



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

Summary

Agenda Date:	December 11, 2025	Application ID:	MSC 2025-0032
Project:	Pierpoint 5 Condo 2	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Pointe Management Group	Agent:	Phoenix Management Services Inc.
Location:	11900B NW 11 Steet	District:	3
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Medium (10-16du/acre)(M)
Reference Applications:	MSC2021-20, MSC 2005-23, MSC 2004-04, SP 88-17, ZC 88-01, SP 86-33, SP 85-21, SP 84-33, SP 84-12, SP 84-07		
Applicant Request:	New fences and color change to an existing multi-family development.		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Ulee Major, agent, is requesting approval for the paint change of the existing townhouse buildings located within Pierpointe Phase Five (Buildings 11-19), generally located East of Flamingo Road and North of Johnson Street. The applicant is also requesting approval for the replacement of the existing wooden fences to PVC fences.

The Pierpointe community was approved through several site plan applications throughout the 1980s. The most recent modifications to Pierpointe (paint change Pierpointe Phase 2) were approved in 2021 through MSC 2021-20.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Main Building:
 - SW 7658 (Gray Clouds)
- Doors and Building Trim:
 - SW 7006 (Extra White)
- Railings:
 - SW 7664 (Steely Gray)

The wooden fences enclosing the patios for each ground unit in each of the 9 buildings as indicated will be replaced with 6' high white PVC fences.

No other site modifications are being proposed at this time.

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 (11/25/25)
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:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 foot 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: Pierpoint Five, Condo IIProject Address: 11900 B N.W. 11th Street Pembroke Pines Fla. 33026Location / Shopping Center: NIAAcreage of Property: NIA Building Square Feet: NIAFlexibility Zone: _____ Folio Number(s): 514012100060

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Condominium Association (9 Buildings)11, 12, 13, 14, 15, 16, 17, 18, 19Has 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
10-1-25					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SHARON Milch - President Condo II

Owner's Address: 12072 N.W. 11th St. Pembroke Pines, FLA 33026

Owner's Email Address: chiefete1@comcast.net

Owner's Phone: (954) 625-9434 Owner's Fax: N/A

Agent: Phoenix Management Services Inc.

Contact Person: Ulee MAJOR - Property Manager

Agent's Address: 4800 N. STATE Rd 7 Suite #105 LAUDERDALE LAKES, FLA. 33319

Agent's Email Address: Ulee@phoenixfla.com

Agent's Phone: (954) 394-5967 Agent's Fax: N/A

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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-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)

- 1) PAINT color change for 9 Buildings.
- 2) Changing existing wooden fences to PVC fences.
- 3) New Building and Unit signs.

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.

↓ Sharon Meek 10-1-25
Signature of Owner President Pierpoint 5 Date
Condo 2

Sworn and Subscribed before me this 1st day
of October, 2025



n/a [Signature] 12/13/2027
Fee Paid Signature of Notary Public My Commission Expires

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.

↓ Ulee Major 10-1-25
Signature of Agent Date

Sworn and Subscribed before me this 1st day
of October, 2025



N/A [Signature] 12/13/2027
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Pierpoint Five, CONDO II

Authorized Representative: Ulee MAJOR - Property Manager

Application Number: _____

Application Request: _____

I, Ulee MAJOR (print Applicant/Authorized Representative name), on behalf of Pierpoint Five, CONDO II (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.

Ulee Major 10-1-25
Signature of Applicant or Applicant's Date
Authorized Representative

Ulee MAJOR - Property Manager
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 25, 2025

To: MSC 2025-0032

From: Julia Aldridge, Planner / Zoning Technician

Re: Pierpointe 5 Condo 2 Repaint and Fence

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.



- 1 Body
- 2 Door
- 3 Fascia
- 4 Fence
- 5 Railings
- 6 Trim



Albert Antonio
954-459-0382 • albert.antonio@sherwin.com

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- 1 Accent
- 2 Body
- 3 Fascia
- 4 Fence
- 5 Railings
- 6 Trim



SW 7664
Steely Gray

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- 1 Accent
- 2 Body
- 3 Fascia
- 4 Fence
- 5 Railings
- 6 Trim



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5/19/25, 4:36 PM

Mail - Jessica Cadet - Phoenix Management - Outlook



25, 4:38 PM

Mail - Jessica Cadet - Phoenix Management - Outlook



Broward Fences

This document has been digitally signed & sealed or hand signed & sealed by John Scott. Control on the date required to be sealed is the date of the seal. The seal is a digital signature that is unique to the document and the signatory. The seal is a digital signature that is unique to the document and the signatory. The seal is a digital signature that is unique to the document and the signatory.



