



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 11, 2025	Application ID:	MSC 2025-0021
Project:	Midas Canopy	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Pembroke 12391 LLC	Agent:	Manuel Synalovski
Location:	12391 Pembroke Road	Commission District:	1
Existing Zoning:	General Business (B-3)	Existing Land Use:	Commercial
Reference Applications:	SP 2015-03; SN 2017-11; SP 96-42		
Applicant Request:	New canopy at the existing Midas Station		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Manuel Synalovski, agent, is requesting approval for a new canopy at the existing Midas Station located at 12391 Pembroke Road.

The original Midas building was approved through SP 96-42. In 2015, the Planning and Zoning Board approved a 12'-6" high, 20' x 40' blue fabric canopy, to be used as a manual carwash, at the northeast corner of the site (SP 2015-03).

On June 11, 2024, the applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #240601866 – 12391 Pembroke Road – Canopy installed without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

The applicant proposes an 11' high, 20' x 50' blue fabric canopy located over five existing parking spaces near the northeast corner of the Midas parcel. The new canopy will be used for shaded parking only. The parking spaces under the canopy will be non-exclusive and available to be used by anyone.

No other site modifications are being proposed at this time.

The applicant is aware that Board consideration of miscellaneous requests does not preclude the property owner from obtaining all necessary development-related approvals or permits.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Planning Division (8/28/25)
- Memo from Engineering Division (8/12/2025)
- Memo from Fire Prevention Bureau (8/12/2025)
- Memo from Planning Division (8/5/2025)
- Miscellaneous Plan
- Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: NEW CANOPY AT MIDASProject Address: 12391 PEMBROKE ROAD PEMBROKE PINES, FLORIDA 33025

Location / Shopping Center: _____

Acreage of Property: 0.707 ACRE Building Square Feet: 5,801 S.F.Flexibility Zone: _____ Folio Number(s): 5140 24 02 0025Plat Name: PEMBROKE LAKES SOUTH 119-1 B Traffic Analysis Zone (TAZ): _____**Legal Description:**A PORTION OF TRACT C-2, OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, ASRECORDED IN PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Has this project been previously submitted?

☒ Yes

No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
9/8/2022	SITE PLAN AMENDMENT		APPROVED	SP2021-10	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: PEMBROKE 12391 LLC

Owner's Address: 12391 PEMBROKE RD., PEMBROKE PINES, FL 33025

Owner's Email Address: CVAZQUEZ@FLMIDAS.COM

Owner's Phone: 305-778-5119 Owner's Fax: _____

Agent: MANUEL SYNALOVSKI

Contact Person: MANUEL SYNALOVSKI

Agent's Address: 6540 E. TROPICAL WAY, PLANTATION, FL 33317

Agent's Email Address: MANNY@MSREIN.COM

Agent's Phone: (954) 804-3515 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3 GENERAL BUSINESS

Land Use / Density: 60 COMMERCE

Use: COMMERCIAL

Plat Name: PEMBROKE LAKES SOUTH 119-1 B

Plat Restrictive Note: SEE ATTACHED

PROPOSED

Zoning: B-3 GENERAL BUSINESS

Land Use / Density: 60 COMMERCE

Use: COMMERCIAL

Plat Name: PEMBROKE LAKES SOUTH 119-1 B

Plat Restrictive Note: SEE ATTACHED

ADJACENT ZONING

North: B-3 GENERAL BUSINESS

South: PUD PLANNED UNIT DEVELOPMENT

East: B-3 GENERAL BUSINESS

West: B-3 GENERAL BUSINESS

ADJACENT LAND USE PLAN

North: 60 COMMERCE

South: 100 ACTIVITY CENTER

East: 60 COMMERCE

West: 60 COMMERCE

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

APPLICATION TO ALLOW NEW CANOPY ON PROPERTY

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

Date

Sworn and Subscribed before me this 9th day
of July, 20 25

Fee Paid

Signature of Notary Public



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this 9th day
of July, 20 25

Fee Paid

Signature of Notary Public



My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: PEMBROKE 12391 LLC

Authorized Representative: CRISTIAN VAZQUEZ

Application Number: _____

Application Request: NEW CANOPY ON PROPERTY

I, J. CRISTIAN VAZQUEZ (print Applicant/Authorized Representative name), on behalf
of PEMBROKE 12391 LLC (Applicant), hereby waive the deadlines and/or
procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the
above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



