

**PUD Amendment  
LDR Text Amendment**

**The Gardens Mall PUD  
Sears Redevelopment**

**June 27, 2025**



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Urban Design  
Land Planning  
Landscape Architecture

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**REQUEST SUMMARY**

The owner of The Gardens Mall and applicant, Gardens Venture LLC, is requesting a PUD Amendment to allow for the redevelopment of the anchor space formerly occupied by Sears. As part of the requested PUD Amendment, the area formerly occupied by Sears will be redeveloped with 52,093 square feet of Mall tenant space, and with a new 140,000 square foot Dick's House of Sport and an associated 18,500 square foot outdoor sports field. The redevelopment request represents a 61,467 square foot increase in the Gardens Mall, above the currently approved 1,390,000 square feet, bringing the Mall intensity to 1,451,467 square feet. As part of the redevelopment, the applicant is requesting modifications to prior conditions of approval including a reduction to the required mall parking lot parking ratio from 4.5 to 4.0 per 1,000 square feet, the ability for all ground floor tenants, including restaurants, with exterior customer entrances to have two exterior ground floor tenant flat/wall sign with sign area as permitted in the Code (the prior conditions of approval only allow wall signage for anchor tenants), and to remove the requirement that the mall architect provide written approval for all modifications to the Mall. The applicant is also requesting a waiver to allow additional Principal Tenant sign area on each of Dick's House of Sport elevations, above the 90 square feet permitted under the City's Code. Lastly, the applicant is requesting a Land Development Text Amendment to modify the standards for a Recreation – Commercial, Outdoor Major Conditional Use and to add CG-1 to the zoning districts in which Recreation – Commercial, Outdoor is Major Conditional Use.

**LOCATION**

The Gardens Mall ("the Mall") is generally located north of PGA Boulevard, south of Gardens Parkway, east of Fairchild Gardens Avenue and west of Kew Gardens Avenue. The Mall property is 100.376 acres as illustrated on submitted Mall Master Plan and the recorded Plat. The parcel proposed for redevelopment is the in eastern portion of the mall property, in the location of the former Sears anchor store, which is identified by the Palm Beach County Property Appraiser as parcel 52-43-42-06-02-000-1030 and is approximately 10.61 acres. The affected portion of this parcel ("the affected area") subject to this application is 8.21 acres as illustrated on the affected area Site Plan submitted with this application.

## LAND USE AND ZONING

The future land-use designation of the subject site, as reflected on the City's Future Land Use Map, is Commercial (C). The zoning classification of the Mall site CG1-General Commercial with a Planned Unit Development (PUD) overlay. The southern portion of the Mall is within the PGA Overlay. The properties surrounding the Mall property have a zoning classification of PCD – Planned Community Development and include a mix of residential, office and commercial uses.

## PROJECT HISTORY

The project history pertinent to the current request is provided below:

On **February 16, 1984**, The City Council approved the development order for the Regional Center Development of Regional Impact (DRI) through **Resolution 9, 1984**. The DRI was approved for a mixture of land uses consisting of retail, office, hotel, residential, neighborhood cinema, open space, and community uses.

On **November 15, 1984**, the City Council approved a development order for a "Regional Shopping Mall" within the Regional Center DRI, to be referred to as the "Gardens Mall," through the adoption of **Resolution 62, 1984**. The approval removed the Mall from the Planned Community District (PCD) and rezoned the Mall to a Planned Unit Development (PUD). The approval provided for construction of a mall of no greater than 1,200,000 square feet of gross leasable floor area, set the maximum height at 65 feet/3 stories, set the required parking ratio at 5 spaces/1,000 GLA, and limited wall signage to one sign for each anchor store. Section 8. of Resolution 62, 1984 requires that James P. Ryan Associates, Architects and Planners (JPRA), or its successors review and approve and represent any changes to the anchor store design.

On **May 15, 1986**, the City Council adopted **Resolution 21, 1986** amending the Gardens Mall PUD Development Order providing for the addition of up to 190,000 square feet of gross leasable retail area resulting in a maximum of 1,390,000 square feet of gross leasable retail area, and authorizing a parking space reduction from 5.0 parking spaces per 1,000 square feet of leasable retail floor area to 4.9 parking spaces per 1,000 square feet of leasable retail floor area, and increasing the maximum building height to of the grand courtyard portion of the Mall from 65 feet to 80 feet.

