent:</b>	Connie Habermehl
<b>Location:</b>	14570 SW 5 <sup>th</sup> Street	<b>Commission District:</b>	4
<b>Existing Zoning:</b>	MXD (Mixed Use Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-53, ZC 2024-0002, ZC 2024-0003		
<b>Applicant Request:</b>	Architectural and signage modifications to an existing tenant bay		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	

## Project Description / Background

---

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new West Elm retail store (formerly Barnes & Noble) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. West Elm will be located within building 10,000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-53). The tenant bay is now being divided into two separate bays 14570 and 14572. West Elm is taking over Bay 14570. Pottery Barn is taking over 14572 and will be processed under a separate application.

### **BUILDINGS / STRUCTURES:**

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

- Main Body: Tan Brick
- Aluminum storefront: Kawneer Royal Black
- Lower Storefront and Trim: Ebonite Velour Brick
- Storefront Base: Stone Base Washington Basalt with flamed finish
- Wood cornice to match Kawneer Royal Black
- Metal awnings over storefront doors and windows to match Kawneer Royal Black

### **SIGNAGE:**

The following signage is proposed for the tenant bay:

- One, 47.4 square foot internally illuminated channel letter sign reading "West Elm" in white.
- One, 8.6 square foot internally illuminated blade sign. The proposed sign will be matte black with white copy reading "West Elm".
- Four, 1.8 square foot window signs reading "West Elm" 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



West elm

# 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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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: \$ \_\_\_\_\_

West elm

**SECTION 1-PROJECT INFORMATION:**

Project Name: West Elm Pembroke

Project Address: 14570 SW 5th St Pembroke Pines, FL

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

Acreeage of Property: 39.92 (shopping ctr) Building Square Feet: 12,705 (project area)

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

Plat Name: SHOPS AT PEMBROKE GAR 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

West elm

**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: \_\_\_\_\_

Owner's Phone: 301-802-9217 Owner's Fax: \_\_\_\_\_

Agent: Connie Habermehl, Permitting Specialist

Contact Person: Connie Habermehl (agent

Agent's Address: 1805 N. 2nd Street, Rogers, AR 72756

Agent's Email Address: \_\_\_\_\_

Agent's Phone: 479-278-7338 Agent's Fax: \_\_\_\_\_

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

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: N/A

Zoning: N/A

Land Use / Density: N/A

Land Use / Density: N/A

Use: N/A

Use: N/A

Plat Name: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

Plat Restrictive Note: N/A

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: N/A

North: N/A

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

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 brick on exterior (2 colors)
- new stone base
- new metal awnings
- new storefront system + doors + new door pulls

West Elm

**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.

Alexis Mil 1/21/2026  
Signature of Owner Date

Sworn and Subscribed before me this 21<sup>st</sup> day

of January, 2025

1/21/2026 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

West elm

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: FR Rembrock Gardens LLC / West Elm

Authorized Representative: Alexandra Miles

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

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



Serra Scott

Alexandra Miles 1/21/2022  
 Signature of Applicant or Applicant's Date  
 Authorized Representative

Alexandra Miles  
 Print Name of Applicant/Authorized Representative

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: February 9, 2026  
To: MSC 2026-0003  
From: Julia Aldridge, Planner / Zoning Technician  
Re: West Elm @ 14570 SW 5<sup>th</sup> 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. Provide a cut sheet of any fixtures on the exterior of the building. Attached building lighting must be of the wall wash type (Some elevations are showing lighting, please ensure all elevations are consistent).
2. Neutral pier must be provided between new tenant spaces. Provide details.
3. Provide elevations of the rear of the building.
4. Please clarify whether customers will be accessing the rear entrance. Signage is permitted on the back side of the building where an active entrance exists. This signage would be considered as the Secondary Sign.
5. Show location and height of blade sign on black and white elevations.
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](mailto: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- West Elm)