ARCURB
200 Dilworth Parkway, Suite 220
Charlotte, NC 28208
Phone: 704.333.5566
Email: info@arcurb.com

Permit Drawing
Client: Broadview County Fence
City, State Zip: [Blank]
Street Address: [Blank]
Project No: [Blank]
Drawing No: [Blank]
Scale: [Blank]
Date: [Blank]

PVC Fencing (T&G)
Privacy (T&G)
P1.0

DESIGN GENERAL NOTES:

A. LOCATION: This design is for **AT GRADE** fencing installations ONLY. Installations above grade shall be designed for specific conditions.

B. COMPLIANCE: Designed using Florida Building Code (2021 Edition), NFPA 101 - Life Safety Code (2021 Edition), NFPA 101 - Life Safety Code (2021 Edition), NFPA 101 - Life Safety Code (2021 Edition).

C. FLOOD ZONES: Solid fences, privacy walls, and fences prone to trapping debris have been designed and constructed to fail under basic flood conditions without causing harm to nearby buildings.

D. GATES: Gate leaf (single or double) widths can be installed up to the allowable size as shown in Gate Details. All gate corners are to be fully welded. Gate shall be fully opened against fencing and securely locked in place during High Velocity Wind Events > 75 mph.

E. SOIL: This design is based upon all soil around footings shall be sandy gravel class or better (verified by others) and compacted to a 90% optimum density (2,000 psi minimum capacity). These soil conditions are capable of supporting a 2,000 psi design load.

F. RAILS: All rails shall be notched twice on each side. An intermediate horizontal rail may be added without affecting the design or engineering. **Bottom Rail or Gate Frame is typically 2" above grade, but may be any height above grade unless noted around Pool Enclosures. Then all POOL CODE DESIGN NOTES will apply.**

G. POSTS:

G.A. LINE inserts can be selected from: TYPE 1 - (0.150" Wall) Economy with Structural Insert NOT REQUIRED, TYPE 2 - (0.170" Wall) Medium with Structural Insert NOT REQUIRED, TYPE 3 - (0.250" Wall) Heavy with Structural Insert NOT REQUIRED

G.B. GATE posts can be selected from: TYPE 1 - (0.150" Wall) Economy with full height Structural Insert REQUIRED, TYPE 2 - (0.170" Wall) Medium with full height Structural Insert REQUIRED, TYPE 3 - (0.250" Wall) Heavy with Structural Insert NOT REQUIRED

INSTALLATION GENERAL NOTES:

1. POSTS: Anchored in (2,500 psi) concrete (See Footing Schedule for details).

1.1. ON CONCRETE: Embedment shall be 12" minimum. (See Footing Schedule for details).

1.2. ON CONCRETE: Embedment shall be 12" minimum. (See Footing Schedule for details).

2. U-CHANNEL: (OPTIONAL) vertically ONLY. Attach using Clear PVC Cement full length OR structural adhesive full length OR #10 x 3/4" @ 18" o.c. & 6" maximum (on ends).

3. PICKETS: May be installed VERTICALLY or HORIZONTALLY. If horizontal, use U Channel and screw (#10 x 3/4" SS Pan Head) channel to post @ 18" o.c.

MATERIALS GENERAL NOTES:

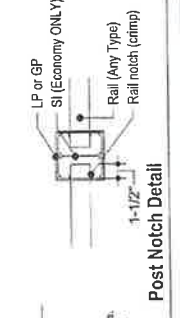
A. PVC: All PVC components shall be made of PVC Resin ASTM 1784 unless noted otherwise. Flexural Strength = 9,760 psi.

B. ALUMINUM: All aluminum extrusions shall be made of alloy 6063-T6 unless noted otherwise.

C. CONCRETE: All concrete used for footings or post girth shall meet a compressive strength of 2,500 psi within 7 days.

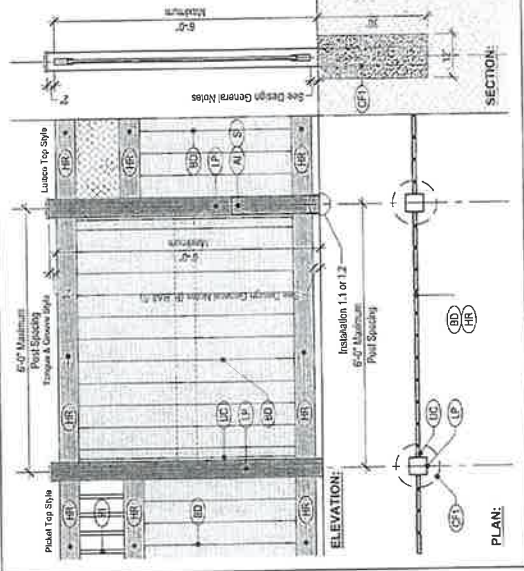
D. SOIL: All surrounding soil shall be well compacted by mechanical means to optimal density and shall be free of deleterious or organic materials.