On **February 7, 2002**, the City Council adopted **Resolution 15, 2002** approving the construction of P.F. Changs and Brio Tuscan Grille totaling 10,903 square feet. With the approval of these restaurants, there was a balance of 72,823 square feet of gross leasable retail floor area remaining from the originally approved 1,390,000. Two waivers were approved that allowed for two wall signs for Brio Tuscan Grille, and two wall signs for P.F. Chang's.

On **March 20, 2003**, the City Council adopted **Resolution 54, 2003** amending Resolution 15, 2002 approving an increased size of the square foot of Bio Tuscan Grille. With this approval there was a balance of 69,607 square feet of gross leasable retail floor area remaining from the originally approved 1,390,000.

On **August 19, 2004**, the City Council adopted **Resolution 159, 2004** to allow for the construction of Nordstrom in the location of the former Burdines, to allow for the expansion of Macy's by 90,000 square feet, and the expansion of Sacks Fifth Avenue by 35,000 square feet, and the expansion of the Mall stores by 32,000 square feet of GLA, and a reduction in the required parking ratio from 4.9 to 4.5 spaces per 1,000. Four waivers were approved that allowed for a total of 40 bicycle parking spaces on site, allowed for more than 9 parking spaces in a row without the inclusion of a landscape island in certain areas reflected on the approved site plan, to allow for two wall signs for the Sacks building, three wall signs for the Nordstrom building, and a total of five wall signs for the Macy's building, and to allow for walls signs in excess of 90 square feet maximum size requirement for principal tenant signs.

On **January 5, 2017**, the City Council adopted **Resolution 4, 2017** to allow for the construction of Cooper's Hawk Winery and Restaurant and to approve a waiver to allow one exterior flat/wall tenant sign for the restaurant.

On **May 2, 2024**, the City Council adopted **Resolution 28, 2024** to allow for an exterior flat/wall tenant sign for Tap 42 Craft Kitchen and Bar.

On **May 2, 2024**, the City Council adopted **Resolution 29, 2024** to allow for an exterior tenant sign for Tommy Bahama Marlin Bar and Restaurant.

Other minor amendments have been approved by the City over the years including amendments to allow minor exterior modifications, to convert retail space to restaurant space, to allow for outdoor patios, and to allow for outdoor dining space. The most recent Master Site Plan for the Mall was approved in **2022** with **ADMN-21-10-000942**. A copy of this 2022 site plan indicates that the Mall is vested for 1,390,000 square feet.

## **PROJECT DETAILS**

### **Project Intensity**

The applicant is proposing to redevelop the former Sears anchor space to allow for an expansion of the Mall tenant space to allow and to allow for a Dick's House of Sport. The Mall expansion will add approximately 47,093 square feet of mall shop GLA over two stories. The southern portion of the expansion is anticipated to house an Arhaus, with an exterior entrance on the upper level/south elevation. The northern portion of the expansion will house and interior tenant to the Mall. The expansion of the Mall shops area will bring the total Mall shop space to 502,337 square feet of GLA. In addition, because the Mall shop space is tracked at GLA, the applicant is requesting approval of 5,000 square feet of unassigned mall shop GLA. The unassigned space will allow for flexibility as mall shop tenants change over time and back of house space fluctuates accordingly. The Dick's House of Sport anchor space is proposed as 140,000 gross square feet over two stories of bringing the total anchor store space to 925,630 square feet of GLA. In addition, an 18,500 square foot outdoor sports field associated with Dick's House of Sport is proposed at the eastern most extent of the Mall. The Dick's House of Sport will have exterior access on the upper level/south elevation and on the lower level/north elevation. Overall, the redevelopment request represents a 61,467 square foot increase in

the Gardens Mall, above the currently approved 1,390,000 square feet, bringing the total Mall intensity to 1,451,467 square feet.

In summary:

Former Sears Building	- 149,126 sf per last approved mall master plan
New Mall Shops	+ 47,093 sf
Unassigned Mall Shops	+ 5,000 sf
New Dick’s House of Sport	+140,000 sf
Dick’s House of Sport Field	+ <u>18,500 sf</u>
Net New Mall Intensity	61,467 sf

Former Total Mall Intensity	1,390,000 sq ft
New Total Mall Intensity	1,451,467 sq ft

As illustrated on the submitted Mall Master Plan the proposed Mall intensity, including GFA per anchor, and GLA of the Mall shops is as follows:

