



PZ / Development Summary

Site Plan PZ #17-12000057

8/5/2018 – Approved, vested 5/4/2022

Expiration date extended twice via Executive Orders

Seven (7) Major Temporary Use Permits issued by ZBA between 2017-2023 to utilize site prior to completing required site plan improvements

Rezoning (B-3 to B-4) PZ #20-13000005

9/28/2021 – Approved via Ordinance No. 2021-88



Building Permit Summary

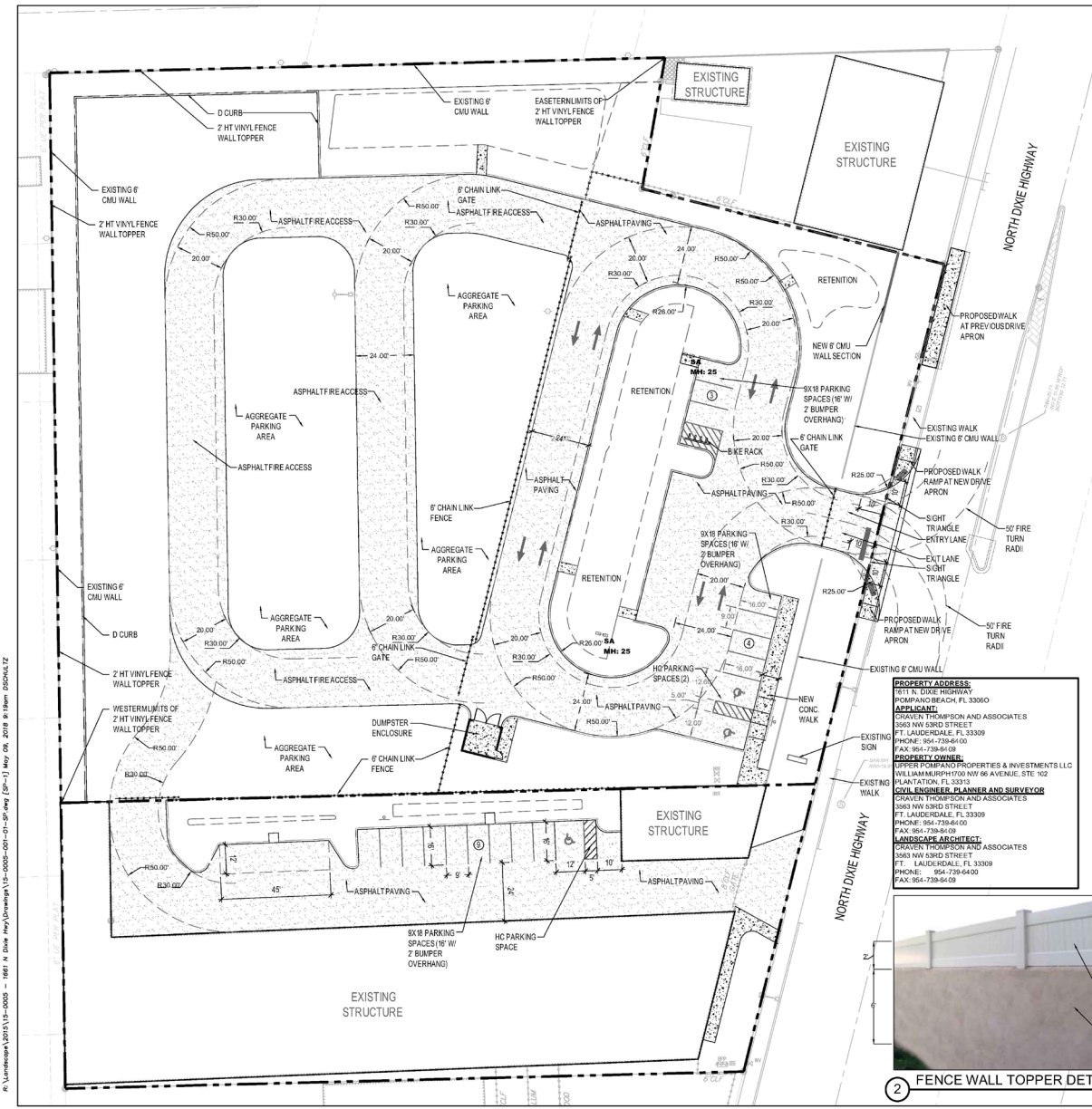
BP #20-6365: Parking Lot Modifications (Avis Budget)

