





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

Summary

Agenda Date:	April 10, 2025	Application ID:	ZV2025-0005
Project:	Wal-Mart Short Term Parking Variance	Project Number:	PRJ2025-0005
Project Planner:	Cole Williams, Senior Planner		
Owner:	Wal-Mart Stores East LP	Agent:	Lisa Leonard
Location:	12800 Pines Boulevard	District	District 4
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP2022-0005, MSC 2019-17, ZV 2019-06, SP 2010-07, ZV 2010-16, ZV 2010-17, ZV 2010-18, SP-99-16, SP-98-85, SP 95-14, SN 95-20, SP 93-48		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0005	155.608(A)4.iii.: Short-Term Parking	10 Short-Term Parking Spaces	31 Short-Term Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Lisa Leonard, agent for Wal-Mart, is requesting a parking variance for Wal-Mart, located at 12800 Pines Boulevard to allow 31 short-term parking spaces, instead of a maximum of 10 short-term parking spaces as allowed by Code.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart.

In 2019, both ZV 2019-06 and MSC 2019-17 were approved to allow 10 short term parking spaces and associated canopy. Additionally, in 2022, site plan application SP2022-0005 was approved to allow an addition to the existing building to accommodate online orders.

On June 18, 2024 (Ordinance 2022) Code section 155.608 was amended resulting in an increase of the permissible number of short-term parking spaces for this site from 3 parking spaces to 10 parking spaces.

On 3/20/2025 the property owner was cited (code case 250300997) for the addition of short-term parking spaces without approval. Should the Planning and Zoning Board approve the variance as proposed the code case will be resolved.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow 31 short-term parking spaces, instead of the allowed maximum of 10 short-term parking spaces for buildings over 20,000 square feet. Short-term parking spaces are deemed exclusive and must be surplus parking. Currently, 692 parking spaces exist on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 568 parking spaces for Walmart. Based on current and proposed uses 532 parking spaces are required. If approved as requested a surplus of 36 parking spaces shall remain.

The applicant has provided the attached site plan which depicts the proposed location of the parking spaces in the parking aisle adjacent to the northeast corner of the building. Also attached is a justification statement to support their request. Short-term parking is regulated by Land Development Code section 155.608. For reference, staff has attached the code section from Article 6 of the Land Development Code.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential 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.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Variance Justification Statement
Proposed Short-Term Parking Site Plan
Section 155.608 Short-Term Parking
Subject Site Aerial Photo



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: 02/18/2025

Plans for DRC _____ Planner: Cole Williams

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 checked="" 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 type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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 foot 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: 5932-251 Pembroke Pines - WalmartProject Address: 12800 Pines Boulevard, Pembroke Pines, FL 33027Location / Shopping Center: Flamingo West78-36Acreage of Property: 21.18 Building Square Feet: 136,979Flexibility Zone: _____ Folio Number(s): 5140 14 02 0330

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

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TO POB, CONT WLY 1299.81, NLY 820.35, ELY 428.33, NLY 400.33, ELY 527.07, SLY
273.08, ELY 344.57, SLY 947.33 TO POB, LESS THAT POR DESC AS COMM AT POINT OF
INTERSEC OF N & W LINES OF TR A, S 460.34 TO POB, S 330.10, E 428.33, N 330.10, W
428.33 TO POB, LESS POR DESC IN 22287/460 DESC AS PARCELS A, B & C

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.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: WAL-MART STORES EAST LP

Owner's Address: 2001 SE 10 ST BENTONVILLE AR 72712-6489

Owner's Email Address: casey.fairchild@walmart.com

Owner's Phone: 479.371.2299 Owner's Fax: _____

Agent: Bowman Consulting

Contact Person: Lisa Leonard

Agent's Address: 301 SE Ocean Boulevard, #301, Stuart, FL 34994

Agent's Email Address: lleonard@bowman.com

Agent's Phone: 772.678.4331 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: General Business (B-3)

Land Use / Density: _____

Use: 13-02

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: N/A

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

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: Parking Variance

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

Refer to letter of intent for detail of variance 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)

Refer to the letter of intent for description of project.

