



Legislation Text

File #: 19-0328, **Version:** 1

ZC 2018-03, The purpose of this Public Hearing is to consider, at the request of JRAHHF Venture LLC, a proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue. (Joseph)

(This will be heard as regular agenda item number 4.)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Annette Alvarez, agent for Shops at Pembroke Gardens submitted an application to amend the existing design guidelines for the Shops at Pembroke Gardens Planned Commercial Development guidelines. The applicant requests the following general changes to the existing design guidelines:

1. Removing the sign regulations from the guidelines in favor of a master sign plan to be reviewed under separate application.
2. Miscellaneous revisions / additions to guidelines, exhibits, and processes in order to accommodate Pembroke Gardens management future operations or potential development / redevelopment projects.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, and Ordinance 1843 adopted on March 16, 2016.

The following specific changes are proposed to the guidelines:

- Table of Contents - Section 6 (Graphics and Design Guidelines) have been removed to allow for a master sign plan to be created via separate document.
- Page 1-1 - Introduction - Noted location change west of 145th Ave. Also, noted decision to submit Master Sign Plan.
- Page 2-1 - Definitions: Included definition for Digital Sign and note digital signage change to Directory Sign.
- Page 2-2 - Added definition for Hotel (*Provision for Future Development / Redevelopment*).
- Page 2-3 - Added Definition for Parking Garage. (*Provision for Future Development /*

Redevelopment).

- Page 2-4 - Adjusted hours for serving alcoholic beverages to meet customer requests for Brunch Service and to coincide with current code specifications.
- Page 2-5 - Extended restaurant bar alcohol sales hours to allow for early brunch sales.
- Page 3-1- General change to Farmer's Market location. Not restricted to Fountain, left to management discretion as best meets the needs of the property and consumer.
- Page 3-2 - Sidewalks: Allow provision for possible tenant storefront pop-out features, with Planning and Zoning approval and while maintaining 10' of sidewalk walkway.
- Page 3-2 - Streetscape: Added the option for trellises and archways to be used at various locations throughout the center as depicted in exhibit 6.
- Page 3-3 - Creation of a matrix for all future proposals on site: *(Provision for Future Development / Redevelopment)*.
 - P&Z review for facades and signs
 - P&Z review for expansions of buildings under 50' tall
 - P&Z and City Commission review for all existing building expansions 50' or taller
 - P&Z and City Commission review for all new freestanding buildings
 - P&Z review for miscellaneous site and parking modifications
 - All other changes to be determined by Administration.
- Page 3-3 - Increase in height allowances for the following structures: *(Provision for Future Development / Redevelopment)*.
 - Anchor retailer - 60 feet maximum (from 45 feet currently)
 - Four corners retailers - 60 feet maximum (from 46 feet currently)
 - Inline tenant - 45 feet maximum (under 10,000 square feet) (from 30 feet currently)
 - Inline tenant - 60 feet maximum (10,000 square feet or above) (from 40 feet currently)
 - Perimeter Building - 60 feet maximum (from 41 feet currently)
 - Hotel or parking garage may have a maximum height of 100 feet and a minimum height of 26 feet *((Provision for Future Development / Redevelopment))*.
- Page 3-5 - Motorcycle parking permitted as designated in Exhibit 4 and size of each space.
- Page 3-5 - Electric Vehicle Charging Station permitted and designated Exhibit 5.
- Page 3-5 - Allowance of up to 4 valet stations as designated on Exhibit 3.

- Page 3-5, 3-6 - Modify existing merchandise pickup parking to Time Limited / To Go parking.
- Page 3-6, 3-7 - Allowable outside business activities to formally include Partnership events or performances and farmers market.
- Page 3-7, 3-8 - Allowance for a future performance area to be designated by Shops management. (*Provision for Future Development / Redevelopment*).
- Page 3-9 - Formal acknowledgement of bicycle racks and dog park locations as determined in Exhibit 6 and 7.
- Page 5-2 - Clarification of ten foot clear walkway requirement and allowance for architectural projections (popout features) on tenant bays. (*Provision for Future Development / Redevelopment*).
- Page 6-1 - Removal of previously approved sign regulations from the design guidelines and allowance for the creation of a master sign plan under separate application.
- General grammar, formatting, and spelling corrections throughout the document.
- Exhibits Page: Revised accordingly due to removal of Sign Exhibits. New Exhibits added include:
 - Exhibit 1 - Updated Conceptual Master Plan
 - Exhibit 2 - Updated Kiosk Plan
 - Exhibit 3 - Updated Valet Parking Plan
 - Exhibit 4 - Motorcycle Parking
 - Exhibit 5 - EV Charging Stations
 - Exhibit 6 - Bicycle Racks
 - Exhibit 7 - Dog Park
 - Exhibit 8 - Time Limited Parking Plan
 - Exhibit 9- Fixture Plan (Conceptual Digital LED Screen Locations, Digital Directory Units, Trellises, Archways)
 - Exhibit 10 -Light Fixtures and Specifications (No Change)
 - Exhibit 11 - Material and Color specifications (No Change)
 - Exhibit 12 - Rear and side elevations (No Change)