



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 8800 SOUTHWEST 36TH STREET • DAVIE, FLORIDA 33328
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

or

Project Type Number Name
Site Plan SP25-088 El Car Wash

Representatives	
Agent	Engel and Associates, Inc.
Applicant	2800 Davie Road LLC
Landowner	2800 Davie Road LLC

Town	
Council District	1
Assigned Planner	Lise Bazinet, Planner III
Planning Report Date	03/23/26

Process			
Public Notice	N/A		
Board Review	04/07/26		
Council Review	05/06/26	Supermajority Required	N
Public Participation Report	Submitted	02/27/26	Expires 02/26/27

Location	
Folio/Parcel ID Number	50412303-0120
Address	2800 Davie Road
General Location	On the east side of Davie Road between Nova Drive and Reese Road
Nearest North/South Road	Davie Road
Nearest East/West Road	Nova Drive
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Description	
Overall Size	36,907 sq. ft. (0.85 Acres)
Existing Use	Carwash/Oil Change Facility
Future Land Use	Regional Activity Center
Zoning	Regional Activity Center-Research and Technology (RAC-RTE) District East.
Overlay District	Transit Oriented Street
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Tindall Hammock Irrigation and Soil Conservation District
Utilities Provider	Town of Davie
Right-of-Way Acquisition	N/A



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Key Points

- The proposed site plan involves demolition of an existing Car-Wash Lube facility and the construction of a new 3,300 sq. ft. car wash building with associated outdoor vacuum stations and stacking driveways.
- Despite the current RAC-RTE zoning, in accordance with the 1990 Forman Settlement Agreement, the project must be reviewed pursuant to the standards of M-4 (County) zoning that existed at the time of annexation.
- The site design is maintaining the existing ingress/egress, the asphalt paved driveway, and the parking area along Davie Road.
- The applicant has submitted a concurrent variance application.
- The applicant has completed the public participation requirements (see attached).

History

Zoning Information:

1. A stipulated settlement agreement known as the “Forman Agreement” was approved in 1985 and clarified in 1990 which establishes that the Broward County Code was applicable to all annexed lands identified in the agreement.
2. September 17, 1997 - The Town of Davie approved the Regional Activity Center (RAC) Future Land Use Classification for the area including the subject site.
3. February 6, 2008 - The Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. The subject site was also rezoned from Industrial M-4(County) District to Regional Activity Center-Research and Technology (RAC-RTE) District East and designated a Transit Oriented Street (TOS).

Previous Project(s):

1. Site Plan SP 6-1-00, for a 6,136 sq. ft. car wash and quick lube facility was approved by Town Council on August 6, 2000, and subsequently built.

Concurrent Project(s)

1. Variance V25-180 (side setback).

Analysis

1. **Site:** The applicant is proposing the development of a new enclosed car wash consisting of a wash tunnel building and a vacuum area accommodating 19 vehicles. There is a 2-lanes driveway that precedes the car wash and vacuum entrances and can stack approximately 17 vehicles. The proposed building includes a utility and storage room, an electrical room, a restroom and an office. The vacuum equipment is being completely enclosed and located individually from the car wash building. The existing paved area, parking and landscaping fronting Davie Road are proposed to remain.
2. **Architecture:** The front elevation consists of clean lines and contemporary architecture. Interest is added by use of vertical towers on either end of the building, typical of the business branding. Walls are primarily painted stucco on a neutral shade of white with painted horizontal banding pink, teal and gray. A mixture of materials is being used to accent the building, including a storefront window at the front and back of the building, and large, grey simulated wood tile veneer with louvers above them at the sides of the