Status: Approved, under construction, receiving inspections and revisions, not finalized/closed out
(1) Permit approved 5/4/2022 after 6 review cycles and 4 extensions;

(2) Parking spaces increased from 19 (on approved Site Plan) to 40 to account for new businesses

Applications expired / NOT Approved:

- * BP #17-5307: Install Alum Canopies
- * BP #18-7292: Site Development/Avis
- * BP #20-1213: Demo Walls Old Bldg



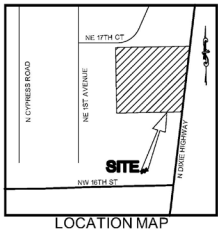
Always call 888 two full business days before you dig
Sunshine811.com

Site Data:
 Current Land Use Designation: Commercial
 Current Zoning Designation: B3 - General Business
 Gross Acreage: 3.38 Acres (147,229 sf)
 Net Acreage: 2.99 Acres (130,036 sf)
 Vehicular Use Area: Required: 76,444 sf
 Total SF VUA: 11,467 sf (13% of VUA)
 Percentage of Interior Landscaping: 11,467 sf (13% of VUA)
 Typical Parking Spaces (12x18 w/ 2' curb bumper overhang): 16
 Handicapped Spaces (12x18 with 5' access aisle): 3
 Warehouse 17,2374 (1/750 per first 3000 sf) 4
 (1/2500) for remainder) 6
 Avis Bldg 1,699 sf (1/400) 5
 Subtotal: 15
 Maximum Allowed 125% 19
 Total Site Previous Area 32,223 sf 25.0%
 Impervious Area 81,811 sf 75.0%

Parking:
 Total Number of Parking Spaces Proposed: 19
 Typical Parking Spaces (12x18 w/ 2' curb bumper overhang): 16
 Handicapped Spaces (12x18 with 5' access aisle): 3

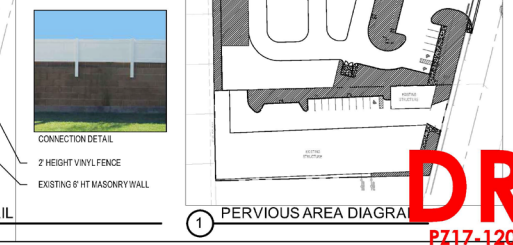
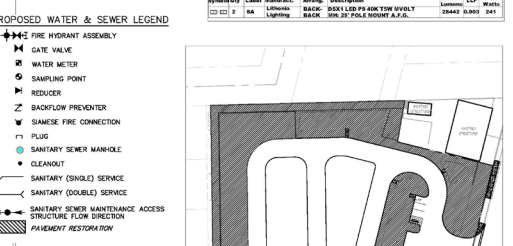
Previous vs. Impervious:
 Total Site Previous Area 32,223 sf 25.0%
 Impervious Area 81,811 sf 75.0%