Macy’s	305,172 SF
Nordstrom	144,000 SF
Bloomingdale’s	230,000 SF
Sacks Fifth Avenue	106,458 SF
Dick’s House of Sport	140,000 SF
Dick’s House of Sport Outdoor Field	18,500 SF
<b>Anchor Store GFA Total</b>	<b>944,130 SF</b>
Existing Mall Shops	455,244 SF
Net addition of new Mall Shops	47,093 SF
Unassigned Mall Shops GLA	5,000 SF
<b>Mall Shops GLA Total</b>	<b>507,337 SF</b>
<b>TOTAL GARDENS MALL</b>	<b>1,451,467 SF</b>

Dick’s House of Sport (DHOS)

Dick’s House of Sport (DHOS) is a new model that is revolutionizing retail by providing enhanced customer experience including elevated service, a broad product assortment of products, offering sports experiences and opportunities for community engagement. The 140,000 square foot, two-story store is designed as an experience. DHOS has an elevated staffing model including hiring by department for expertise and hiring dedicated equipment service technicians. DHOS offers a broad assortment of products, exclusive products, and new and emerging brands. DHOS provides interactive in-store experiences such as rock-climbing walls, HitTrax batting cages, Trackman golf bays, and other virtual reality sports experiences. An integral part of this exciting new retail concept is an associated 18,500 square foot outdoor field. This space is used for equipment testing, and often hosts sports clinics, community games, birthday parties, summer camp, parents’ night out, fitness classes, and

athlete appearances. The building has been designed to be architecturally compatible with the existing Gardens Mall, while maintaining the Dick's House of Sport branding, including the signature entryway architectural feature. Dick's has opened 22 House of Sport stores to date, including one in Miami and one in Tampa. The applicant encourages the reader to research Dick's House of Sport online to gain a better understanding of the high-quality experience DHOS will offer.

### **DHOS Outdoor Field**

As previously stated, the DHOS outdoor field is an integral part of the House of Sport experience. The outdoor area is accessible to the public from the interior of the store and includes a track and turf field. Three doors with crash bars are provided for emergency egress and a sliding "elephant door" and a stabilized access is provided to allow access for emergency vehicles directly on to the field. The outdoor area is enclosed with a fence with a maximum height of 37 feet, includes lighting with a maximum height of 40 feet, and one illuminated score board 16 foot-2.5 inch in height. The fence is black polyester powder coated galvanized steel manufactured by Metalco MFR Manufacturing Corp. and is designed so the fence does not allow footholds. A Metalco Brochure has been provided with this submittal providing further detail and fence images. Six (6) foot high steel pipe bollards are provided on the exterior of the fence to provide protection of the field from vehicular traffic. The bollards are screened by a Podocarpus hedge providing soft edge to the field, and evenly spaced Alexander Palms are placed in rhythmic order around the fence's exterior to soften the fence. The turf selection for the track and the field take heat retention and reflection into account. To provide further relief from the heat, a water station and benches are provided under a structural awning. It should be noted that while activities may be hosted on the field, a "party room" is provided inside of the DHOS where birthday parties and gatherings are accommodated (i.e. room for food, cake, presents, presentations, etc). Details of the field, fence, lighting, bollards, structural awning, benches, scoreboard and water station are provided as part of the submitted architectural set.

### **Security**

Dick's is committed to working with both the Mall security team and the City's Emergency Services to ensure the safety of the staff and patrons. Provided with this submittal is DHOS' Field Training Clinic that Outlines all policies related to field use, including de-escalation techniques and when to notify Head Coach, Security, or Police. Also provided is DHOS' policy on Contacting Law Enforcement which directs team members when stores are authorized to contact law enforcement for theft or safety related matters. Dick's is also committed to supporting Law Enforcement and associated community activities. A copy of DHOS' initiatives for supporting Law Enforcement Community Activities is also provided with this submittal.

### **Landscaping**

South Elevation:

The landscape design along the south façade of the proposed Dick's House of Sport creates a layered and visually engaging green edge consisting of Podocarpus and Green Island Ficus that complements the architectural form while softening the building's base. A structured Podocarpus hedge establishes the foundational element of the planting design, providing a clean, evergreen backdrop. This hedge

risers to a height of four feet against the solid portions of the façade and then is reduced to an 18" ht. dwarf Podocarpus hedge in areas adjacent to the building windows, maintaining visibility while continuing the linear green continuity. Near the entry doors, pockets of Ixora are introduced to provide added color. There are also two Medjool Date Palms flanking the entry and complimenting the architecture, strategically placed on façade columns. Furthest west along this south façade, there are three Mexican Fan palms existing to remain. Beneath them are proposed Hibiscus shrubs for added color. To the east along the berm leading up to the entry of Dick's House of Sport, there are additional pockets of Hibiscus with groupings of Foxtail Palms and a Cocoplum hedge reinforcing the cohesive mall landscape aesthetic. Several mature Oak trees and Pines are also preserved to remain here in this area along the berm.