---

**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 2026-0003  
From: Julia Aldridge, Planner / Zoning Technician  
Re: West Elm @ 14570 SW 5<sup>th</sup> 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. Provide a cut sheet of any fixtures on the exterior of the building. Attached building lighting must be of the wall wash type (Some elevations are showing lighting, please ensure all elevations are consistent).  
**No exterior wall lighting proposed.**
2. Neutral pier must be provided between new tenant spaces. Provide details.  
**Additional clarity shown on DR.200 and additional detail added on DR.201**
3. Provide elevations of the rear of the building.  
**Rear elevation provided on new sheet DR.201.**
4. Please clarify whether customers will be accessing the rear entrance. Signage is permitted on the back side of the building where an active entrance exists. This signage would be considered as the Secondary Sign.  
**Rear entrance is a customer service entrance. Signage matrix updated to include rear signage.**
5. Show location and height of blade sign on black and white elevations.  
**Location and height of blade sign clarified on sheet DR.200.**
6. Reserved parking is not permitted per PCD guidelines. Please remove signage from plans.  
**Reserved parking sign removed from drawings and signage 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.  
**Door modified to meet requirement. Please see modifications on 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 sheet DR.300. Physical materials board to be submitted at planning 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](mailto:jaldridge@ppines.com).



west elm

WE PEMBROKE

14570 SW 5TH STREET,  
PEMBROKE PINES, FL 33027

PERMIT SET 06/07/2025  
PRELIM SET 05/01/2025  
FEASIBILITY SET 04/06/2025

IA INTERIOR ARCHITECTS

MIAMI  
190 ALHAMBRA CIRCLE, SUITE 800  
CORAL GABLES, FL 33134  
TEL: 786-469-0630

DATE

27/06/2025

Scale

STOREFRONT RENDERING  
& MATERIALS

DR.100



# west elm

WE PEMBROKE

14570 SW 5TH STREET,  
PEMBROKE PINES, FL 33027

DATE: 06/01/2025  
 DRAWN BY: J. WOOD  
 CHECKED BY: J. WOOD  
 PROJECT: WE PEMBROKE  
 SHEET: EXTERIOR ELEVATION - WEST

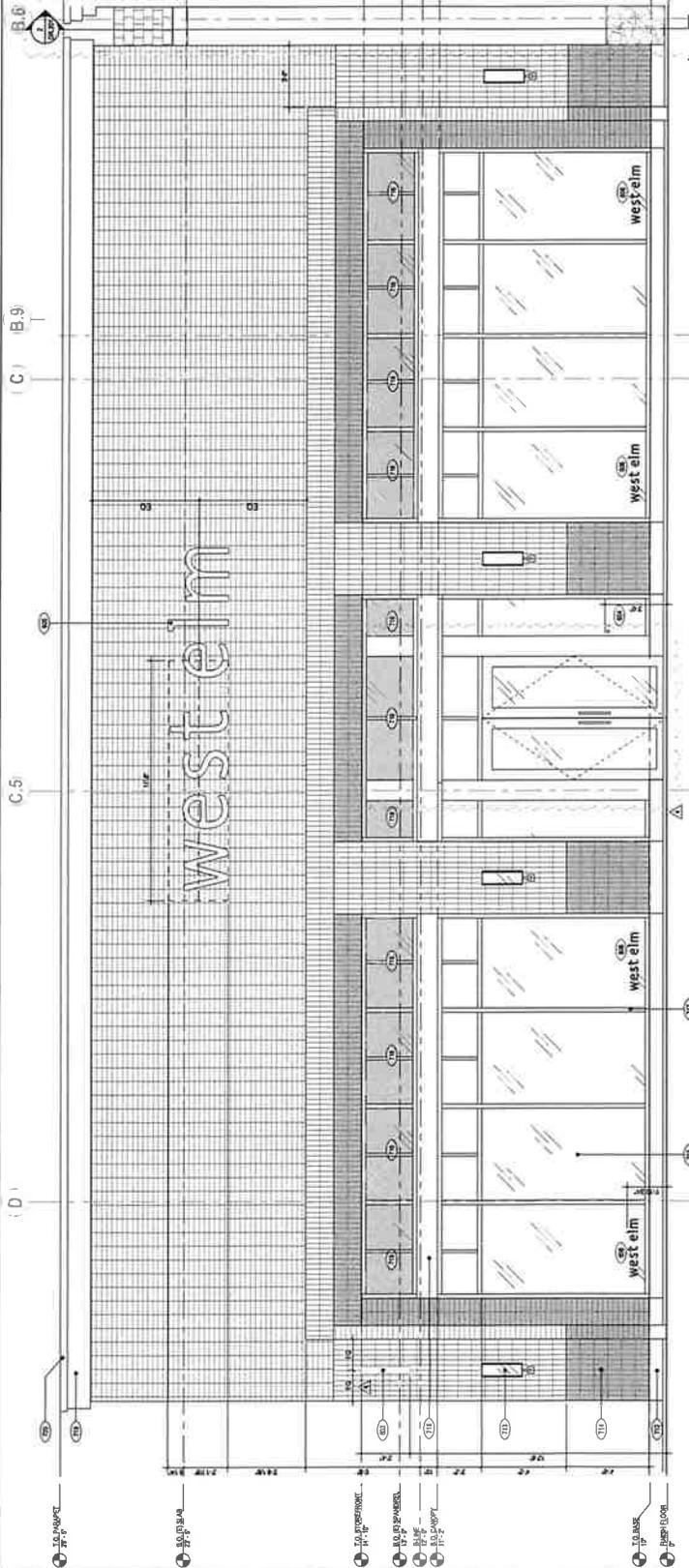
**IA** INTERIOR ARCHITECTS

MIAMI  
 150 ALHAMBRA CIRCLE, SUITE 800  
 CORAL GABLES, FL 33134  
 TEL 785-485-0290

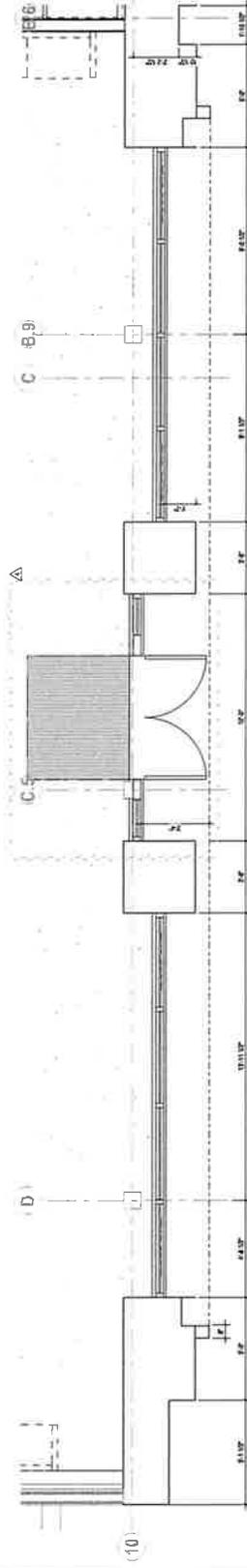
THIS DOCUMENT IS THE PROPERTY OF INTERIOR ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF INTERIOR ARCHITECTS IS STRICTLY PROHIBITED.

DATE: 06/01/2025  
 SCALE: 1/8" = 1'-0"

ENLARGED EXTERIOR STOREFRONT  
 DR.200



① DRIVE EXTERIOR ELEVATION - WEST  
 3/8" = 1'-0"



② DRIVE ENLARGED STOREFRONT  
 3/8" = 1'-0"