DESCRIPTION:
 PARCEL 'A' (2.192 ACRES)
 A PARCEL OF LAND LYING WEST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN THE SOUTH HALF (S 1/2) OF THE NORTHEAST 1/4 (NE 1/4) OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, SAID POINT BEING 200.72 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY; THENCE NORTH 71 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 108.19 FEET; THENCE SOUTH 89 DEGREES 36 SECONDS WEST, A DISTANCE OF 361.64 FEET; THENCE NORTH 90 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 13 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 76 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, LESS THEREFROM THAT CERTAIN RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY (STATE ROAD 104) TAKE BY ORDER OF TAKING IN A BOOK 2716, PAGE 103, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 LESS AND EXCEPT THEREFROM:
 A PARCEL OF LAND LYING WEST OF THE F.E.C.R.R. IN THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AS DESCRIBED IN THE CERTAIN DUTY CLAIM DEED, RECORDED IN INSTRUMENT NUMBER 11411513 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, SAID POINT BEING 216.84 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY; THENCE SOUTHERLY WITH A BEARING OF SOUTH 10°20' WEST ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, 131.12 FEET; THENCE WESTERLY AT RIGHT ANGLES WITH A BEARING OF NORTH 79°20' WEST, FOR 95.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°20' WEST, FOR 16.00 FEET; THENCE NORTH 70°19' EAST, FOR 84.48 FEET; THENCE NORTH 86°48' WEST, FOR 11.54 FEET; THENCE SOUTH 10°20' WEST, FOR 95.00 FEET TO THE POINT OF BEGINNING.
 PARCEL 'B' (0.794 ACRES)
 A PORTION OF THE SOUTH 1/4 (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26, AND THE WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY; THENCE NORTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 172.80 FEET TO THE POINT OF BEGINNING; THENCE WEST MAKING AN ANGLE OF 74 DEGREES 30 MINUTES 30 SECONDS IN THE SOUTHWEST QUARTER, A DISTANCE OF 80.81 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 88 DEGREES 34 MINUTES 30 SECONDS, A DISTANCE OF 117.80 FEET; THENCE EAST MAKING AN INCLUDED ANGLE OF 86 DEGREES 38 MINUTES 30 SECONDS, A DISTANCE OF 38.14 FEET TO A POINT OF THE SAID WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY; THENCE SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.22 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT-OF-WAY OF SAID HIGHWAY.
 SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 133.04 SQUARE FEET OR 2.885 ACRES MORE OR LESS.



UNIFORM SCHEDULE
 Proposed: AVIS - SITE POMPANO BEACH, FL 12/18/2017

| Symbol | Label | Material | Arrang. | Description | Length | LLF | LLC |
|--------|----------|----------|---------|-------------------------------|--------|-------|-----|
| 1 | Lighting | Lighting | BACK | 5000 LEP 90 TKN T8 12V EVOVLY | 2642 | 0.000 | 241 |



| DATE | BY | DATE | BY |
|--------------|--------|-------------|-----|
| 08.04.18 | 17-027 | | |
| DESIGN BY: | DJS | DESIGN BY: | DJS |
| DRAWN BY: | DJS | CHECKED BY: | JOH |
| APPROVED BY: | DJS | | |

