



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

PLANNING REPORT

Project Type Number Name
Variance V25-180 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	03/25/26

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	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
Future Land Use	Regional Activity Center
Zoning	RAC-RTE, Regional Activity Center-Research and Technology 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 variance would allow the proposed carwash building to be located 5 ft. from the north property line (the applicable zoning normally requires a minimum side setback of 50ft).
- 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 proposed location of the building requiring the variance has been considered maintaining the existing ingress/egress, asphalt paving and parking facing Davie Road.

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 consequently built.

Concurrent Project(s)

1. Site Plan SP25-088, 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.

Analysis

The following Staff analysis (*italic font*) is based on the criteria established in the Town of Davie Code of Ordinances, Sec. 12-309 for Variance applications. The Planning and Zoning Board shall hold its public hearing and shall make a recommendation upon the application for variance to the Town Council, based upon its consideration of, where applicable, whether or not:

- a. There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

There are special circumstances in that the subject property is subject to substantially different zoning standards that are not easily reconciled. Specifically, the RAC-RTE



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standards promote mixed use development but require no side setbacks, while the County M-4 district allows industrial uses but requires large side setbacks. While the landowner enjoys certain rights to the County M-4 standards, enforcement of the 40ft side setback in this case would be detrimental to the overall intent of the current RAC-RTE standards.

- b. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The granting of the variance is not necessary for the reasonable use of the property as the site could be designed locating a 40 ft. wide the building at the center of the lot.

- c. That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

There is no evidence that granting the variance will be detrimental to the public safety and welfare of the neighborhood.

Recommendations

Staff find the application complete and suitable for further review.

Attachments

Application Related Documents
Related Maps
Noticing Information



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

December 18, 2025

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

Re: Site plan Application and variance for
El Car Wash
4770 Davie Road
Davie, FL 33314

To whom it may concern:

The attached is a submittal to allow the replacement of an existing full service car wash and oil change facility with a new self service car wash. These modifications will include demolition of the existing structure and changes to the internal drive aisles to accommodate a new self service car wash tunnel and parking spaces for vacuum stations. This project will require a variance for the reduction of the minimum required interior side setback that is required under M-4 zoning (as per the 1990 Forman Agreement) from 50' to 5'.

Feel free to contact me should you have any further questions or concerns.

Sincerely,

Mark Engel, AIA
AR00017517



October 13, 2025

Planning & Zoning Manager
Town of Davie
6591 Orange Drive
Davie, FL 33314

Subject: **Mirvis: El Car Wash, 2800 Davie Road – Variance Justification Letter**
2800 Davie Road
Davie, Florida 33314

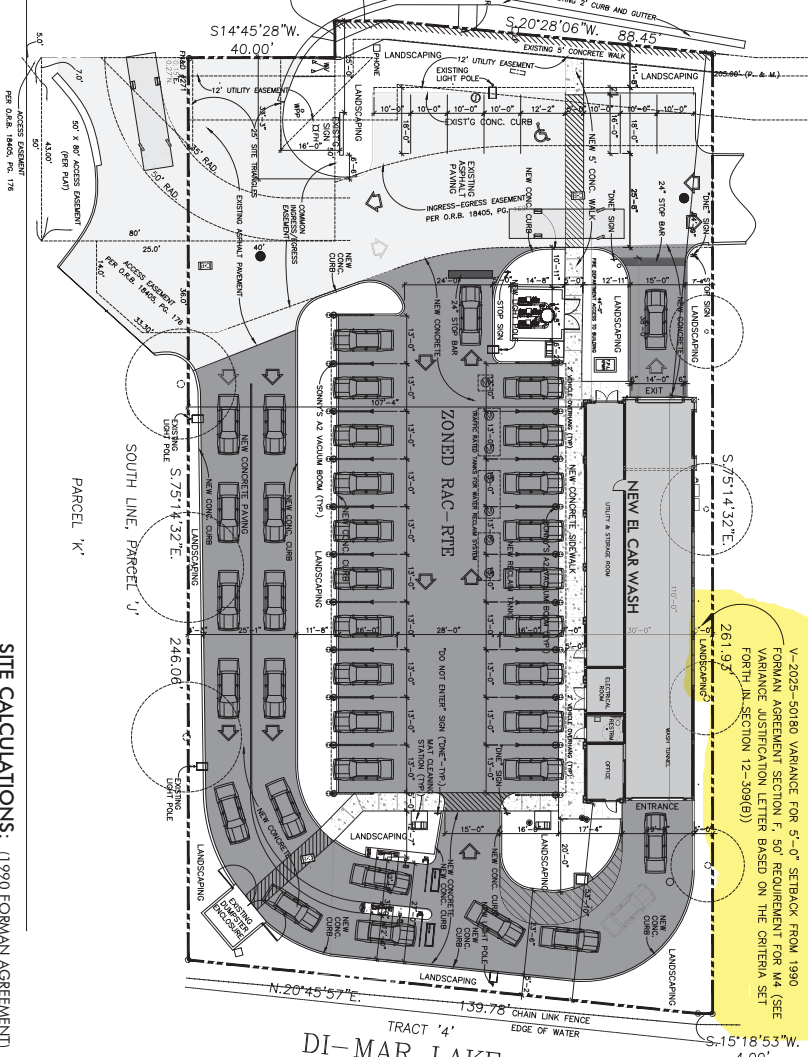
The following is information justifying the requested variance based on the criteria set forth in Section 12-309(B):