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.

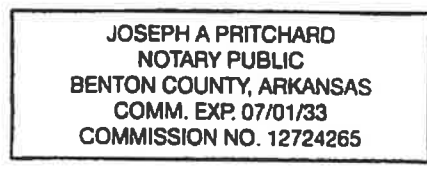
Casey Smith

2-26-25

Signature of Owner

Date

Sworn and Subscribed before me this 26th day
of February, 2025



0
Fee Paid

Joseph A. Pritchard
Signature of Notary Public

7/1/33
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.

UBC

2-26-25

Signature of Agent

Date

Sworn and Subscribed before me this 26th day
of February, 2025



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Fee Paid

Donna M. Korte
Signature of Notary Public

2/8/2029
My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: WAL-MART STORES EAST LP

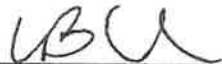
Authorized Representative: Bowman Consulting - Lisa Leonard

Application Number: _____

Application Request: Parking Variance

I, Lisa Leonard, PE (print Applicant/Authorized Representative name), on behalf of WAL-MART STORES EAST LP (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.

 3/5/2025
Signature of Applicant or Applicant's Date
Authorized Representative

Lisa Leonard, PE
Print Name of Applicant/Authorized Representative

Bowman

March 5, 2024

VIA ELECTRONIC DELIVERY

Mr. Michael Stamm, Jr.
Director, Planning & Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, Florida 33025

**RE: WAL-MART STORES EAST L.P.
Letter of Intent for Online Pickup Delivery (Short-Term) Parking Variance
12800 Pines Boulevard (Parcel ID: 514014020330) (Store # 5932)**

Dear Mr. Stamm:

Please accept this letter of intent on behalf of WAL-MART STORES EAST, LP (the "Applicant" or "Walmart") for that certain ±21.18 acre parcel of land owned by Applicant located at 12800 Pines Boulevard (Parcel ID: 514014020330) (the "Property") in connection with Walmart's plan to increase the number of Online Pickup Delivery ("OPD") parking spaces at the subject Walmart store from 14 existing OPD spaces to 31 total OPD spaces (the "Project"). The proposed location and configuration of the OPD spaces is depicted on the plan prepared by Bowman Consulting enclosed with this Application ("Plans"). Section 155.608 of the City of Pembroke Pines Land Development Code (the "City Code") allows a maximum of only 10 OPD parking spaces per retail establishment regardless of property or building size. Therefore, the Application requests a variance pursuant to Section 155.301(O) of the City Code to allow an additional 17 OPD parking spaces beyond the currently provided 10 spaces (the "Variance").

According to the City Code, a Variance is defined as "[a] modification of, or deviation from, the regulation of this code which is authorized and approved by the respected board after it finds that the literal application of the provisions of the code would cause *unnecessary hardship* or *practical difficulty* in the use of development of a specific lot or building" (emphasis added). Section 155.301(O) further states that the purpose of Variances is "[t]o allow for the provision of relief from certain development standards of the [City Code]" subject to multiple criteria.¹

Walmart respectfully submits that limiting the subject Walmart to a maximum of 10 OPD parking spaces represents an unnecessary hardship or practically difficulty for the subject store and Walmart's proposal to add an additional 17 OPD spaces for a grand total of 31 OPD spaces satisfies all relevant variance criteria on the following bases:

¹ Basic variance criteria include special circumstances peculiar to the land and building and for which the Variance is sought where strict application of the standard City Code criteria would result in unnecessary hardship and deprive the application of reasonable use, that the hardship is not self-created by the applicant and is not result of mere disregard or ignorance of the City Code, or that granting the variance is not incompatible with public policy, will not adversely affect adjacent property owners, and the circumstances which case the special conditions are peculiar to the subject property.