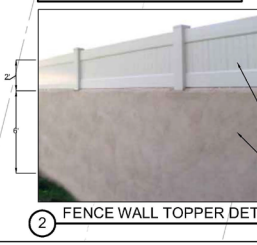


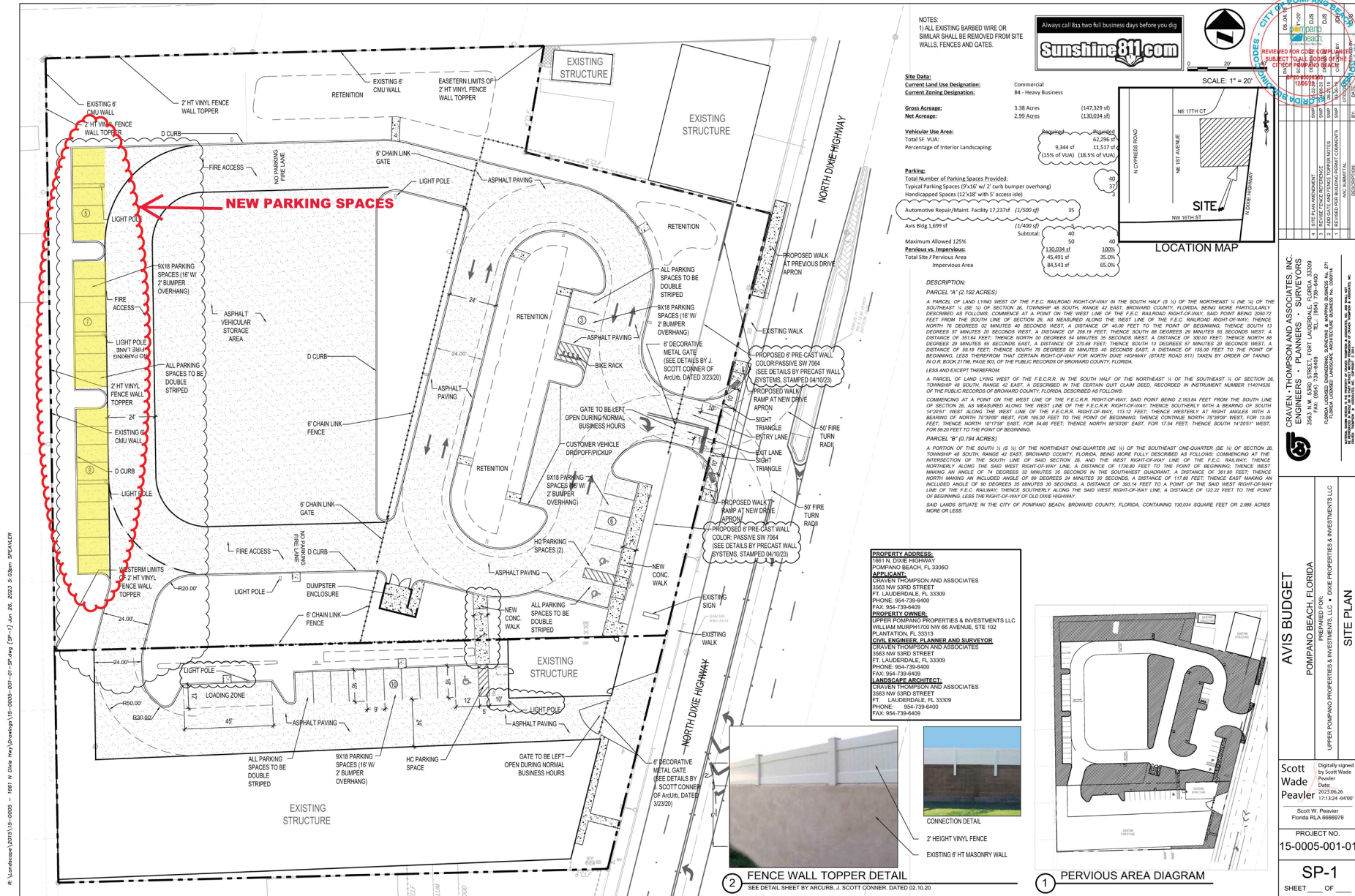
CRAVEN THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 739-8400 FAX: (954) 739-8400
 WWW.CTASURV.COM
 LICENSE NO. 12500 (P.E.)
 LICENSE NO. 12500 (P.L.)
 LICENSE NO. 12500 (S.)

AVIS BUDGET
 POMPANO BEACH, FLORIDA
 PREPARED FOR:
 DUGLAS J. SCHULTZ
 POMPANO BEACH, FLORIDA
 PROJECT NO. 17-12000-057
 DATE: 6/20/2018

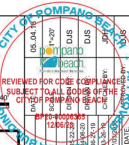
Douglas J. Schultz
 Florida P.E. # 666937

PROPERTY ADDRESS:
 9511 N. DIXIE HIGHWAY
 POMPANO BEACH, FL 33060
APPLICANT:
 CRAVEN THOMPSON AND ASSOCIATES
 3563 NW 53RD STREET
 FT. LAUDERDALE, FL 33309
 PHONE: 954-739-8400
 FAX: 954-739-8400
PROPERTY OWNER:
 UPPER POMPANO PROPERTIES & INVESTMENTS LLC
 WILLIAM H. BROWN 11710 NW 46 AVENUE, SITE 102
 PLANTATION, FL 33313
SOIL ENGINEER, PLANNER AND SURVEYOR:
 CRAVEN THOMPSON AND ASSOCIATES
 3563 NW 53RD STREET
 FT. LAUDERDALE, FL 33309
 PHONE: 954-739-8400
 FAX: 954-739-8400
LANDSCAPE ARCHITECT:
 CRAVEN THOMPSON AND ASSOCIATES
 3563 NW 53RD STREET
 FT. LAUDERDALE, FL 33309
 PHONE: 954-739-8400
 FAX: 954-739-8400





NOTES:
1. ALL EXISTING BARBED WIRE OR SIMILAR SHALL BE REMOVED FROM SITE WALLS, FENCES AND GATES.