- a. There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property;
 - a. The property is currently zoned RAC-RTE but is being developed as per the 1990 Forman agreement under M-4 County Zoning. M-4 County Zoning requires a 50' side setback but the property is only approximately 140' wide which would not leave enough room to provide the required circulation and access to the self service wash tunnel. The requirements for RAC-RTE allows no setbacks on interior side yards so the request for 5' interior side setbacks is consistent with adjoining properties.
- b. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;
 - a. The proposed self service car wash is replacing an existing full service car wash and oil change facility. In order to reuse the existing vehicular circulation within the site and build the wash tunnel and required vacuum spots the building must be closer to the North Property line. The 5' setback is the minimum required to allow the redevelopment.
- c. That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - a. Since neighboring properties will be allowed to build with no setback under the RAC-RTE, the granting of 5' setback variance from the M-4 county zoning requirements will have no negative effect on the surrounding properties.

Mark Engel, AIA
AR0017517



SITE PLAN
1/16" = 1'-0"



V-2025-50180 VARIANCE FOR 5'-0" SETBACK FROM 1990 FORMAN AGREEMENT SECTION F. 50' REQUIREMENT FOR M4 (SEE VARIANCE JUSTIFICATION LETTER BASED ON THE CRITERIA SET FORTH IN SECTION 12-309(B))
261.92'
261.92'
261.92'

SITE INFORMATION:
ZONING: RAC-RTE
INDUSTRIAL
LAND USE: REGIONAL ACTIVITY CENTER (RAC)
THIS SITE BEING RE-DEVELOPED UNDER THE 1990 FORMAN AGREEMENT

SITE CALCULATIONS: (1990 FORMAN AGREEMENT)

LOT FRONTAGE	PROVIDED	REQUIRED (M4 COUNTY)	STATUS
FRONT	143.0'	200'	LEGAL NON-CONFORMING
REAR	94.0'	50'	CONFORMING
SIDE	53.10'	50'	CONFORMING
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	24,252 SQ/FT (65.7%)		
TOTAL IMPERVIOUS	28,997 SQ/FT (78.6%)		
PERVIOUS AREA	7,910 SQ/FT (21.4%)		
		80% MAX	CONFORMING
		20% MIN	CONFORMING

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)

EXHIBIT

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

- REVISIONS:**
- 1) 12/28/25: REVISED AS PER DISCUSSIONS
 - 2) 1/8/25: ADDED VARIANCE ENCLOSURE, MODIFIED TRANSACTION AREA DETAILS, CHANGED NAME TO EL CAR WASH
 - 3) 10/29/25: REVISED CURB AND UTILITY PER PLANNING
 - 4) 12/15/25: DISC COMMENTS

	<p>ENGEL & ASSOCIATES, INC. ARCHITECTS PLANNERS</p> <p>4800 S.W. 44TH AVENUE, SUITE 104 DAVIE, FLORIDA 33314 954.791.4810 FAX 954.791.4811 A40003607</p>	<p>DATE: 4/28/25</p> <p>DRAWN: K.W.N.</p> <p>CHECKED: M.D.E.</p>	<p>NEW CAR WASH FACILITY FOR EL CAR WASH 2800 DAVIE ROAD, DAVIE, FLORIDA 33314</p>
	<p>CONTRACT # 23018</p> <p>A1.01</p>	<p>REVISED: 2/14/25</p>	



