




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

Summary

Agenda Date:	September 12, 2019	Application ID:	ZV 2019-06
Project:	Walmart Temporary Pick-Up Spaces	Project Number:	PRJ 2019-13
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Wal-Mart Stores East LP	Agent:	Vance Bindley
Location:	12800 Pines Blvd., Pembroke Pines, Florida 33027		
Existing Zoning:	General Business (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-06	155.251 (H)(1)	Three (3) short-term parking spaces	Ten (10) short-term parking spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

Project Description / Background

Vance Bindley, as agent for owner, is requesting a variance to allow ten (10) short-term parking spaces for Walmart at 12800 Pines Boulevard instead of the allowed three (3) short-term parking spaces. Walmart is considered a free-standing building, and therefore, is limited to three (3) short-term parking spaces per City Code.

The approved Walmart Site Plan (SP 2010-07) shows 695 total parking spaces provided for the 140,450 sq. ft. building with an attached garden center. 124 of these parking spaces are allocated to the adjacent commercial parcel to the east, leaving 571 parking spaces for Walmart. Current parking requirements for retail are 3.5 parking spaces per 1,000 sq. ft. of building area or 492 required parking spaces based on use. Currently there is a surplus of 79 spaces on the site.

To construct the short term parking spaces, Walmart will lose 3 spaces, thus reducing the total parking on site to 692 spaces with a surplus of 76 spaces. A future Miscellaneous Plan submittal, with all details of any proposed changes to colors of the building, proposed awnings, signage, etc. will be submitted to the Planning and Zoning Board for consideration.

VARIANCE REQUEST DETAILS:

ZV 2019-06) Allow ten (10) short-term parking spaces instead of the allowed three (3) short-term parking spaces.

Code Reference: §155.521 AMOUNT OF OFF-STREET PARKING REQUIRED.

(H) Short-term parking may be permitted within non-residential properties with approval from the City Manager or his/her designee subject to the following provisions:

(1) Outparcel buildings and free standing buildings of over 3,000 square feet of gross floor area may be permitted a maximum of three short-term parking spaces.

VARIANCE 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:

1. 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.

2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That 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) That 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) That 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
 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: _____

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 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 feet 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: Dean Project #: PRJ 20 19 - 13 Application #: 2V2019-06

Date Submitted: 07/11/19 Posted Signs Required: () Fees: \$ 2,210

SECTION 1-PROJECT INFORMATION:Project Name: Pembroke Pines Wal-Mart OGPProject Address: 12800 Pines Boulevard, Pembroke Pines, FL 33027Location / Shopping Center: Pembroke Pines FL (Wal-Mart #5932)Acreage of Property: 922,600.8 Building Square Feet: 140,450 SFFlexibility Zone: Pembroke Pines Folio Number(s): 5140 14 02 0330

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

Legal Description:

FLAMINGO WEST 78-36 THAT PT OF TR A DESC AS COMM SE COR TR A,WLY 1238.43 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

☐

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, AK 72712

Owner's Email Address: Mark.Asplund@walmart.com

Owner's Phone: 479-204-2923 Owner's Fax: _____

Agent: Bowman Consulting Group

Contact Person: Vance Bindley

Agent's Address: 4450 W Eau Gallie Blvd Suite 232

Agent's Email Address: vbindley@bowmanconsulting.com

Agent's Phone: 321-255-5434 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: B-3

Land Use / Density: n/a

Use: Retail Store

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: B-3

Land Use / Density: n/a

Use: Retail Store

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: B-3, A-1

South: R-4

East: B-3

West: B-3, R-4

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: _____

Code Section: Title XV, Chapter 155, Section 155.251 (H)(1)

Required: 3 Short term Parking Spaces

Request: 10 Addition of online grocery pickup parking spaces / short term parking spaces

Details of Variance, Zoning Appeal, Interpretation Request:

Demolition of 13 parking spaces to be replaced with 10 grocery pickup spaces. Six
will be canopy covered, four will be uncovered.

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)

Existing Wal-Mart parking lot will be modified to remove 13 parking spots and add

Online Grocery Pickup canopy with 10 canopy spaces and associated striping.

See attached for additional information

Statement of Justification

The existing 140,450 SF Walmart building currently provides 695 parking spaces. According to the land development code 3.5 spaces are required for every 1,000 SF for a "Retail – general" use, requiring 492 spaces. The proposed Online Grocery Pickup improvements demolish 13 parking spaces and replace those spaces with 10 Pickup spaces leaving 693 total spaces for the Walmart total parking count which meets the minimum required number of parking spaces.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

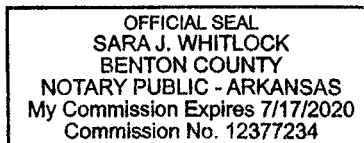
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 6/26/19
Signature of Owner Date

Sworn and Subscribed before me this 20th day

of June, 20 19

Fee Paid [Signature] 7/17/2020
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 _____

SUBJECT SITE AERIAL PHOTO

Walmart #5932 Variance request

(ZV 2019 - 06)