Site Data:
Current Land Use Designation: Commercial
Current Zoning Designation: B4 - Heavy Business

Gross Acreage: 3.38 Acres (147,329 sf)
Net Acreage: 2.99 Acres (130,034 sf)

Vehicle Use Area:
 Total of V.I.A.: 9,344 sf (62.29% of V.I.A.)
 115% of V.I.A.: 11,157 sf (78.58% of V.I.A.)

Parking:
 Total Number of Parking Spaces Provided: 40
 Typical Parking Space (19'x16' w/ 2' curb bumper overhang)
 Landscaped Spaces (12'x18' with 5' access aisle): 40

Automotive Repair/Maint. Facility (17,237 sf) (1/500) 35
Avis Bldg 1,699 sf (1/400) 50
 Subtotal: 40

Maximum Allowed 125%: 50
Previous vs. Imminent: 100%
Previous vs. Imminent: 100%
 Total Site Previous Area: 45,491 sf (35.0% of V.I.A.)
 Impervious Area: 45,491 sf (35.0% of V.I.A.)

DESCRIPTION:
 PARCEL 'A' (2.160 ACRES)
 A PARCEL OF LAND LYING WEST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN THE SOUTH HALF (S 1/2) OF THE NORTHEAST 1/4 (NE 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, SAID POINT BEING 2087.72 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, THENCE NORTH 79 DEGREES 02 MINUTES 49 SECONDS WEST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 07 MINUTES 20 SECONDS WEST, A DISTANCE OF 208.19 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 351.4 FEET; THENCE SOUTH 39 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 300.50 FEET TO THE POINT OF BEGINNING, LESS THEREFROM THAT CERTAIN RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY (STATE ROAD 811) TAKEN BY ORDER OF TAKING IN O.R. BOOK 2716, PAGE 801 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A PARCEL OF LAND LYING WEST OF THE F.E.C.R.R. IN THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS DESCRIBED IN THE CERTAIN GUTT CLAM DRED. RECORDED IN INSTRUMENT NUMBER 114044303 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C.R. RIGHT-OF-WAY, SAID POINT BEING 2,928.84 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C.R. RIGHT-OF-WAY, THENCE SOUTHWESTLY WITH A BEARING OF SOUTH 14°20'11" WEST ALONG THE WEST LINE OF THE F.E.C.R. RIGHT-OF-WAY, 113.12 FEET; THENCE WESTERLY AT RIGHT ANGLES WITH A BEARING OF NORTH 73°20'00" WEST, FOR 184.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°20'00" WEST, FOR 13.88 FEET; THENCE NORTH 10°12'58" EAST, FOR 54.66 FEET; THENCE NORTH 88°52'28" EAST, FOR 175.4 FEET; THENCE SOUTH 14°20'11" WEST, FOR 642.00 FEET TO THE POINT OF BEGINNING.

PARCEL 'B' (0.734 ACRES)
 A PORTION OF THE SOUTH 1/2 (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26, AND THE WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY; THENCE NORTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; WEST MAKING AN ANGLE OF 74 DEGREES 32 MINUTES 35 SECONDS IN THE SOUTHWEST QUADRANT, A DISTANCE OF 361.80 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 89 DEGREES 31 MINUTES 30 SECONDS, A DISTANCE OF 171.80 FEET; THENCE EAST MAKING AN INCLUDED ANGLE OF 80 DEGREES 35 MINUTES 30 SECONDS, A DISTANCE OF 383.14 FEET TO A POINT OF THE SAID WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 123.22 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT-OF-WAY OF OLD DIXIE HIGHWAY.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 130.54 SQUARE FEET OR 2.985 ACRES MORE OR LESS.

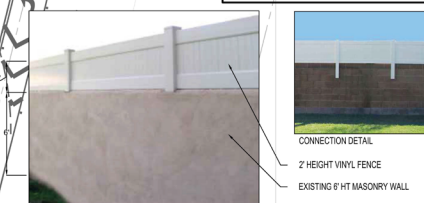
PROPERTY ADDRESS:
 1871 N. DIXIE HIGHWAY
 POMPAÑO BEACH, FL 33060

APPLICANT:
 CRAVEN THOMPSON AND ASSOCIATES
 1363 NW 53RD STREET
 FT. LAUDERDALE, FL 33309
 PHONE: 954-739-6400
 FAX: 954-739-6405