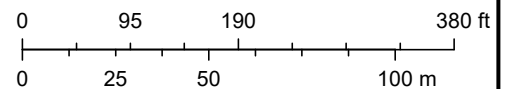
Aerial & Zoning Map - 2800 Davie Road



March 18, 2026

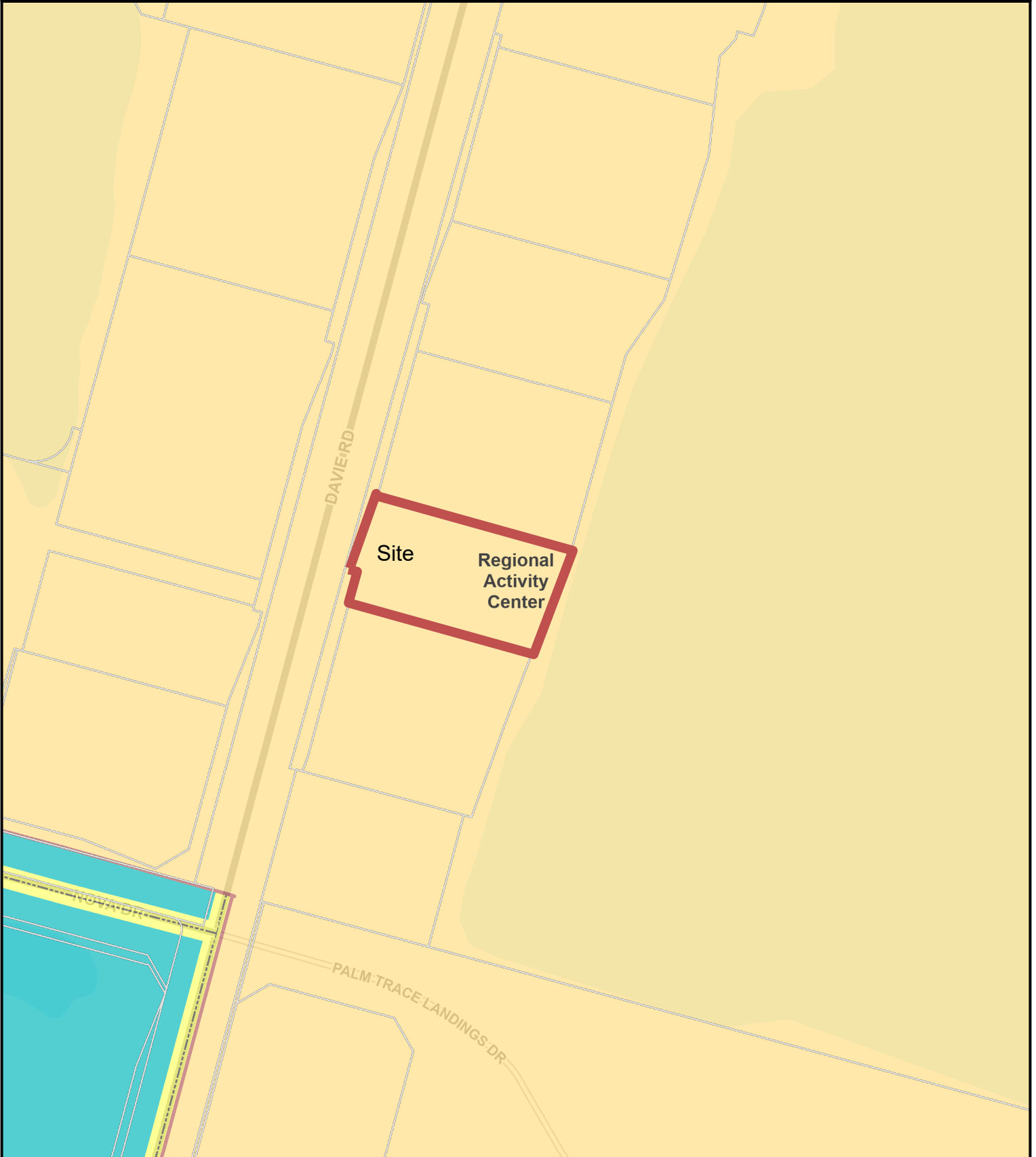
GIS MAP DISCLAIMER

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.





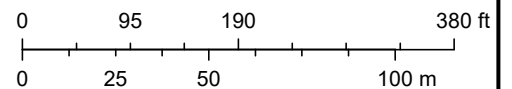
Land Use Map - 2800 Davie Road



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March 18, 2026



**NOTICE OF PUBLIC HEARING FOR
VARIANCE V25-180 EL CAR WASH**

The Planning and Zoning Board and the Town Council of the Town of Davie will hold public hearings in Davie Pine Island Park Multipurpose Facility, 3801 South Pine Island Road, Davie, Florida on the dates hereinafter specified. The item will be discussed at 6:30 p.m. or as soon thereafter as practicable. Comments of any interested party related to this matter may be submitted in writing and/or presented at the hearing.

PETITIONER/OWNER: Engel & Associates, Inc./2800 Davie Road, Inc.

PROPERTY LOCATION: 2800 Davie Road
(Parcel Folio No. 504123030120)

**DATE OF PLANNING &
ZONING BOARD HEARING:** April 7, 2026

**DATE OF TOWN
COUNCIL HEARING:** May 6, 2026

VARIANCE APPLICATION: The proposed variance would allow a side setback of 5-foot for a carwash facility (Code requires a minimum 50-foot side setback).