07/15/25

Signature of Applicant or Applicant's
Authorized Representative

Date

J. CRISTIAN VAZQUEZ

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 28, 2025
To: MSC 2025-0021
From: Julia Aldridge, Planner / Zoning Technician
Re: Midas Canopy @ 12391 Pembroke Road

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**



DRC REVIEW FORM

August 12, 2025

Project: *MIDAS SERVICE CENTER PARKING CANOPY*

City Reference Number: *MSC2025-0021*

**To: Julia Aldridge, Planner/Zoning Technician
Senior Planner, Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Engineering Division/Public Services Department
(954) 518-9046**

RECOMMENDATION:

The Engineering Division's takes 'No Exception' to the proposed Parking Canopy and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.



DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Midas Canopy

REFERENCE #:

MSC 2025 - 021

DATE REVIEWED:

7/29/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

PLANNING DIVISION STAFF COMMENTS

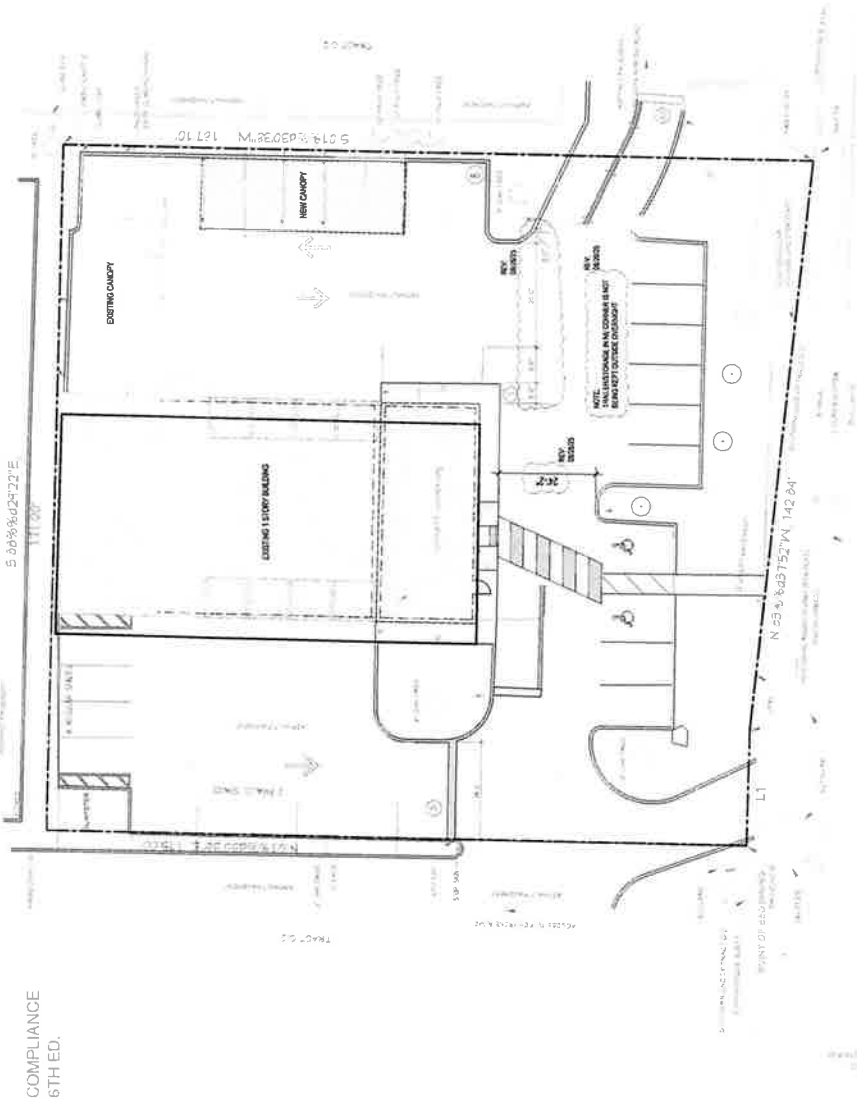
Memorandum:

Date: August 5, 2025
To: MSC 2025-0021
From: Julia Aldridge, Planner/ Zoning Technician
Re: Midas Canopy @ 12391 Pembroke Road

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide elevations of canopy. Include height and clearance of canopy.
2. Provide width of drive aisle. Width of two-way drive aisle must be 24'
3. Trailer/ storage in northeast corner of site is not permitted to stay outside. Confirm trailer/ storage is not being kept outside overnight.
4. Is any signage proposed on the canopy? Canopy signage is counted as part of the total allowed signage of 120 square feet.
5. Provide color of canopy and material sample.
6. Resubmittal must include an itemized response to all comments made by DRC members.
7. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at jaldridge@ppines.com.



