

M Car Wash

525 W Pembroke Road

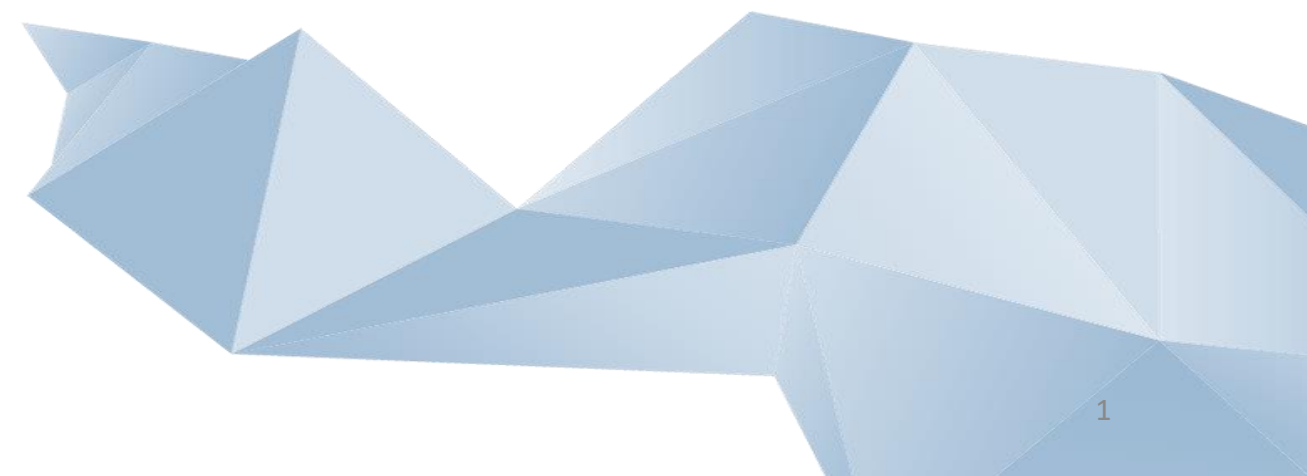
Major Development Review | Redevelopment Area
Modifications (RAMs)

Application No. CU-25-03650 | V-25-03651



City Commission
August 20, 2025

Department of Sustainable Development (DSD)



Aerial & Zoning

Applicant:

525 W Pembroke Rd, LLC

Project:

M Car Wash

Location:

525 W Pembroke Road

N↑

Legend

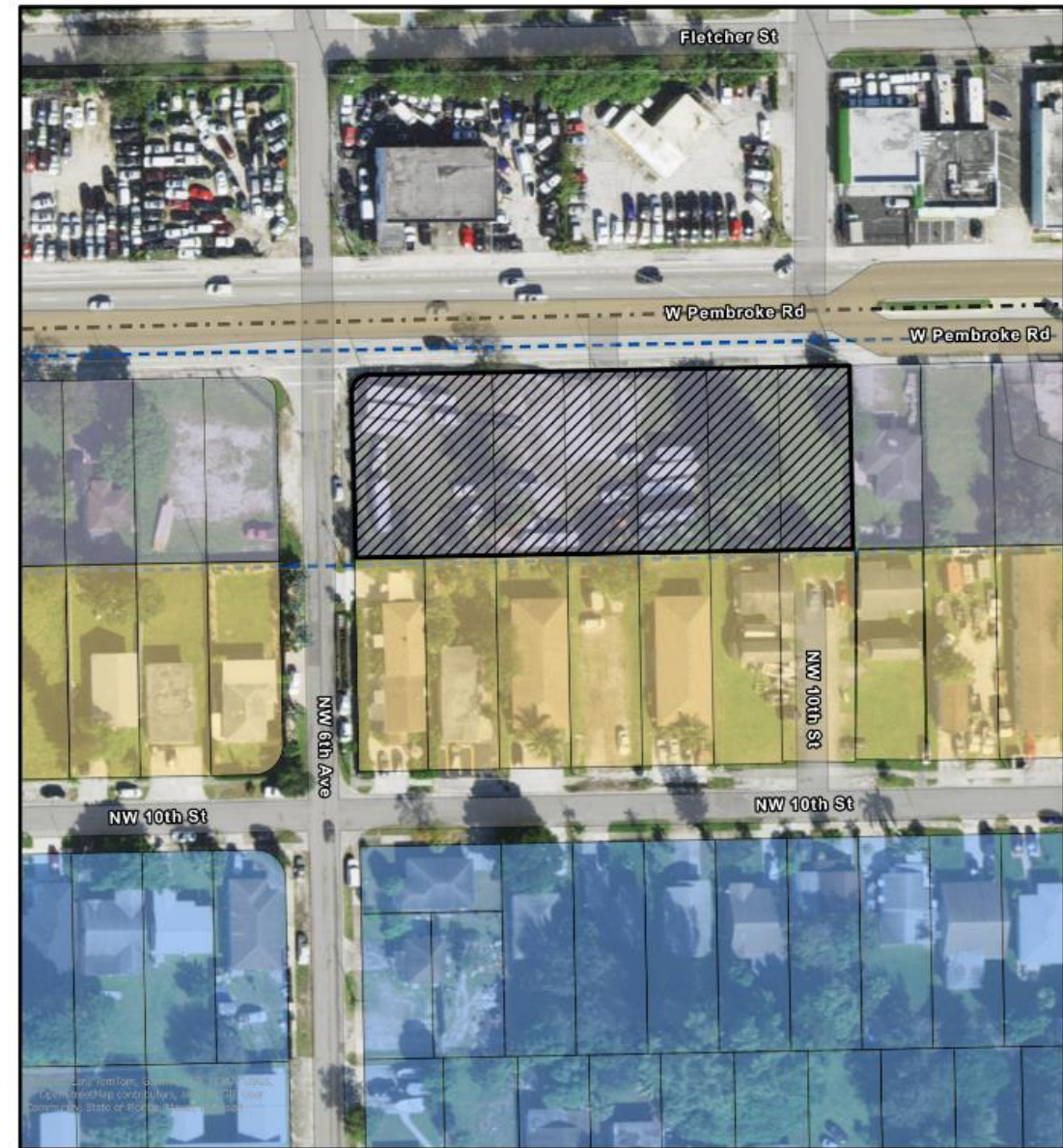
 Subject Property

Zoning

 Residential Two-Family Duplex

 Residential Single Family RS-7

 West RAC - Pembroke Road



Request



1. **Conditional Use Permit:** Application # CU-25-03650

To construct a car wash building in West RAC /Pembroke Road subdistrict.

2. **Variance: Application V-25-03651**

Code Section 32-160 requires that service stations and auto-related businesses shall have a 1,500-foot separation from other auto-related uses.

- *A fueling station is located 1,398 feet from the site.*

Orion Fuel Station, 10011 NW 8th Avenue

- *A tire shop is located 238 feet from the site.*

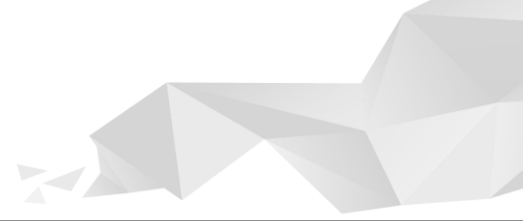
J&J Discount Tire, 621 Pembroke Road

Applicant's Proposal



- Total site is 40,040 square feet in area (0.92 acres) after the required right-of way dedication along Pembroke Road.
- A proposed commercial car-wash development with a total of 3,867 square feet.
- 5 parking spaces (5 spaces are required) and 14 vacuum parking spaces.
- An 8-foot-high masonry wall is provided along the south property line. This wall is required when commercial use is adjacent to residential zoned property.
- 23.01% of the site will be landscaped (10% is the minimum required).
- A total of 40 trees for credit are proposed on-site. (27 on-site trees are required).
- A total of 5 trees are proposed off-site.