#### East Elevation and area around field:

The landscape around the field consists of a Podocarpus hedge blocked and sheared to a height of 48". The 48" height allows for visibility into the field area while screening a series of bollards around the perimeter the field from view. To soften the visual impact of the tall fence around the field, evenly spaced Alexander Palms are placed in rhythmic order around the fence's exterior. To the right/north of the field, there are groupings of Washingtonia Palms with additional tiered landscape hedges consisting of Podocarpus, Green Island Ficus, and Ixora Nora Grant.

#### North Elevation:

Framing either side of the main entry, formal groupings of four Medjool Date Palms create a bold and elegant statement, intentionally arranged to announce the arrival experience without obstructing views of the Dick's House of Sport signage. At their base, clean geometric beds of Green Island Ficus reinforce the structured aesthetic. Adjacent to the building façade, mirroring the design language used on the south side, a tiered arrangement of hedges and shrubs, including Podocarpus, Green Island Ficus, and Dwarf Ixora, soften the building's foundation. Flanking the entry, pockets of Philodendron provide additional color and texture, adding a layer of visual interest to the composition.

#### Parking areas:

To maintain visual continuity with other landscape islands throughout the mall area, there are groupings of Foxtail Palms proposed in the new landscape islands to the east of the field area. For the understory element, Indian Hawthorne is utilized as well as Green Schefflera. To cut down on the amount of sod in the affected area, Perennial Peanut has been introduced as an alternate groundcover which is drought tolerant and will not need to be maintained as frequently as the other sod areas. In the new parking islands to the north in the affected area, perennial peanut is again utilized as well as Indian Hawthorn and Green Cocoplum. To enhance the site's canopy coverage, new Oak trees are also proposed in this area.

#### **Signage**

Two Flat/Wall signs for Ground Floor Uses are proposed on the south elevation for Arhaus. One is 27 square feet, and one is 19.2 square feet, which is under the 70 square feet of permissible signage for ground floor uses under Section 78-285 in the Code. However, Resolution 62, 1984 limits wall signage for the Mall to "one wall sign for each anchor department store...". With this application, the applicant is requesting the conditions of approval for the Mall be revised to allow for Flat/Wall Sign for Ground

Floor Uses as permitted under Section 78-285. Signs for Ground Floor Uses (restaurants) with exterior entrances have been permitted over the years under Resolution 4, 2017, Resolution 28, 2024 and Resolution 29, 2024.

Three Principal Tenant Flat/Wall signs for Dick's House of Sport are proposed with the redevelopment of the former Sears building, one each on the north, south and east elevation. The proposed signage on the north and south elevations are approximately 420 square feet. The proposed sign on the east elevation is 162 square feet. Resolution 62, 1984 limits wall signage at the Mall to "one (1) wall sign for each anchor store façade representing typical identification by sign, logo, style and illumination indigenous to that anchor department store will be allowed." The applicant is requesting a wavier from Section 78-285, entitled Permitted Signs, to allow three DHOS wall signs in excess of the 90 square foot maximum size requirement for principal tenant signs. Said section require the signs to the be lesser of 90 square feet or 3% of the affected building façade. Due to the mass of the existing anchor building elevations at the Mall, the 90-square-foot maximum would allow for minimal signage. The copy area of the proposed signage falls within the 3% of the affected building façade size requirements and is consistent with the other wall signs onsite, specifically the other Anchor tenant signs permitted under Resolution 159, 2004.

### **Reduction in Parking Ratio**

Resolution 21, 1986 authorized a parking ratio reduction for the Mall from 5.0 parking spaces per 1,000 square feet of gross leasable area to 4.9 parking spaces per 1,000 square feet of gross leasable area, and Resolution 159, 2004 authorized a further parking ratio reduction for the Mall from 4.9 parking spaces per 1,000 square feet of gross leasable area to 4.5 parking spaces per gross leasable floor area. With this request, the applicant has submitted a parking study and is requesting the parking ratio be reduced to 4.0 spaces per 1,000 square feet to more closely align with the parking utilization historically seen at the Mall. The parking submitted demonstrates that the parking demand expected for ITE Land Use 820 (Shopping Center (>150k)) is 3.08 stalls per 1,000. The applicant is proposing a required parking ratio of 4.0 spaces per 1,000 to provide a buffer so the supply always exceeds the demand. The reduction requested represents a 12% reduction from the 4.5 ratio required per Resolution 159, 2024 and is consistent with the City's Code requirement for Retail, General.