PENNBROKE ROAD



CANOPY SITE PLAN SCALE: 1"= 30'

REVISION: 08/26/25
REVISION: 05/19/25
REVISION: 04/16/25

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAY SAFETY
OFFICE OF TRAFFIC SAFETY
1000 EAST BAY STREET, SUITE 150
FORT LAUDERDALE, FL 33304
(954) 351-1111
WWW.FLORIDA-STATE-TRIP.COM

Approved by: [Signature]
Date: 08/26/25

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAY SAFETY
OFFICE OF TRAFFIC SAFETY
1000 EAST BAY STREET, SUITE 150
FORT LAUDERDALE, FL 33304
(954) 351-1111
WWW.FLORIDA-STATE-TRIP.COM



AERIAL SITE PHOTOGRAPH



SHADE CANOPY PHOTOGRAPH

DATE: 04/22/2025

DRAWING REVISIONS

05/28/2025 A

PROPERTY LOCATED AT
CHRISS VAZQUES
12391 PEMBROKE ROAD
PEMBROKE PINES, FL 33025

SHEET DESCRIPTION
DETAILS - NOTES

SHEET: 1 OF 1

X-1

Atlantic Awnings & Metal Works, Inc.
Hialeah, FL 33186
7410 W 18TH Lane,
33025

THE DESIGN OF THE EXISTING FRAMING MEMBERS IS BASED ON RATIONAL ANALYSIS. FURTHER, THE EXISTING FABRIC IS DESIGNED WITH A QUICK REMOVAL OR BREAKAWAY MEMBRANE OF 75 MPH WIND VELOCITY.

ADOLF ENRIMO
Professional Engineer
No. 98849
State of Florida
Date: 2025.05.28 15:56:14
'04/00

8'-0" MIN. CLEARANCE

4"x4"x $\frac{1}{4}$ " ALUMINUM COLUMN

DETAIL A
8"
6"
8"
6"

8"x8"x $\frac{3}{8}$ " PLATE FASTENED WITH (4) $\frac{3}{4}$ " S.S. SCREW-BOLT+ ANCHOR (4" MIN. EMBED) INTO EXIST. CONCRETE SLAB

ALL PIPE TO BE $\frac{1}{2}$ " SCH 40 U.N.O.

GENERAL NOTES (if applicable):

- ALL STRUCTURAL ELEMENTS TO BE ALUMINUM 6061-T6
- ALL WELDED CONNECTIONS TO BE FULLY WELDED WITH $\frac{3}{16}$ " ER6356 UNO
- EXPOSURE "C", V=105MPH
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH:
 - FBC 2023 8TH EDITION
 - ASCE 7-22
 - ALUMINUM DESIGN MANUAL 2020
 - AISC 16TH EDITION
 - FLORIDA FIRE PREVENTION CODE 2023
- NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD BEFORE PROCEEDING WITH THE WORK.
- ALUMINUM SURFACES IN CONTACT WITH CONCRETE OR MASONRY MATERIALS SHALL BE PROTECTED WITH HEAVY-BODIED BITUMINOUS PAINT.



Midas Auto Service & Tires
12391 Pembroke Rd
Pembroke Pines, FL 33025

March 26, 2025

City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

RE: MIDAS SERVICE CENTER AT 12391 PEMBROKE ROAD, PEMBROKE PINES, FL 33025

To Whom it May Concern,

This letter is to notify that no business operation will take place except in the Midas building and the dedicated car wash canopy as approved by the City of Pembroke Pines.

Note, the new canopy shall be used for shaded parking.

In advance, thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,

J. Cristian Vazquez
Midas
305-778-5119

SUBJECT SITE AREIAL PHOTO

Midas Canopy (MSC2025-0021)