NO.	KEYNOTES
101	ALL UNFINISHED SURFACES SHALL BE FINISHED.
102	ALL UNFINISHED SURFACES SHALL BE FINISHED.
103	ALL UNFINISHED SURFACES SHALL BE FINISHED.
104	ALL UNFINISHED SURFACES SHALL BE FINISHED.
105	ALL UNFINISHED SURFACES SHALL BE FINISHED.
106	ALL UNFINISHED SURFACES SHALL BE FINISHED.
107	ALL UNFINISHED SURFACES SHALL BE FINISHED.
108	ALL UNFINISHED SURFACES SHALL BE FINISHED.
109	ALL UNFINISHED SURFACES SHALL BE FINISHED.
110	ALL UNFINISHED SURFACES SHALL BE FINISHED.
111	ALL UNFINISHED SURFACES SHALL BE FINISHED.
112	ALL UNFINISHED SURFACES SHALL BE FINISHED.
113	ALL UNFINISHED SURFACES SHALL BE FINISHED.
114	ALL UNFINISHED SURFACES SHALL BE FINISHED.
115	ALL UNFINISHED SURFACES SHALL BE FINISHED.
116	ALL UNFINISHED SURFACES SHALL BE FINISHED.
117	ALL UNFINISHED SURFACES SHALL BE FINISHED.
118	ALL UNFINISHED SURFACES SHALL BE FINISHED.
119	ALL UNFINISHED SURFACES SHALL BE FINISHED.
120	ALL UNFINISHED SURFACES SHALL BE FINISHED.





# west elm

The Shops At Pembroke Garden | 14572 SW 5th Street, Suite 10140 | Pembroke Pines, FL 33027



**Signtech**  
 4444 Federal Blvd., San Diego CA 92102  
 Phone: (619) 527-6100 / Fax: (619) 527-8111  
 www.signtechUSA.com



## west elm

The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25  
 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 \_\_\_\_\_

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 25-02263

Project ID: WEST\_ELM\_33027\_1

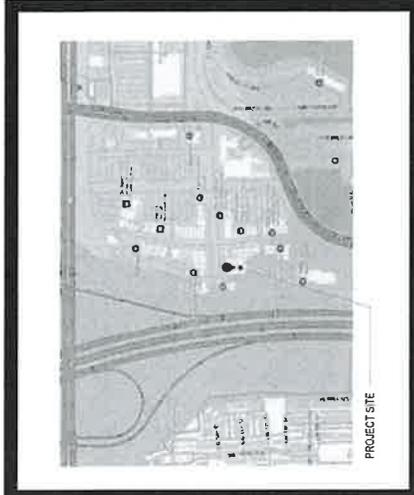
Page No. 1

RT - 11.24.25

**TENANT**  
 WELLMER SCANNING INC  
 CONTACT: JIMMY CASTELLUCCI  
 777 DAVIS ST  
 SAN FRANCISCO, CA 94111  
 TEL: 415 543 9453  
 JCASTELLUC@WELLS.COM

**LANDLORD**  
 FEDERAL REALTY  
 CONTACT: ANNY WHITACRE  
 603 ROSE AVENUE, SUITE 200  
 NORTH BETHESDA, MD 20852  
 (202) 464-1167  
 ANNYWHITACRE@FEDERALREALTY.COM

**ARCHITECT OF RECORD**  
 INTERIOR ARCHITECTS PC  
 CONTACT: STEPHEN FURNSTAHL  
 100 BROADWAY 12TH FLOOR  
 NEW YORK CITY, NY 10005  
 TEL: (212) 682-5919  
 S.FURNSTAHL@INTERIORARCHITECTS.COM





**Signtech**<sup>TM</sup>  
 4444 Federal Blvd. San Diego, CA 92102  
 Phone: (619) 527-9100 / Fax: (619) 527-9111  
 www.signtechUSA.com



