



Legislation Text

File #: 20-0407, **Version:** 1

ZI 2020-01, Round 1 Entertainment at Pembroke Lakes Mall, 12055 Pines Boulevard, zoning interpretation. (Dean)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Michael T. Brown, as agent for the owner, is requesting a Zoning Interpretation to allow a family entertainment center (Round 1 Entertainment) in the vacant Sears space at Pembroke Lakes Mall (12055 Pines Blvd.).

Round 1 Entertainment is proposing to occupy two floors of the former Sears space at the Pembroke Lakes Mall with a total of 102,000 square feet. The applicant is proposing a variety of entertainment uses within the space including, but not limited to, bowling, billiards, party rooms, karaoke rooms, arcade games, snack bar and standard bar, mini golf, kid's soft play areas, shooting range (air soft), ping pong, basketball, trampoline, mechanical bull, soccer kicking game, dodgeball, archery, batting cages, roller skating rink, volleyball, badminton, a Segway track, seating and social areas.

The City's Code of Ordinances references and provides regulations for many of the uses listed above on an individual basis, nonetheless it does not contemplate them as one business in one space. The applicant is requesting a Zoning Interpretation that a family entertainment center be allowed in the vacant Sears space at Pembroke Lakes Mall (12055 Pines Blvd.)

VARIANCE REQUEST DETAILS:

ZI 2020-01) To allow a mixed use family entertainment center @ 12055 Pines Boulevard.

Code Reference: § 32.082 DUTIES AND RESPONSIBILITIES.

(B) For all non-single-family residential applicants, the Planning and Zoning

Board shall perform the following duties and responsibilities: (4) Permit or authorize a use which is not specifically or implicitly prohibited in a zoning district, when the Board finds that the use is similar in character to a use permitted in that district and is not listed as a permitted use in a less restricted district.

INTERPRETATION DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.