ASSOCIATED APPLICATION: SP25-180 El Car Wash

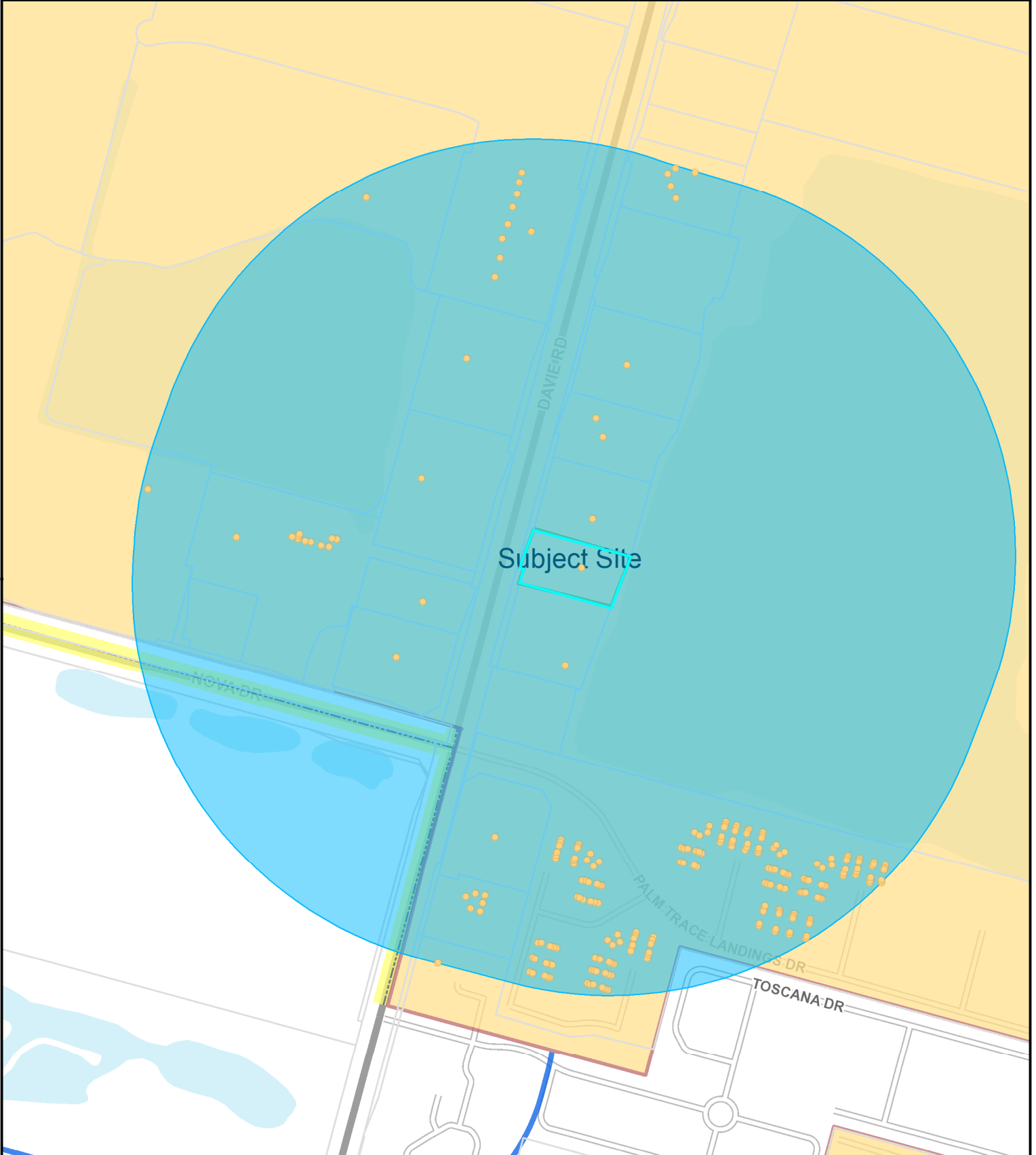
For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed application may be inspected at the Planning and Zoning Division, 8800 SW 36th Street, Building C, between the hours of 8:30 a.m. to 5:00 p.m. Monday through Friday.

Any person wishing to appeal against any decision made by this board or committee with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

People with disabilities requiring accommodation to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

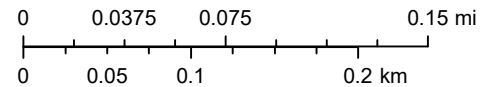


Mailout Map - 1,000-ft. Radius Around 2800 Davie Road



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

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
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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