Approval of the Application will allow Walmart to meet established local customer demand, address future demand, and avoid potential operational disruptions. OPD parking spaces are reserved for Walmart customers who have ordered their products online (via Walmart's website or mobile application) prior to arriving at a particular Walmart store. OPD parking spaces are typically marked with signage stating "Online Pickup," or similar. Once OPD customers arrive at an OPD parking space, Walmart associates bring the Customers' pre-ordered products directly to customer vehicles for retrieval. The OPD model has proven popular amongst customers, as it combines the efficiency of online retail with the convenience of local "brick and mortar" shopping. The subject Walmart store has maintained an OPD program for some time, and currently offers a total of 14 OPD spaces. Based on current projections, Walmart has found that 31 OPD spaces are required at this particular store location in order to meet current and projected demand, as well as to avoid any potential operational backups as a result of continued customer demand.

Approval of the Application is consistent with the City Code's policy intent of proportionality. Section 155.608 of the City Code sets forth the standards for OPD (a/k/a short-term) parking spaces at retail shopping centers in the City, in relevant part, as follows:

BUILDING SIZE (SQ. FT.)	OPD SPACES (MAX.)
Less than 10,000	3
Between 10,000 and 20,000	5
More than 20,000	10

Accordingly, the City Code generally allows a number of OPD spaces proportionate to building square footage. However, the City Code includes a "catch-all" maximum of 10 OPD spaces for buildings larger than 20,000 square feet. The subject Walmart building is approximately 136,979 square feet in size, which is *almost 7 times larger* than the "catch-all" category. Walmart's current request for 31 OPD spaces for a 136,979 Walmart building is clearly proportionate from a policy intent perspective.

The Walmart Property is sufficiently large to accommodate increased OPD service. The subject Walmart store boasts a total Property size of ±21.18 acres, all of which is owned and controlled by Walmart. This particular Walmart store also provides significant *excess* parking beyond what is required by City Code (480 parking spaces are required whereas 576 parking spaces are currently provided). Accordingly, Walmart has sufficient parking flexibility to intelligently position and plan for increased OPD services in a manner that satisfies both City and internal Walmart operational standards for both vehicular and pedestrian circulation, all while *not* adversely impacting neighbors. Indeed, as previously discussed, a meaningful expansion of OPD services at this location would ensure that future demands are met and customer flow operations remain within target parameters (i.e. no backups), and would therefore *improve* internal operations and *avoid* potential future negative impacts on neighbors.

The Application is consistent with approved OPD operations comparable Walmart stores located in other Florida jurisdictions. As previously described, OPD operations are being increasingly utilized and relied upon by customers throughout the country – and South Florida is no exception. For many, the allure of OPD is simply increased efficiency. For others with limited mobility or other accessibility challenges, OPD creates the opportunity to conveniently and more safely shop for a wide variety of retail products. The subject Application is wholly consistent with precedent throughout the state. Walmart respectfully requests the opportunity to provide the same level of OPD service to its valued customers in the City of Pembroke Pines.

We respectfully request your favorable review of this Application. Thank you for your considerate attention to this matter. Should you have any further questions or concerns, please do not hesitate to contact me.

Respectfully submitted,



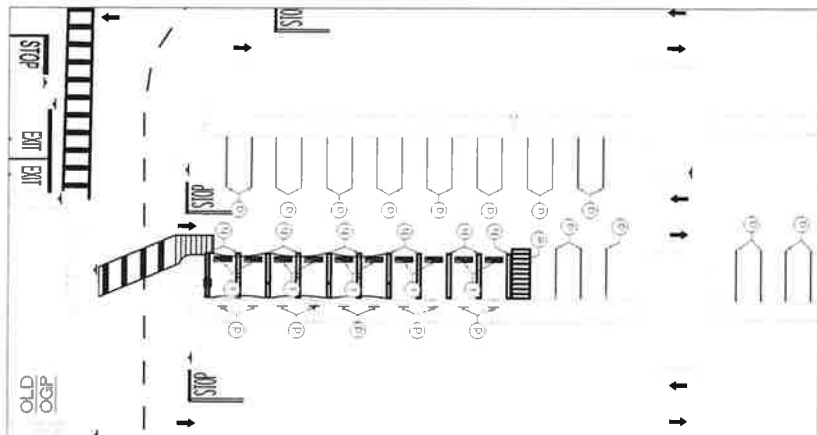
Lisa Leonard, PE
Principal
lleonard@bowman.com
301 SE Ocean Boulevard
Suite 301
Stuart, Florida 34994
772.283.1413