Existing Conditions

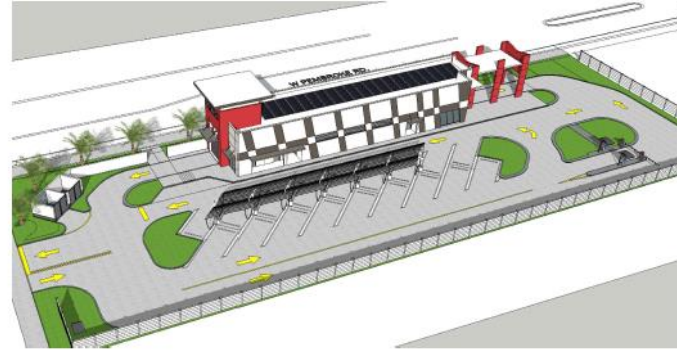
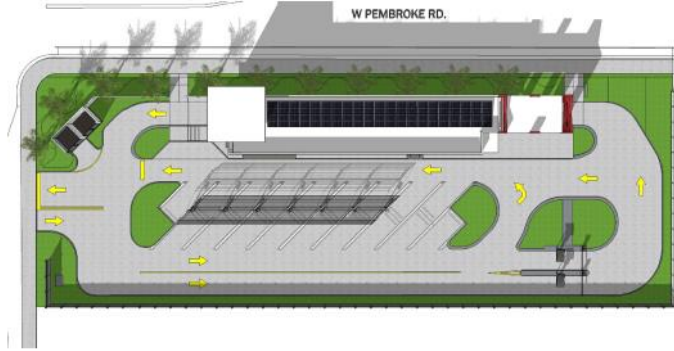
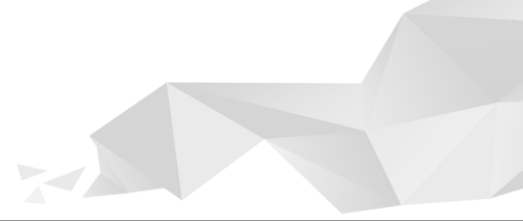