## west elm

The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25

Salesperson: Melissa Saltspaver

Coordinator: Emily Blaisdell

Designer: Kendra Murray

Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

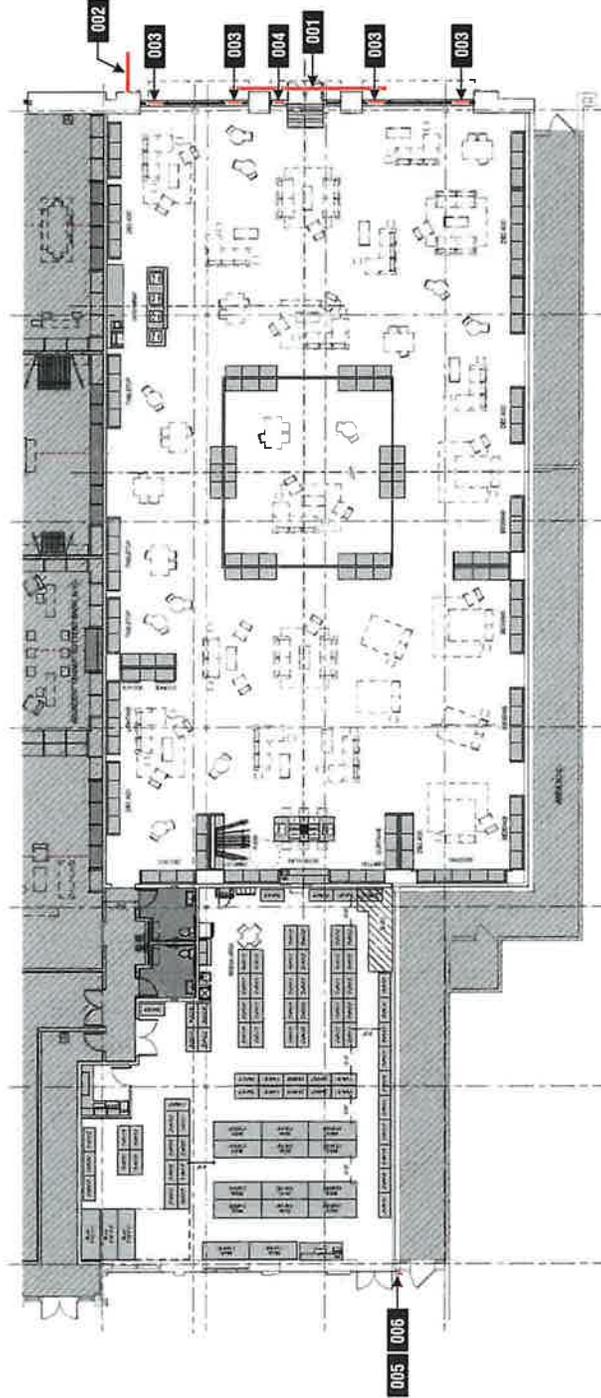
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

This design is the exclusive property of Signtech and cannot be reproduced, in whole or in part, without their prior written approval.

Drawing Number: 25-02263

Project ID: WEST\_ELM\_33027\_1



**SITE PLAN** NOT TO SCALE



**Signtech**<sup>SM</sup>  
 4444 Federal Blvd. San Diego, CA 92102  
 Phone: (619) 527-8100 / Fax: (619) 527-8111  
 www.signtechUSA.com



## west elm

The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25  
 Salesperson: Melissa Saltsgraver  
 Coordinator: Emily Blaisgell  
 Designer: kendia murray  
 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