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- building. The simulated wood veneer accents can also be found on the entrance and exit ends of the building.
3. Access: the existing access point from Davie Road is being maintained as well as the driveway connecting the properties to the north and south.
 4. Parking: The existing 8 parking spaces are also being maintained at the same location, along Davie Road. Parking spaces provided meet the amount of off-street parking required.
 5. Lighting: The lighting design utilizes full cut-off fixtures and follows "Night Sky" and other Town requirements.
 6. Signage: Signage is not a part of the site plan application. The existing monument sign near the Davie Road entrance is proposed to remain. All other signage will be reviewed for compliance at the time of building permit.
 7. Landscaping: The total proposed hedges, shrubs and ground covers are 1,146. The existing hedges on site will be preserved and filled in or replaced as needed. The total proposed trees and palms are 27. The site depicts 10 existing trees, 16 existing palms and one relocated tree are to be preserved. 6 palms will be removed and replaced with 6 trees. In addition, 3 trees are proposed to be removed and mitigated with a monetary contribution of \$33,100 into the Town's Tree Fund.
 8. Drainage: The site is under the Tindall Hammock Irrigation and Soil Conservation District. The site plan proposes new catch basins and exfiltration trenches under internal drives and vacuum areas.

Recommendations
Staff finds the application complete and suitable for further review.

- Attachments**
1. Application Related Documents
 2. Related Maps
 3. Public Participation



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

April 28, 2025

Town of Davie
Planning and Zoning
8800 SW 36th Street
Davie, FL 33328

Re: DRC Review
EZ Express Car Wash
2800 Davie Road
Davie, Florida 33314

To whom it may concern,

My client, Gene Mirvis, representing 2800 Davie Road, LLC which owns the subject property, is asking for a site plan approval to remove the existing full-service car wash and oil change facility which he constructed in 2002 and build a new self-service car wash. The self-service car wash will have a small structure to house a new car wash tunnel and associated equipment, and the parking area will be expanded to include 19 new self-service vacuum stalls. The parking along Davie Road, in addition to the main driveways, into and through the site, will remain as will the dumpster enclosure. The new parking and driveways will be constructed with concrete to provide a more durable surface. The new building will be similar to the other car washes he has built throughout the state, incorporating a feature tower at the exit of the car wash tunnel, with simulated wood features and red metal overhangs to coordinate with the red vacuum booms. The remainder of the building will be stucco with score lines and painted white. The perimeter landscape will remain and the new islands and landscaping around the building will be planted to match with new live oaks, green and silver buttonwood trees, crepe myrtle and Montgomery palms.

If you have any questions, comments, or concerns, please contact me at 954-791-4810.

Respectfully Submitted,
Engel and Associates, Inc

Mark Engel, AIA
President



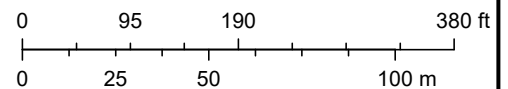
Land Use Map - 2800 Davie Road



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

March 18, 2026





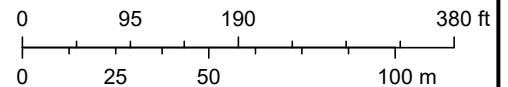
Aerial & Zoning Map - 2800 Davie Road



March 18, 2026

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PUBLIC PARTICIPATION PLAN (TO BE COMPLETED BY TOWN STAFF) ¹

Project Name	Project Number(s)

Basis for the Requirement (check one)	
	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Requirements in addition to Sec. 12-319.7	
Virtual Presentation	In-Person Meetings
Must be available on a publicly accessible website, no fee or login required, 24hrs per day for a minimum of 21 consecutive days,	A minimum of 2 meetings must be held in a publicly accessible facility as close as possible to the project site.
Must note all associated development requests, e.g., land use, rezoning, variances, design variations, waivers, and incentives.	Must be held on Monday through Thursday, with a start time of 5:30pm to 7:00pm), not on holidays.
Must be narrated and closed captioned.	Meetings must be a minimum of one (1) week apart.
Must cover the site plan, building floor plans, elevations, drainage, landscaping, lighting, and off-site improvements such as sidewalks, turn lanes, and restriping.	Must note all associated development requests, e.g., land use, rezoning, variances, design variations, waivers, and incentives.
Must not allow for public comments to be posted on the website and/or like/dislike.	Must cover the site plan, building floor plans, elevations, drainage, landscaping, lighting, and off-site improvements such as sidewalks, turn lanes, and restriping.
Must direct the public to provide comments to the applicant and Town staff through email, mail, or phone.	Must direct the public to provide comments to the applicant or Town staff through email, mail, or phone.