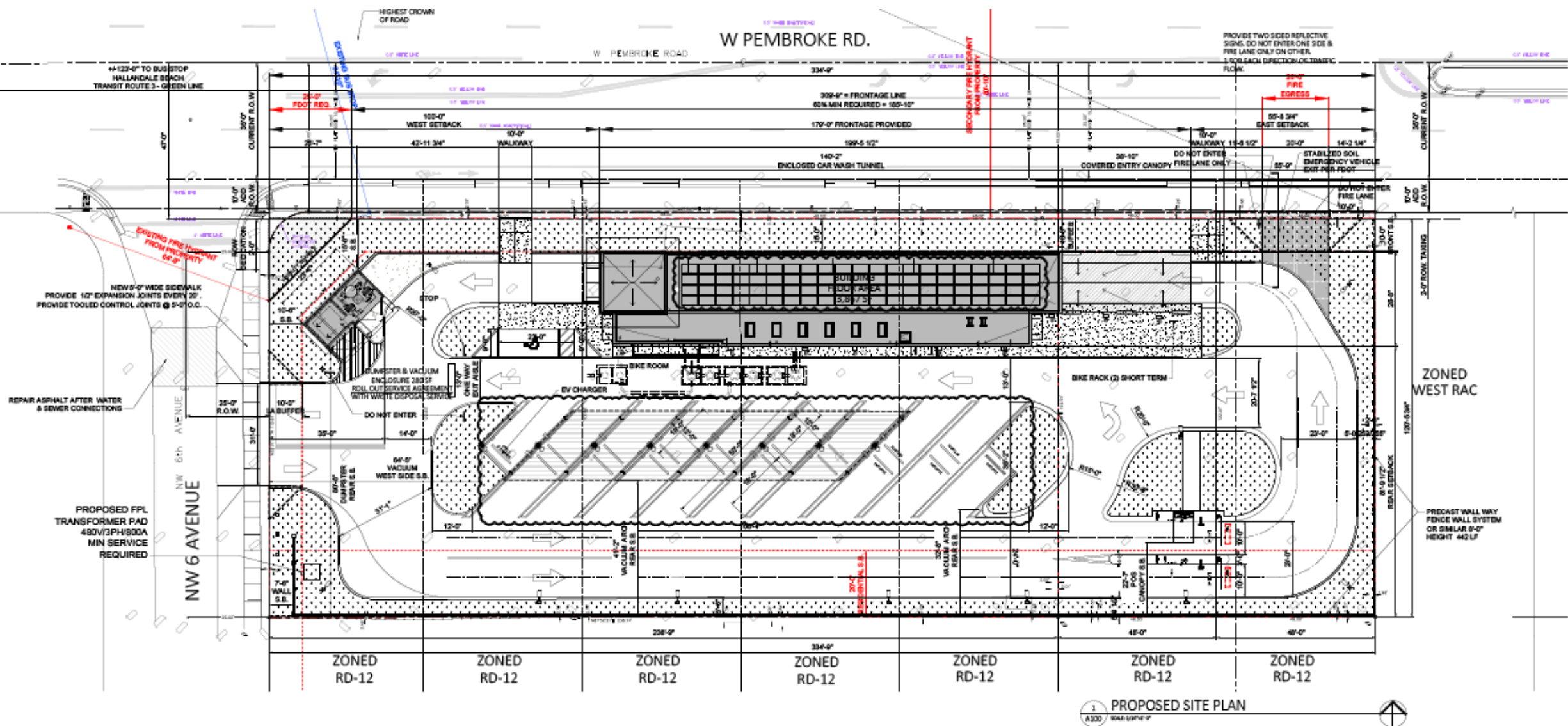
W Pembroke Road



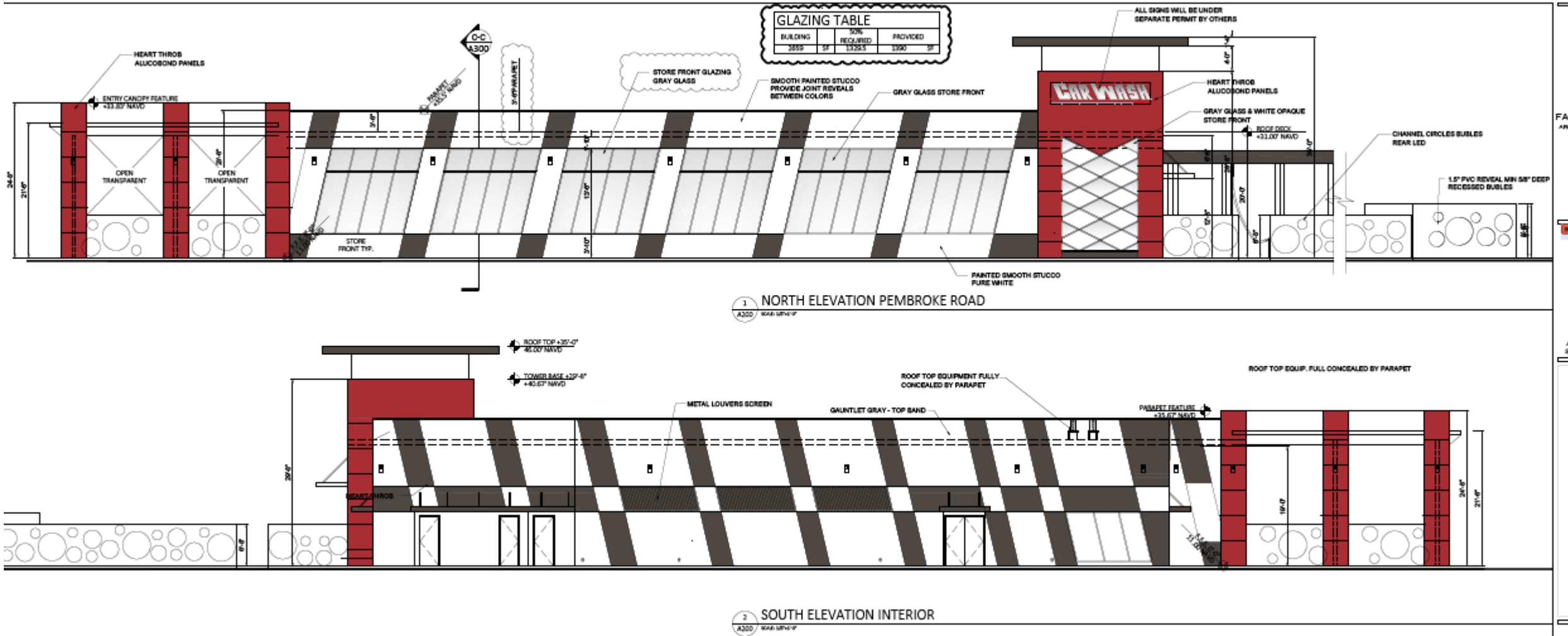