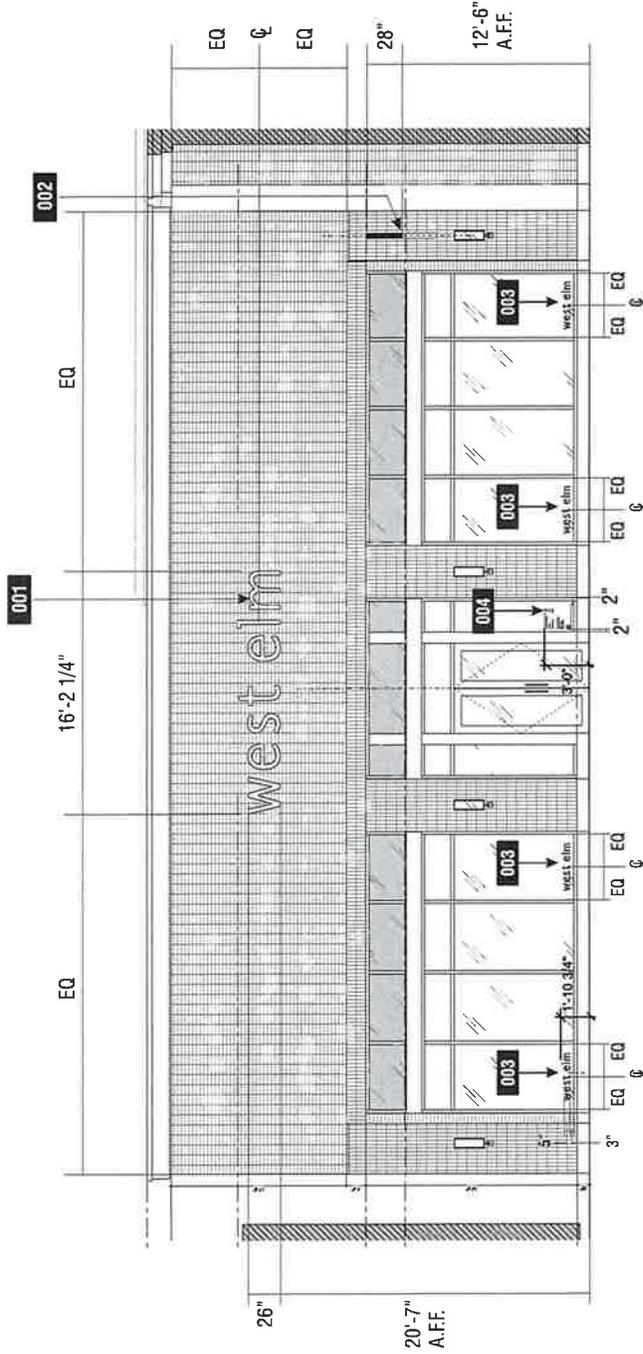
Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without the prior written approval.

Drawing Number: 25-02263

Project ID: WEST ELM\_33027\_1



**STOREFRONT ELEVATION** SCALE: 1/8" = 1'-0"



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



## west elm

The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25  
 Salesperson: Melissa Sellsgraver  
 Coordinator: Emily Blaisdell  
 Designer: kendra muray  
 Scale: As noted

### CUSTOMER APPROVAL

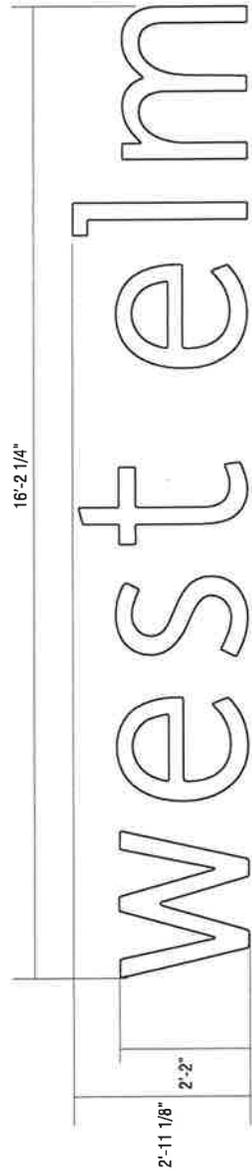
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
This design is the exclusive property of Signtech and is not to be reproduced, copied, or used without their prior written approval.