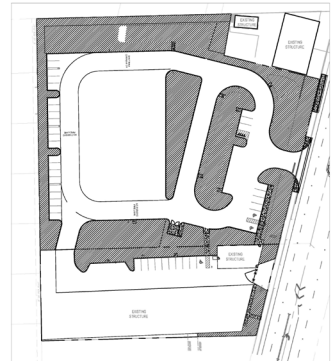
PROPERTY OWNER:
 UPPER POMPAÑO PROPERTIES & INVESTMENTS LLC
 WILLIAM MURPHY 700 NW 69 AVENUE, STE 102
 PLANTATION, FL 33317
 PHONE: 954-739-6400
 FAX: 954-739-6405

CIVIL ENGINEER, PLANNER AND SURVEYOR:
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 1363 NW 53RD STREET
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 PHONE: 954-739-6400
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LANDSCAPE ARCHITECT:
 CRAVEN THOMPSON AND ASSOCIATES
 1363 NW 53RD STREET
 FT. LAUDERDALE, FL 33309
 PHONE: 954-739-6400
 FAX: 954-739-6405



2 FENCE WALL TOPPER DETAIL
 SEE DETAIL SHEET BY ANCURB, J. SCOTT CONNER, DATED 02.10.20



1 PERVIOUS AREA DIAGRAM

CITY OF POMPAÑO BEACH
 REVIEWED FOR CODE COMPLIANCE
 SUBJECT TO ALL RIGHTS OF THE CITY OF POMPAÑO BEACH

CRAVEN THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3063 N.W. 53RD STREET, SUITE 102
 PLANTATION, FLORIDA 33317
 PHONE: 954-739-6400
 FAX: 954-739-6405
 FLORIDA LICENSED ENGINEERING, PLANNING & SURVEYING NO. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE NO. 000811

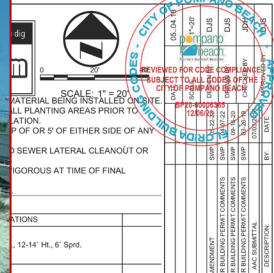
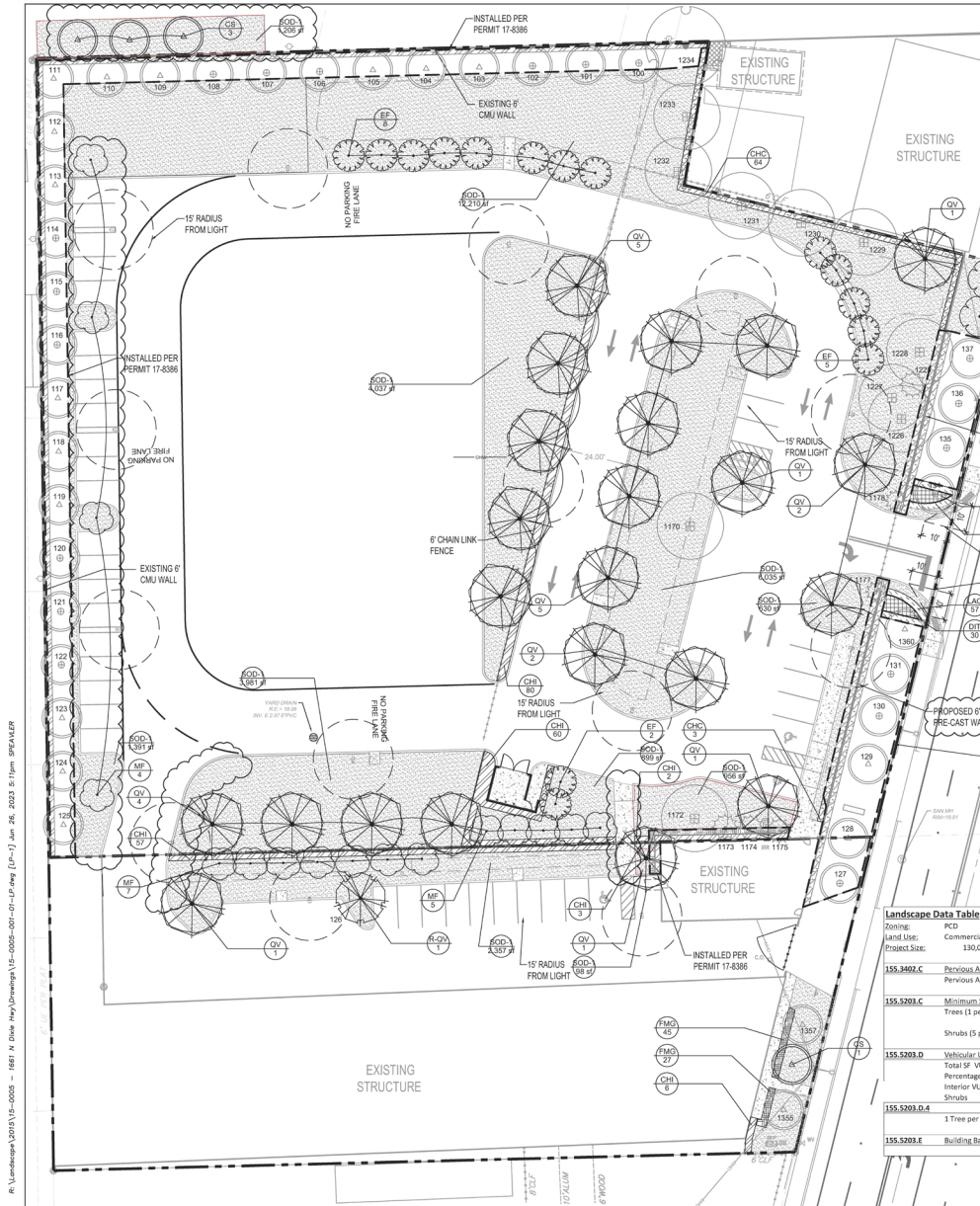
AVIS BUDGET
 POMPAÑO BEACH, FLORIDA
 PREPARED FOR: UPPER POMPAÑO PROPERTIES & INVESTMENTS LLC • DOME PROPERTIES & INVESTMENTS LLC