1 OVERALL SITE PLAN
SCALE: 1" = 60'

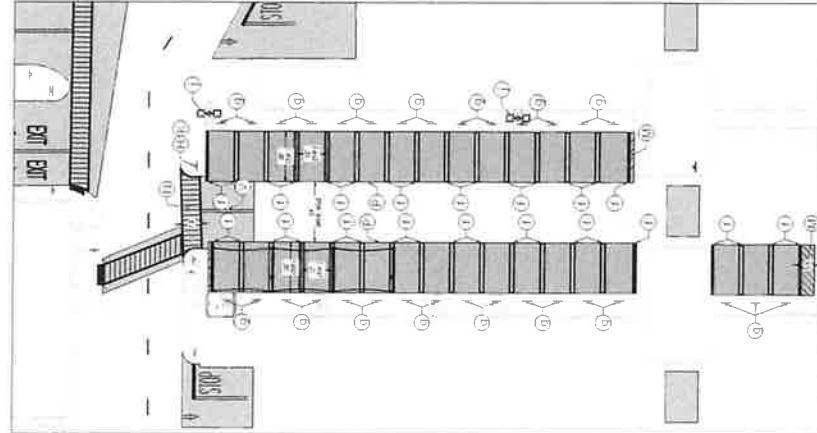


1. TOTAL BUILDING AREA SQUARE FOOT PROVIDED BY THE ARCHITECT
2. PARKING COUNT IS PER SURVEYOR AND SITE VISIT
3. CART CORRALS ARE NOT A PART OF THE OVERALL PARKING COUNT.
4. SHARED PARKING PER NOTES PROVIDED BY CITY OF PEMBROKE PINES. SHARED PARKING IS NOT INCLUDED IN OVERALL PARKING COUNT AND ADDITION

[illegible]



DEMOLITION PLAN



SITE CONSTRUCTION PLAN



SITE AND DEMOLITION LEGEND

- NOTES TO CONTRACTOR:**
1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
 2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
 3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED WHERE SHOWN TO BE REMOVED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED (DO NOT APPLY SEAL COAT OVER CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
 4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