Drawing Number: 25-02263  
 Project ID: WEST ELM\_33027\_1

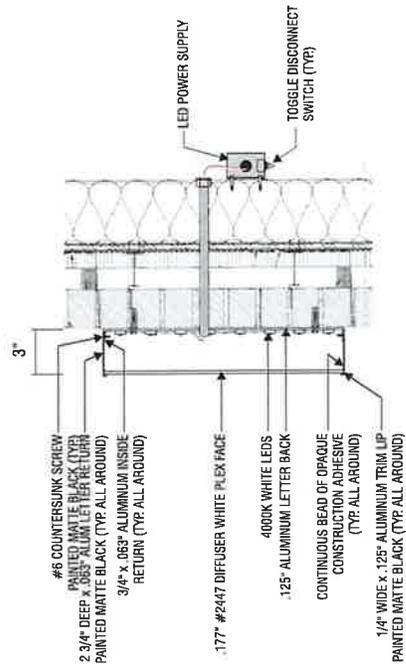
Page No. 4 R1 - 11.24.25



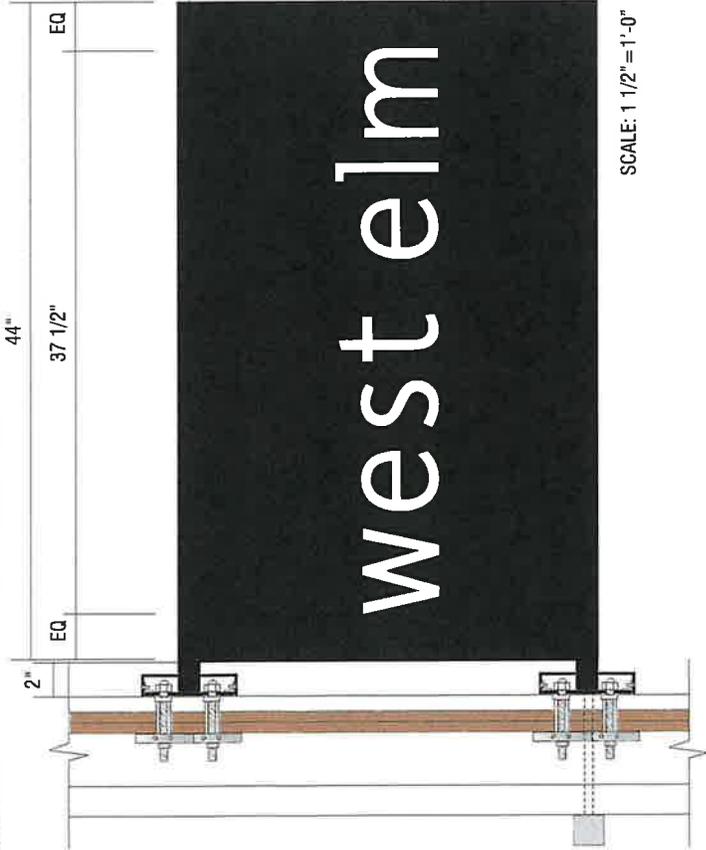
SCALE: 1/2" = 1'-0"

### 001

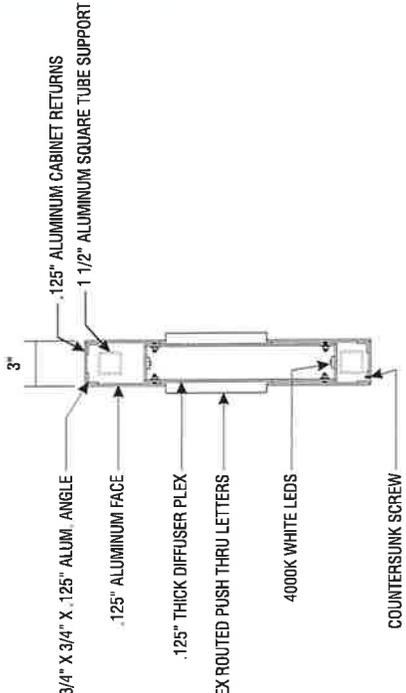
**MANUFACTURE AND INSTALL ONE (1) SET OF LED ILLUMINATED TRIM LIP LETTERS**  
**FACE:** .177" THICK #2447 DIFFUSER WHITE PLEX FACE.  
**TRIM LIP:** 1/4" WIDE x .125" ALUMINUM PAINTED MATTHEWS MATTE BLACK.  
**RETURNS:** 2 3/4" DEEP x .063" ALUMINUM PAINTED MATTHEWS MATTE BLACK.  
 (OVERALL DEPTH = 3")  
**BACKS:** .125" ALUMINUM. PAINT ALL EXPOSED EXTERIOR EDGES MATTE BLACK.  
**SCREWS:** #6 COUNTERSUNK SCREWS PAINTED MATTHEWS MATTE BLACK.  
**ILLUMINATION:** 4000K WHITE LEDS TO MATCH APPROVED WEST ELM SPECIFICATION.