Required Notifications (check all that apply)	
Property Owners (within 1,000ft.)	Town Council
Addresses (within 1,000ft.)	Town Administration
Broward County Administrator	Sunshine Board
Adjacent Municipalities:	Town of Davie Parks and Recreation Director
Affected Governmental Entities	Affected Homeowner's Associations:
Other:	

Required Report to Include (check all that apply)	
	Summary of the public comments received; identifying the actions necessary to address public comments.
	Copy of correspondences, including phone calls, received by the applicant (date, caller, and a summary).

Staff Approval	Reimbursement Confirmation
Signature <i>Lise Bazinet</i>	Coordinated cost recovery fees with the applicant prior to a public hearing.

¹ Required by Sec. 12-319.7, Town Code. Required public participation activities must conducted within one (1) year of the Town Council meeting.

PUBLIC PARTICIPATION OPPORTUNITY NOTICE

Date: 01/26/2026

Subject: Public Participation Opportunity Notice for: El Car Wash
Project Numbers: Variance (V25-180) and Site Plan (SP25-088)

To Whom It May Concern:

This letter is to invite you to participate in the review of a proposed development project known as “El Car Wash” located at 2800 Davie Road (Parcel ID# 50-41-23-03-0120).

The proposed project consists of the demolition of the existing Car-Wash Lube facility and the construction of a new car wash building with associated outdoor vacuum stations. The project also includes a request for a variance from the minimum required 50-foot side setback to allow a reduced side setback of 5 feet.

Per the Town of Davie Code of Ordinances, the applicant of this project is required to conduct a thorough public participation process to ensure that property owners and residents most likely to be affected by the development have an opportunity to review and comment on the proposal prior to any formal public meetings or hearings by the Town. The applicant for this project has scheduled the following two public participation meetings:

First Public Participation Meeting: Date: Thursday, February 19, 2026 Time: 5:30 – 6:30 p.m. Location: East Side Community Center 4300 SW 55 Av., Davie, Florida 33314	Second Public Participation Meeting: Date: Thursday, February 26, 2026 Time: 5:30 – 6:30 p.m. Location: East Side Community Center 4300 SW 55 Av., Davie, Florida 33314
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Additionally, the applicant has prepared an online presentation of the project which includes contact information for public comments. Be aware that any correspondence provided to the applicant, or the Town will become part of the public record. This presentation will be available at the following location for at least 21 days from the date of this letter:

www.davie-fl.gov/1362/Presentations



To use QR code, use cellphone camera or QR reader app.

Please direct any inquiries regarding this project to:

Mark Engel, AIA
Engel and Associates, Inc.
954-791-4810
mark@engelaia.com

Lise Bazinet, Planner III
Town of Davie
954-797-1180
lbazinet@davie-fl.gov

Please feel free to contact the Town of Davie Planning & Zoning Division at 954-797-1103 if you are unable to access the online presentation or for any other assistance.

Attachment: Project Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

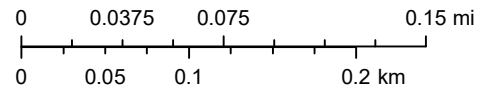


Mailout Map - 1,000ft. Radius Around 2800 Davie Road



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1/22/2026, 9:09:03 AM



SUMMARY OF
PUBLIC PARTICIPATION MEETINGS

February 27, 2026

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan for:

El Car Wash
2800 Davie Road
Davie, Florida 33314

Project Number: SP2015-50307


Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we (*the petitioner*) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at Eastside Community Center on 2/19/26 and 2/26/26 from 5:30-6:30pm. The above scheduled meetings were held, with no one from the general public attending.