Corner of NW 6th Avenue

Renderings

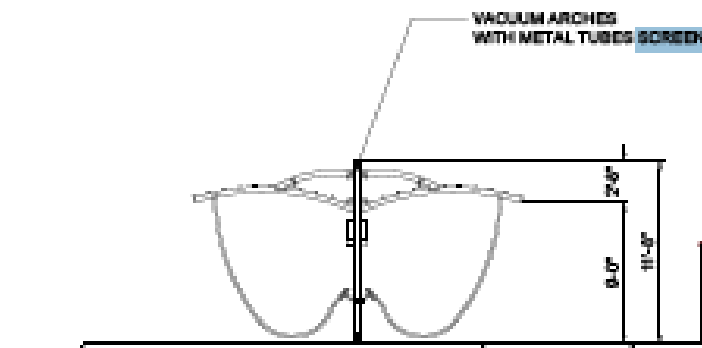
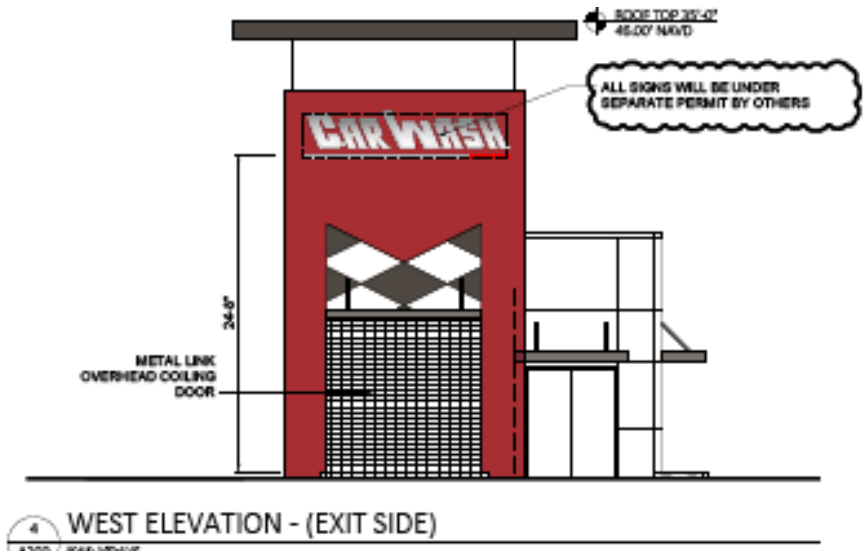
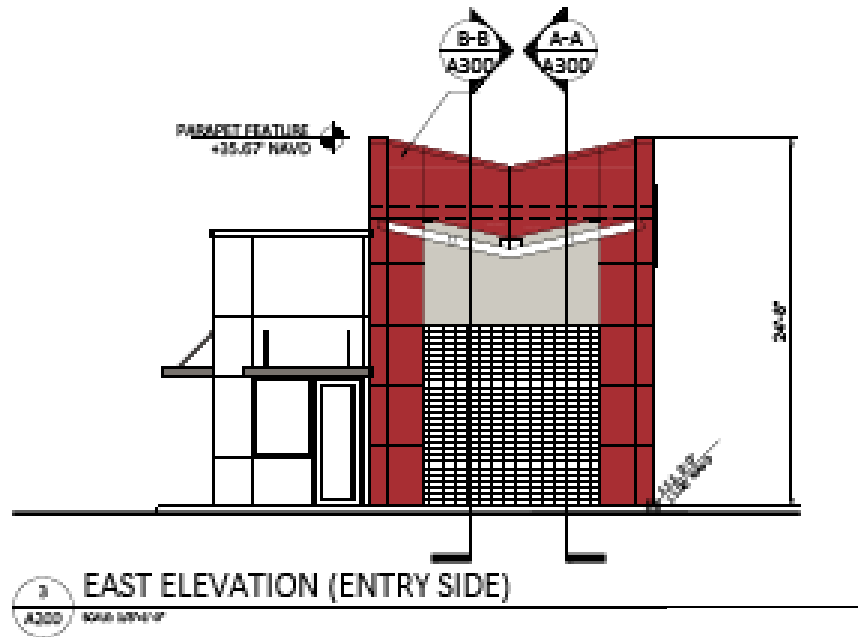




