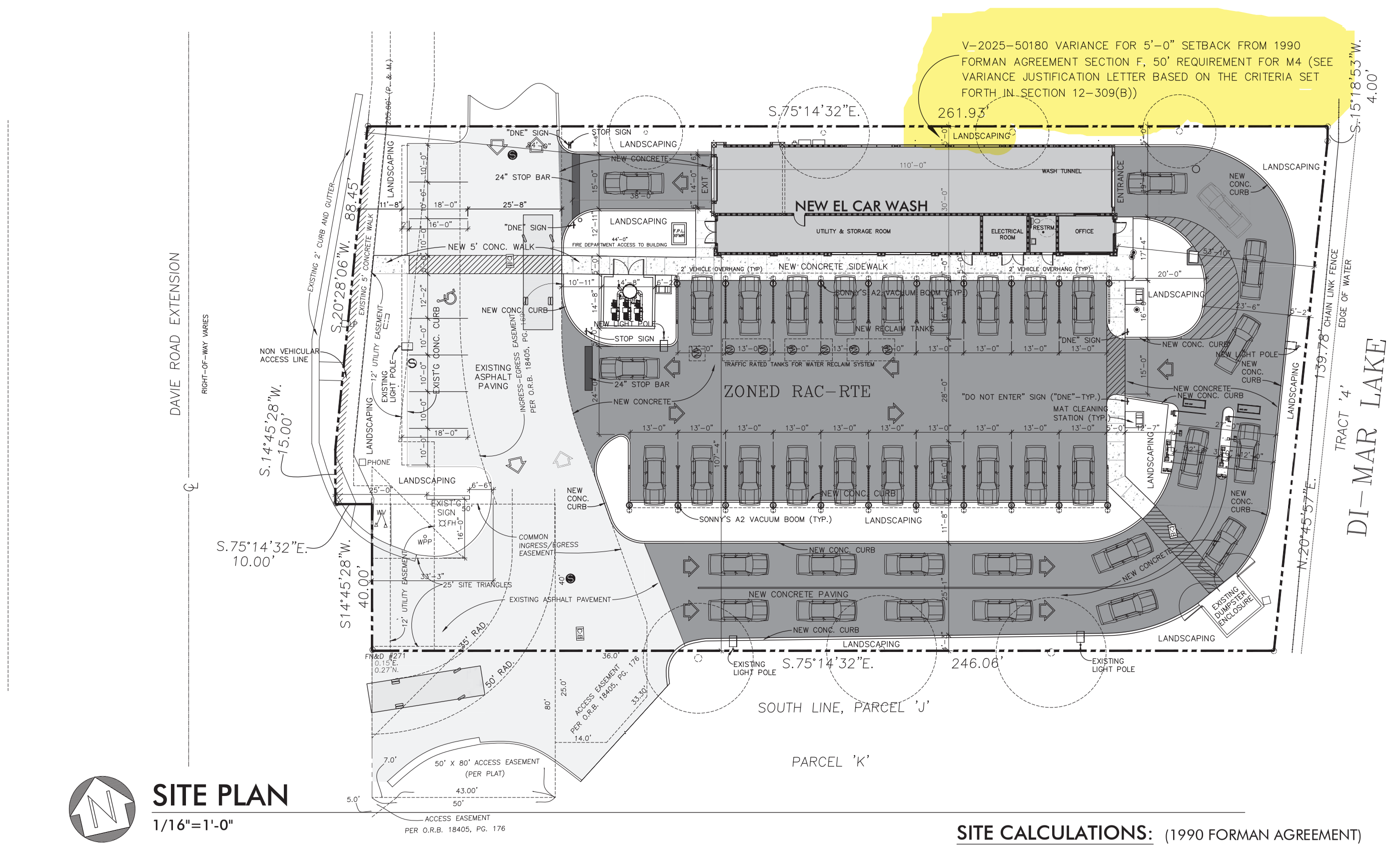

SITE PLAN

1/16"=1'-0"

SITE INFORMATION:

ZONING: RAC-RTE
USE: INDUSTRIAL
LAND USE: REGIONAL ACTIVITY CENTER (RAC)

THIS SITE BEING RE-DEVELOPED UNDER THE 1990 FORMAN AGREEMENT

SITE CALCULATIONS: (1990 FORMAN AGREEMENT)

			PROVIDED	REQUIRED (M-4 COUNTY)	STATUS
LOT FRONTAGE			143'-0"	200'	LEGAL NON-CONFORMING
SETBACKS:	FRONT		94'-0"	50'	CONFORMING
	REAR		53'-10"	50'	CONFORMING
	SIDE	NORTH	5'-0	50'	NON-CONFORMING
		SOUTH	107'-4"	50'	CONFORMING
TOTAL SITE			36,907 SQ/FT (100.00%) (.847 ACRES)	40,000 SQ/FT	LEGAL NON-CONFORMING ✱
BUILDING			3,300 SQ/FT (8.9%)		
CONCRETE WALKS			1,435 SQ/FT (3.9%)		
PAVED VEHICULAR USE AREA			24,262 SQ/FT (65.7%)		
TOTAL IMPERVIOUS			28,997 SQ/FT (78.6%)	80% MAX	CONFORMING
PERVIOUS AREA			7,910 SQ/FT (21.4%)	20% MIN	CONFORMING

✱ VARIANCE V-2025-50180

PARKING REQUIRED:

SERVICE SHOP: 3,300 SQ. FT./300= 11 SPACES REQUIRED
27 SPACES INCLUDING 1 H.C. SPACE PROVIDED

AS PER THE 1990 FORMAN AGREEMENT, PARKING CALCULATIONS MUST BE BASED ON BROWARD COUNTY CODE SECTION 39-228(F)

REVISED: 2/4/25

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REVISIONS:
(1) 7/26/25: REVISED AS PER DRC COMMENTS.
(2) 9/8/25: ADDED VACUUM ENCLOSURE, MODIFIED TRANSACTION AREA DRIVES CHANGED NAME TO eL CARWASH
(3) 10/29/25: REMOVED CLOUDS AS PER PLANNING
(4) 12/4/25: DRC COMMENTS

NEW CAR WASH FACILITY FOR
EL CAR WASH
2800 DAVIE ROAD, DAVIE, FLORIDA 33314

DATE: 4/28/25
DRAWN: K.W.N.
CHECKED: M.D.E.

ENGEL&ASSOCIATES, INC
ARCHITECTS | PLANNERS
4800 S.W. 64TH AVENUE, SUITE 104 DAVIE, FLORIDA 33314
954.791.4810 FAX 954.791.4811 AA0003607

STATE OF FLORIDA
MARK D. ENGEL
AR0017517
REGISTERED ARCHITECT

COMM. #: 2304

A1.01