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62. ☐ bj. $\frac{1}{2} \ln 63$
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67. ☐ bo. $\frac{1}{2} \ln 68$
68. ☐ bp. $\frac{1}{2} \ln 69$
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73. ☐ bu. $\frac{1}{2} \ln 74$
74. ☐ bv. $\frac{1}{2} \ln 75$
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78. ☐ bz. $\frac{1}{2} \ln 79$
79. ☐ ca. $\frac{1}{2} \ln 80$
80. ☐ cb. $\frac{1}{2} \ln 81$
81. ☐ cc. $\frac{1}{2} \ln 82$
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83. ☐ ce. $\frac{1}{2} \ln 84$
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88. ☐ cj. $\frac{1}{2} \ln 89$
89. ☐ ck. $\frac{1}{2} \ln 90$
90. ☐ cl. $\frac{1}{2} \ln 91$
91. ☐ cm. $\frac{1}{2} \ln 92$
92. ☐ cn. $\frac{1}{2} \ln 93$
93. ☐ co. $\frac{1}{2} \ln 94$
94. ☐ cp. $\frac{1}{2} \ln 95$
95. ☐ cq. $\frac{1}{2} \ln 96$
96. ☐ cr. $\frac{1}{2} \ln 97$
97. ☐ cs. $\frac{1}{2} \ln 98$
98. ☐ ct. $\frac{1}{2} \ln 99$
99. ☐ cu. $\frac{1}{2} \ln 100$
100. ☐ cv. $\frac{1}{2} \ln 101$
101. ☐ cw. $\frac{1}{2} \ln 102$
102. ☐ cx. $\frac{1}{2} \ln 103$
103. ☐ cy. $\frac{1}{2} \ln 104$
104. ☐ cz. $\frac{1}{2} \ln 105$
105. ☐ da. $\frac{1}{2} \ln 106$
106. ☐ db. $\frac{1}{2} \ln 107$
107. ☐ dc. $\frac{1}{2} \ln 108$
108. ☐ dd. $\frac{1}{2} \ln 109$
109. ☐ de. $\frac{1}{2} \ln 110$
110. ☐ df. $\frac{1}{2} \ln 111$
111. ☐ dg. $\frac{1}{2} \ln 112$
112. ☐ dh. $\frac{1}{2} \ln 113$
113. ☐ di. $\frac{1}{2} \ln 114$
114. ☐ dj. $\frac{1}{2} \ln 115$
115. ☐ dk. $\frac{1}{2} \ln 116$
116. ☐ dl. $\frac{1}{2} \ln 117$
117. ☐ dm. $\frac{1}{2} \ln 118$
118. ☐ dn. $\frac{1}{2} \ln 119$
119. ☐ do. $\frac{1}{2} \ln 120$
120. ☐ dp. $\frac{1}{2} \ln 121$
121. ☐ dq. $\frac{1}{2} \ln 122$
122. ☐ dr. $\frac{1}{2} \ln 123$
123. ☐ ds. $\frac{1}{2} \ln 124$
124. ☐ dt. $\frac{1}{2} \ln 125$
125. ☐ du. $\frac{1}{2} \ln 126$
126. ☐ dv. $\frac{1}{2} \ln 127$
127. ☐ dw. <

- [illegible]

155.608 SHORT-TERM PARKING

(A) Short-term parking may be permitted within multi-tenant non-residential shopping centers. Short-term parking spaces shall be approved via the administrative review process as outlined in 155.301(C) of this LDC. Short-term parking spaces shall be subject to the following provisions:

1. All short-term parking spaces are deemed exclusive and will only be permitted when a parking -surplus exists on the property.
2. All short-term parking must meet minimum design standards of 155.606.
3. Short-term parking must not impede normal traffic flow nor interfere with the operations of emergency equipment.
4. Outparcel buildings and freestanding buildings:
 - i. less than 10,000 square feet may be permitted a maximum of three short-term parking spaces.
 - ii. between 10,000 square feet and 20,000 square feet may be permitted a maximum of five short-term parking spaces.
 - iii. more than 20,000 square feet may be permitted a maximum of ten short-term parking spaces.
5. Office parks or industrial parks may be allotted up to 2% of the total parking on site to be used for short-term parking space.
6. Tenants within Multi- tenant Shopping Centers:
 - i. less than 10,000 square feet may be permitted a maximum of three short-term parking spaces.
 - ii. between 10,000 square feet and 20,000 square feet may be permitted a maximum of five short-term parking spaces.
 - iii. more than 20,000 square feet may be permitted a maximum of ten short-term parking spaces.
7. Location of short-term parking shall not limit or restrict reasonable access to the tenant bays and shall be subject to the review and approval by the Planning and Economic Development Department.

155.609 NON-CONCURRENT PARKING

(A) If there is not sufficient parking within a shopping center per code requirements to accommodate a proposed use, the applicant may submit a non-concurrent parking plan. The plan shall indicate that the amount of parking require based on the hours of operation for all tenants does not exceed the supplied parking at any time.

(B) Non-concurrent parking agreements shall be reviewed via the Administrative Review process as outlined in Article 3.

SUBJECT SITE AERIAL PHOTO Walmart 12800 Varaince (ZV2025-0005, PRJ2025-0005)