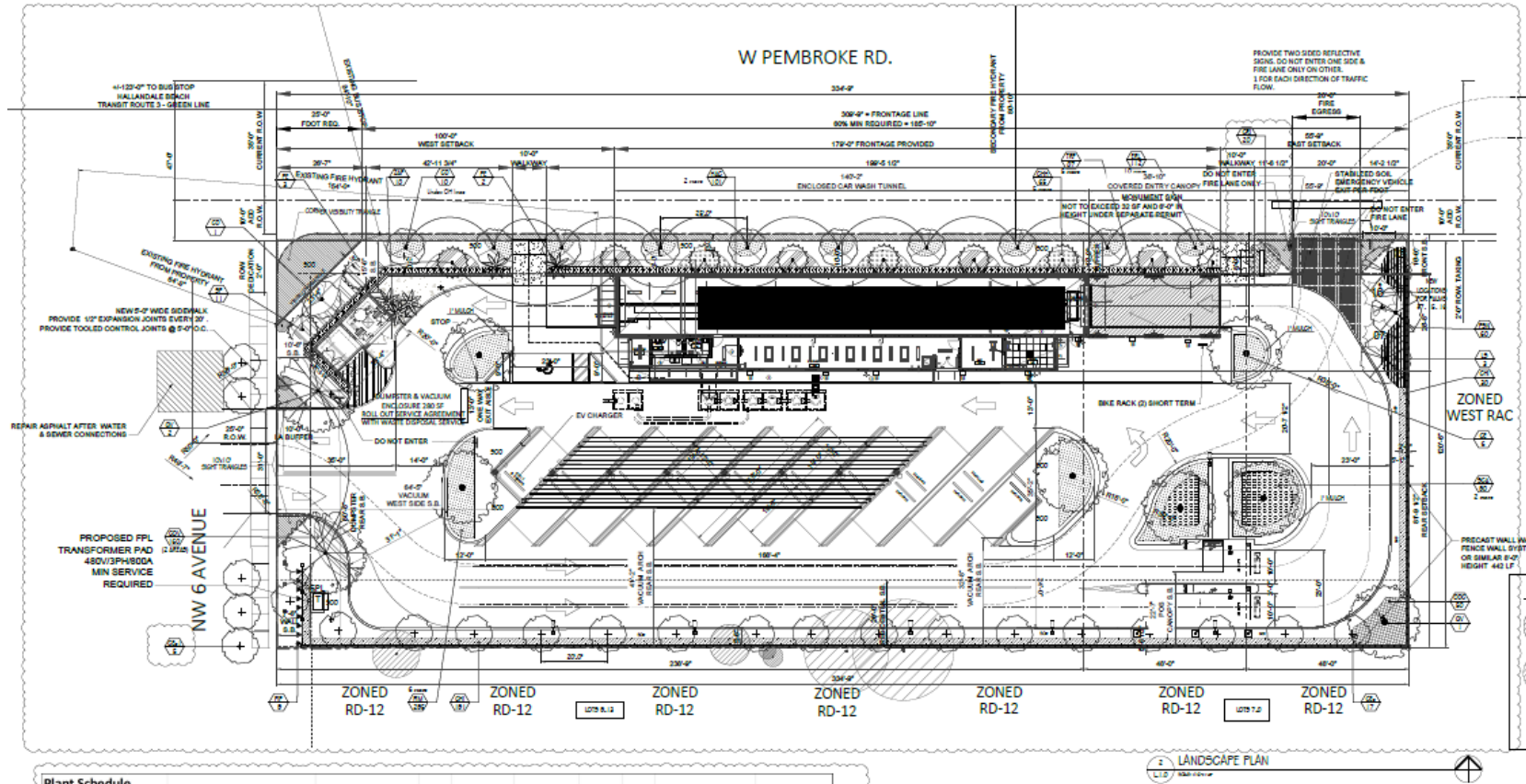
North & South Elevations



East & West Elevations



Landscaping Plan



Plant Schedule

Trees On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at plant	Drought	Native	Note	# of Tree Credits
CD	31	Coccoloba diversifolia	Pigeon Plum	3"	FL K3 or Better	15 STD				1
OE	5	Conocarpus erectus	Queen Buttonwood	3"	FL K3 or Better	15 STD	X	X		1
On	17	Conocarpus erectus 'Serotus'	Silver Buttonwood	3"	FL K3 or Better	15 STD	X	X		1
LS	3	Lagerstromia speciosa	Queen Crap Myrtle	3"	FL K3 or Better	15 STD	X	X		1
CDV	3	Quercus virginiana	Live Oak	3"	FL K3 or Better	15 STD	X	X		1
Street Trees (Off-site)										
CDV	5	Conocarpus erectus 'Serotus'	Silver Buttonwood	3"	FL K3 or Better	15 STD				
Palm On-site										
PE	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	
PE	5	Psychosperma elegans	Alexander Palm	FL K3 or Better	15 DA	X				210 1
SP	11	Sabal palmetto	Cabbage Palm	FL K3 or Better	15 DA	X	X	X		310 1
Street Palms (Off-site)										
Shrubs	Qty	Botanical name	Common Name	Size	Quality	Height at planting	Drought	Native	Note	
OH	65	Chrysobalanus icaco 'Horizontal'	Horizontal Coccoloba	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
OH	229	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
CDV	360	Cassia auriculata 'Broad'	Broad Cassia	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
OH	30	Cassia auriculata 'Formosa'	Formosa Cassia	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
RM	205	Ficus microcarpa 'Green Vase'	Green Vase Ficus	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
DOC	30	Ocotea elaeagnifolia	Purple Freesia	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
EKL	112	Ernstia littoralis	Beach Creeper	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
HSC	201	Hamelia patens 'Compact'	Dwarf Firebush	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
PSN	39	Psychotria nervosa	Wild Coffee	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
SCA	98	Schefflera arborescens 'Gold Capella'	Gold Capella Schefflera	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
TRP	87	Thryascan floridana	Dwarf Fuchsia	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
ZAF	18	Zamia floridana	Coastal Palm	3gal	FL K3 or Better	24"	X	X	24"x24" sp., 24" OC	
Vines										
TRP	Qty	Botanical name	Common Name	Size	Quality	Height at planting	Drought	Native	Note	
TRP	0	Ficus pumila	Creeper Fig	1gal	FL K3 or Better	6"	X		6" x 6" sp., 12" OC	
Soil										
SDO	3405	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'							