SECTION DETAIL 1 1/2" = 1'-0"



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



SECTION DETAIL SCALE: 1 1/2" = 1'-0"

**002**

- MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED BLADE SIGN**
- CABINET: 3" DEEP FABRICATED BLADE SIGN CABINET PAINTED MATTHEWS MATTE BLACK.**
- FACES: .125" ALUMINUM FACE PAINTED MATTHEWS MATTE BLACK.**
- WEST ELM: 3/4" THICK CLEAR PLEX ROUTED OUT OF FACE AND PUSHED THRU 1/2" WITH .125" THICK DIFFUSER PLEX BACKUP TO HAVE WHITE TRANSLUCENT VINYL OVERLAY.**
- ILLUMINATION: 4000K WHITE LEDS TO MATCH APPROVED WEST ELM SPECIFICATION.**
- SUPPORTS: 1 1/2" X 1 1/2" ALUMINUM SQUARE TUBE SUPPORTS PAINTED MATTHEWS MATTE BLACK.**
- MOUNTING PLATE: 1/4" THICK ALUMINUM MOUNTING PLATE.**
- COVER PLATE: ALUMINUM FABRICATED COVER PLATE PAINTED MATTHEWS MATTE BLACK.**

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

**Signitech™**  
 4444 Federal Blvd., San Diego, CA 92102  
 Phone: (619) 527-8100 / Fax: (619) 527-8111  
 www.signitechUSA.com



**west elm**  
 The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25  
 Salesperson: Melissa Saltsgraver  
 Coordinator: Emily Blaisdell  
 Designer: Kendra Murray  
 Scale: As noted

**CUSTOMER APPROVAL**  
 Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
This design is the exclusive property of Signitech and is not to be reproduced without their prior written approval.

Drawing Number: 25-02263  
 Project ID: WEST ELM\_33027\_1



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



## west elm

The Shops At Pembroke Garden  
 14572 SW 5th Street  
 Suite 10140  
 Pembroke Pines, FL 33027

Initial Date: 10/21/25  
 Salesperson: Melissa Salsgraver  
 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 \_\_\_\_\_  
 This design is the exclusive property of Signtech and cannot be reproduced in part, without prior written approval.

Drawing Number: 25-02263  
 Project ID: WEST ELM\_33027\_1

Page No. 6 R1 - 11.24.25

37 5/8"

5" west elm

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

**003**

**MANUFACTURE AND INSTALL FOUR (4) SETS OF VINYL LETTERS**  
**LETTERS: TO BE SECOND SURFACE 3M #7725-10 OPAQUE WHITE VINYL.**  
**TO BE APPLIED 3" ABOVE MULLION TO BOTTOM OF LETTERS.**

**Shops at Pembroke Gardens - Signage Criteria Matrix**

**Wall Signage Criteria**



Tenant Name: **West Elm**  
Revision Date: **02/23/26**

- Two Square Feet of graphic area per linear 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

71'-9 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
Primary Wall Sign	1	47.4	16'-2 1/4" x 2'-11 1/8"	2'-11 1/8"	24'-2 1/8"	21'-3"	White	Internally illuminated channel letters flush mounted
Secondary Wall Sign (Endcap)	2	1.12	8" x 10"	5/8"	5'-8"	4'-10"	Black	Non-illuminated single face wall plaque
<b>Total</b>	<b>1</b>	<b>48.52</b>						

**Non-Wall Signage Criteria**

- One Square Foot of graphic area per linear foot of canopied frontage
- Non illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- 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.

49'-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	8.6	3'-8" x 2'-4"	6 3/4"	14'-10"	12'-6"	Black/White	Internally illuminated blade sign
Awnings Sign(s)								
Wall Plaques								
<b>Total</b>	<b>1</b>	<b>8.6</b>						
Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Window Signs/Decals	4 / 1	1.8/2.3	(4)37.6"x6.75"(1)16"x21"	6.75"/1"	22.75'/36"	16'/15"	White	Window applied vinyl
<b>Total</b>	<b>5</b>	<b>9.5</b>						