Additionally, no phone calls or emails were received in response to the public participation meetings, mailers or from the video that was published online on 1/20/26.

We (*the petitioner*) hope the above information fulfilled the requirements of Public Participation Ordinance concerning this (*application*) process.

Sincerely,


Mark Engel, AIA
AR0017517



SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

February 19, 2026
Eastside Community Center

At 5:30 pm, the meeting was started.

Mr. Alejandro Quintana, who is the Director of Development for El Car Wash, as well as Mark Engel from Engel and Associates Inc., attended the first meeting. There were no other attendees.

At 6:30 pm the meeting was adjourned.



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

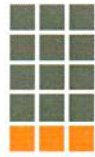
SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

February 26, 2026
Eastside Community Center

At 5:30 pm, the meeting was started.

Mr. Robert Sepielli, who is the Director of Construction for El Car Wash, as well as Mark Engel from Engel and Associates Inc., attended the first meeting. There were no other attendees.

At 6:30 pm the meeting was adjourned.



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING 2

El Car Wash 2800 Davie Road
February 26, 2026

NAME	ADDRESS	PHONE
Robert Sepielli	11880 NW 7 th St. Plantation, Fl. 33325	954-931-6481
MARK ENGEL E&A	4800 SW 64 th AVE #104 DAVIE, FL 33312	954-791-4810



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING 1

El Car Wash 2800 Davie Road
February 19, 2026

NAME	ADDRESS	PHONE
ALEXANDRO RIVERO	2753 NW 89 TH AVE, DORAL FL 33172	404-805-2797
MARK ENGEL E&A	4800 SW 64 TH AVE DAVIE, FL 33312	954-791-4810