Landscaping Area Requirements

Subtotal	Required	Provided
% of landscape	10% (16,000 sq ft)	23% (3,235 sq ft)
1 tree per 1000 sq ft	27	45
Trees		
Street Trees (1 tree spacing 25 ft c.c.) along NW 6th Avenue	6	5*
Street Trees (1 tree spacing 25 ft c.c.) along W. Pembroke Road	27	40
Site Trees (1 tree spacing 25 ft c.c.)	27	40
Total Site Trees (Site and Street)	45	45**
*Value to corner		
**There are 5 Alexander + 14 Sabal palmetto palms (inc. 3 relocations)		
Tree Diversity #		
Drought tolerant trees (min. 50%)	20% (1.5)	20% (45)
Native Trees (min. 30%)	20% (1.5)	19% (45)
Turf Max %	70% Max of 128,028 sq ft (13,455 sq ft)	
Shrubs/Plants Drought tolerant (min. 30%)	30% of 1,280 - 155	86% of 1,280 = 1,114



Conditional Use Review Application

The application was reviewed and found compliant with standards and criteria per Section 32-964 subject to conditions.

Variance Application Review Criteria



In reviewing applications for variances, the following standards are required to be adhered to in making any decisions or recommendations. To authorize any variances to the terms of Chapter 32-965, it must be found that:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district.
- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.
- (4) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.
- (7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Proposed Conditions



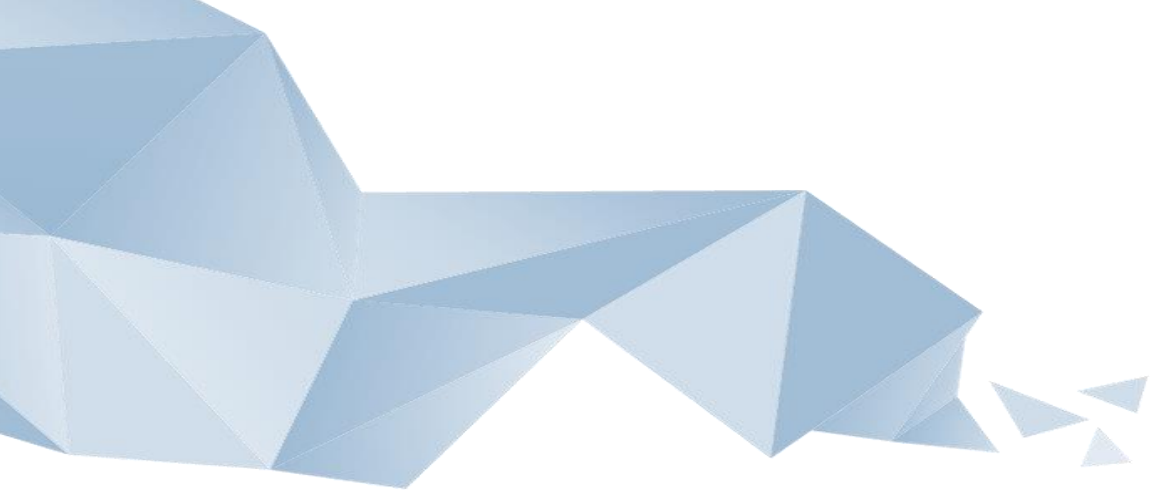
Staff suggests approval of the Conditional use permit be subject to the following conditions:

1. The Applicant shall execute a Unity of Title covenant tying the subject lots prior to the issuance of the building permit for the development.
2. The business shall not operate in the evening hours later than 10:00 PM.

Recommendations



Staff recommends the City Commission consider the proposed applications.



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