Scott Wade Peavler
 Digitally signed by Scott Wade Peavler
 Date: 2023.06.26 17:13:24 -0400
 Scott W. Peavler
 Florida R.L.A. 0685978

PROJECT NO.
 15-0005-001-01

SP-1
 SHEET OF

R:\Landscape\2023\15-0005-001-01-SP-1.dwg [SP-1] Jun 26, 2023 5:08pm SPW/ALC/R



| SOD/SEED CODE | QTY | BOTANICAL / COMMON NAME | SPECIFICATIONS |
|---------------|-----------|---|------------------|
| LAC | 114 | Lantana montevidensis Purple / Lantana | 12" HT. X |
| SOD-1 | 35,101 sf | Stenolophrum secundatum 'Florlam' / Florlam St. Augustine Sod | sod |
| CS | 22 | Conocarpus erectus 'Sericeus' / Silver Buttonwood | 2.5"-3" Ch., 10' |
| FB | 1 | Ficus benjamina / Weeping Fig | 3" DBH, 14' HT. |
| LI | 19 | Ligustrum | |
| QV | 11 | Quercus | |
| SPX | 4 | Sabal | |
| VMX | 2 | Velvet | |

| Code | Requirement | Required | Provided |
|--------------|--|------------|----------------------|
| 155.3402.C | Previous Area: % of site | 20% | 26,007 sq ft (65.0%) |
| 155.5203.C | Minimum Site Landscaping: Trees (1 per 3,000 sf of lot area) | 44 Trees | 44 Trees |
| | Shrubs (5 per 3,000 sf of lot area) | 220 Shrubs | 220 Shrubs |
| 155.5203.D | Vehicle Use Area: % of site | 18.5% | 18.5% |
| | Interior VUA: Percentage of Interior Landscaping: Interior VUA Trees 1@30' | 14 Trees | 14 Trees |
| | Shrubs | | 14 Shrubs |
| 155.5203.D-4 | 1 Tree per Parking Island | 3 Trees | 3 Trees |
| | 2 Islands | | 2 Islands |
| 155.5203.E | Building Base Plantings | 3 Trees | 3 Trees |



Currently Approved Landscape Plan via BP #20-6365... vs Pics of Existing Conditions during 6/6/2024 Site Visit