Current Occupant	Address_1	Address_2	City	State	ZIPCode
2800 DAVIE ROAD INC	19464 39 AVE		SUNNY ISLES BEACH	FL	33160
2924 DAVIE LLC	2924 DAVIE RD #202		DAVIE	FL	33314
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE	FL	33301
DORN TWIN HOLDINGS LLC	2590 DAVIE RD #3		DAVIE	FL	33317
EQUITY ONE (FLA PORTFOLIO) INC	PO BOX 2539		SAN ANTONIO	TX	78299
FORMAN INDUSTRIAL LAND LLC	888 SE 3 AVE STE 501		FORT LAUDERDALE	FL	33316
FORMAN,MILES AUSTIN TR	PO BOX 2539		SAN ANTONIO	TX	78299
HESS REALTY LLC	16220 N SCOTTSDALE RD #650		SCOTTSDALE	AZ	85254
JOE & CHERYL KOVAC LLC	3012 NE 49 ST		FORT LAUDERDALE	FL	33308
LOPEZ 2695 LLC	623 SW 14 AVE		FORT LAUDERDALE	FL	33312
MILES AUSTIN FORMAN TR	PO BOX 292037		DAVIE	FL	33329
NEXUS PROPERTY HOLDINGS LLC	3210 HUNTER RD		WESTON	FL	33331
NISA CV 1 LLC	PO BOX 1610		COCKEYSVILLE	MD	21030
PPF AMLI 5971 TOSCANA DRIVE LP	141 W JACKSON BLVD STE 300		CHICAGO	IL	60604
PUBLIC LAND	8800 SW 36 ST		DAVIE	FL	33328
RACETRAC PETROLEUM INC	200 GALLERIA PKWY SE #900		ATLANTA	GA	30339
SCG ATLAS PALM TRACE LANDINGS	200 E BROWARD BLVD STE 1410		FORT LAUDERDALE	FL	33301
SCHOOL BOARD OF BROWARD COUNTY	600 SE 3 AVE		FORT LAUDERDALE	FL	33301
SOUTH FLORIDA WATER MANAGEMENT	PO BOX 24680		WEST PALM BEACH	FL	33416
SPEEDWAY LLC	PO BOX 711		DALLAS	TX	75211
SPG UNIVERSITY PARK LLC	100 FRONT ST STE 350		CONSHOHOCKEN	PA	19428
WENDYDAVIE99 LLC	28 ALLEN LANE		LAWRENCEVILLE	NJ	8648
WESTPORT BP LLC	2525 DAVIE RD		DAVIE	FL	33317
Current Occupant	2535 DAVIE RD	ADMIN	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	BLD 1	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 110	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 100	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 170	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 160	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 150	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 140	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 130	DAVIE	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 120	DAVIE	FL	33317
Current Occupant	2590 DAVIE RD	Unit 1	DAVIE	FL	33317
Current Occupant	2590 DAVIE RD	Unit 2	DAVIE	FL	33317
Current Occupant	2590 DAVIE RD	Unit 3	DAVIE	FL	33317
Current Occupant	2590 DAVIE RD	Unit 4	DAVIE	FL	33317
Current Occupant	2590 DAVIE RD	Unit 5	DAVIE	FL	33317
Current Occupant	2660 DAVIE RD		DAVIE	FL	33314
Current Occupant	2695 DAVIE RD		DAVIE	FL	33317
Current Occupant	2700 DAVIE RD		DAVIE	FL	33314
Current Occupant	2710 DAVIE RD		DAVIE	FL	33314
Current Occupant	2770 DAVIE RD		DAVIE	FL	33314
Current Occupant	2800 DAVIE RD		DAVIE	FL	33314
Current Occupant	2855 DAVIE RD		DAVIE	FL	33317
Current Occupant	2860 DAVIE RD		DAVIE	FL	33314
Current Occupant	2895 DAVIE RD		DAVIE	FL	33317
Current Occupant	2920 DAVIE RD		DAVIE	FL	33314
Current Occupant	2924 DAVIE RD	UNIT 202	DAVIE	FL	33314
Current Occupant	2924 DAVIE RD	UNIT 101	DAVIE	FL	33314
Current Occupant	2924 DAVIE RD	UNIT 102	DAVIE	FL	33314
Current Occupant	2924 DAVIE RD	UNIT 201	DAVIE	FL	33314
Current Occupant	2924 DAVIE RD	UNIT 200	DAVIE	FL	33314
Current Occupant	6151 PALM TRACE LANDINGS DR	UNIT 311	DAVIE	FL	33314
Current Occupant	6151 PALM TRACE LANDINGS DR	UNIT 112	DAVIE	FL	33314
Current Occupant	6151 PALM TRACE LANDINGS DR	UNIT 101	DAVIE	FL	33314

Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 204	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 304	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 105	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 205	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 106	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 206	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 108	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 208	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 308	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 107	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 207	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 307	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 109	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 209	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 110	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 210	DAVIE	FL	33314
Current Occupant	6350 PALM TRACE LANDINGS DR	UNIT 310	DAVIE	FL	33314
Current Occupant	6405 NOVA DR		DAVIE	FL	33317
Current Occupant	6501 NOVA DR	UNIT B3	DAVIE	FL	33317
Current Occupant	6501 NOVA DR	UNIT B4	DAVIE	FL	33317
Current Occupant	6503 NOVA DR		DAVIE	FL	33317
Current Occupant	6505 NOVA DR		DAVIE	FL	33317
Current Occupant	6507 NOVA DR		DAVIE	FL	33317
Current Occupant	6511 NOVA DR		DAVIE	FL	33317
Current Occupant	6511 NOVA DR	Unit 253	DAVIE	FL	33317
Current Occupant	6511 NOVA DR	Unit 309	DAVIE	FL	33317
Current Occupant	6517 NOVA DR		DAVIE	FL	33317
Current Occupant	6525 NOVA DR		DAVIE	FL	33317
Current Occupant	6545 NOVA DR	UNIT 211	DAVIE	FL	33317