Area Intentionally Left Blank

	Proposed Mall GLA: 1,451,467 sf
<u>Code requirement for Shopping Center/Mixed Uses:</u> 5.0 spaces per 1,000 sf (1 space per 200 sf)	7,257 spaces
<u>Requirement for Mall per Res, 159, 2004:</u> 4.5 spaces per 1,000 sf GLA (1 space per 222 sf)	6,532 spaces
<u>Code requirement for Retail, General:</u> 4.0 spaces per 1,000 sf (1 space per 250 sf)	5,805 spaces
<u>ITE Land Use 820 (Shopping Center (&gt;150k))*</u> 3.08 spaces per 1,000 sf (1 space per 350 sf)	4,470 spaces
<b><u>Proposed parking ratio:</u></b> <b>4.0 spaces per 1,000 sf (GLA)</b> <b>(1 space per 250 sf)</b>	<b>5,805 spaces</b>
<b>Proposed number of spaces</b>	<b>6,067 spaces</b> <b>(excess parking of 262 spaces,</b> <b>equivalent to 65,500 sf)</b>

\*See submitted Parking Supply Needs Evaluation prepared by Kimley Horn and submitted with this application.

**LDR TEXT AMENDMENT**

The current General Commercial (CG-1) zoning designation of the property does not allow for outdoor recreational uses. Accordingly, the property owner is requesting a Text Amendment to the City’s Zoning Code to modify the conditional use standards for the Recreation, commercial – Outdoor category and to modify the permitted use table to add CG-1 as a zoning district in which the use is permitted with approval of a Major Conditional Use. Recreation, commercial – Outdoor is currently a major conditional use in the P&I, CR and CG-2 zoning districts. The applicant’s proposed modifications to the Recreation, commercial – Outdoor use standards are below.

Recreation, commercial - Outdoor. Commercial outdoor recreation are establishments providing entertainment, games of skill, and similar activities to the general public for a fee or as part of a retail experience, including such uses as archery ranges, athletic fields, batting cages, camps and camping areas, golf driving ranges, miniature golf, swimming pools, tennis courts, and wildlife preserves. Such uses do not include golf courses, public parks, bungee jumping, miniature auto or motorcycle race tracks, and similar uses. Outdoor recreational use shall conform to the requirements listed below.

- a. The city council may require adequate separation of such uses from property possessing a residential future land use or zoning designation.

b. The minimum lot area required for a recreational amusement or attraction, camp, or wildlife preserve shall be three acres. Public or private athletic courts or facilities shall have a minimum site area of ~~20,000~~ 18,500 square feet.

c. The city council may require fences of a height up to eight feet for safety purposes. Fences of a height greater than eight feet may be reviewed and approved by the city council.

d. The city council may establish hours of operation to minimize impacts on adjacent properties.

e. The city council may also require a landscape buffer, installed and maintained with a minimum opacity of 75 percent, to protect neighboring property from potential loss of use, noise, or other diminution of land value.

f. Vehicular access to such facilities shall only be provided from city collector, county minor arterial, state minor arterial, state, or state principal arterial.

g. Live entertainment events, including concerts, festivals, holiday events or sales, and similar temporary events require approval by the city manager. Factors affecting such approval include the following:

1. Proposed location;
2. Proposed dates;
3. Proposed hours of operation;
4. Vehicular access;
5. Anticipated number of participants;
6. Anticipated transportation impacts;
7. Proposed nature of events, and potential nuisance through noise, lighting, music, or other impacts which are not limited to the host site;
8. Proposed sanitary measures, including toilets, potable water, and litter and trash control;
9. Nature of tents or structures to be utilized; and
10. Proposed security and law enforcement arrangements.

**CLOSING**

Since its opening in 1988, the Mall has maintained its position as a world-class luxury shopping mall destination. The blending of award-winning architecture, fine art, natural landscaping, signature events and an innovative retail mix makes The Gardens Mall the premier shopping destination in Palm Beach County. The applicant is confident that the addition of Dick's House of Sport to the Mall will further the Mall's position within the region's retail market and respectfully requests approval of the submitted PUD Amendment and LDR Text Amendment.