E. FASTENERS & ACCESSORIES: All fasteners shall be A300 non-magnetic alloy, stainless steel, or other corrosion resistant material unless specified otherwise. Any accessories (recoiler, hinges or latches, etc...) shall be of structural quality aluminum, milled polymers, or zinc coated metal and that be installed in accordance with manufacturer's recommendations.

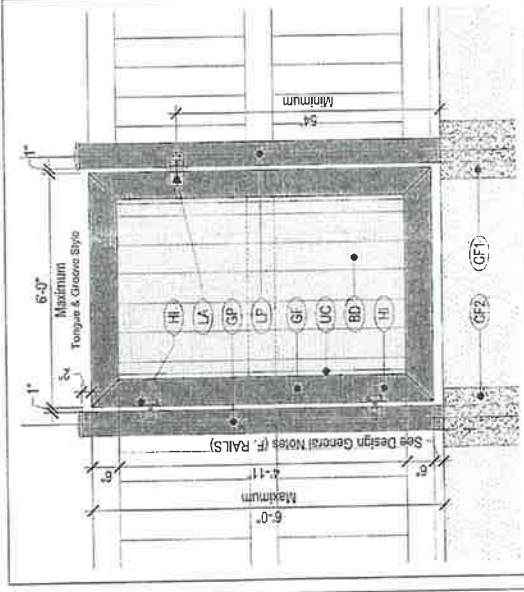


Post Notch Detail

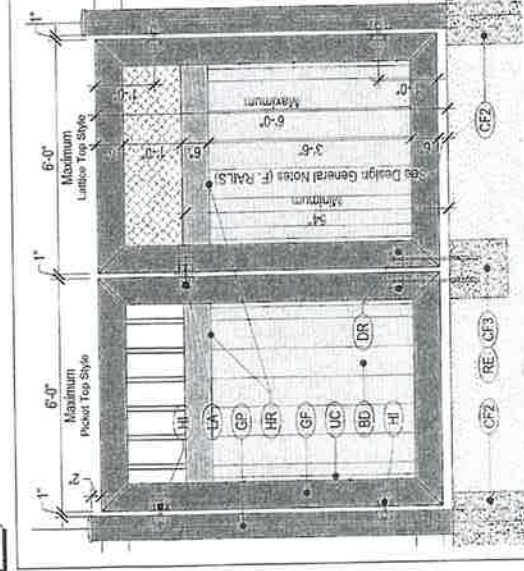
POOL CODE COMPLIANT !! Can be used around pools but must adhere to the POOL CODE DESIGN NOTES!



1 Fencing Details
Scale: 3/8" = 1'-0"



2 Single Swing Gate Details
Scale: 1/2" = 1'-0"



3 Double Swing Gate Details
Scale: 1/2" = 1'-0"

COMPONENT SCHEDULE		
ID	DESCRIPTION	REMARKS
BD	Board	7/8" x 6"
CF1	Concrete Footing	12'0" x 30"
CF2	Concrete Footing	12'0" x 36"
CF3	Concrete Footing	12'0" x 42"
DR	Drop Rod (Lockable)	3/8"0 x 24"
GF	Gate Frame	2" x 6"
GP	Gate Post	5" x 5"
HR	Hinge	4" x 4"
LA	Horizontal Rail	1-1/2" x 5-1/2"
LP	Latch	4" x 4"
PI	Picket	5" x 5"
RE	Recoiler	1" x 1" x 0.80"
SI	Structural Insert	12" x 6"
UC	U-Channel	4.5" x 4.6"

POOL CODE DESIGN NOTES: (FBC 454.2.17)

A. GATES: All gates shall open outward, be 48" high and have no opening more than 1/2" within 18" of the latch. Shall be self-closing allowing the latch to fully engage securing the gate leaf.

B. RAILS: Horizontal rails are to be spaced so that the top of rails shall exceed 45". Bottom rail shall be maximum 2" above grade.

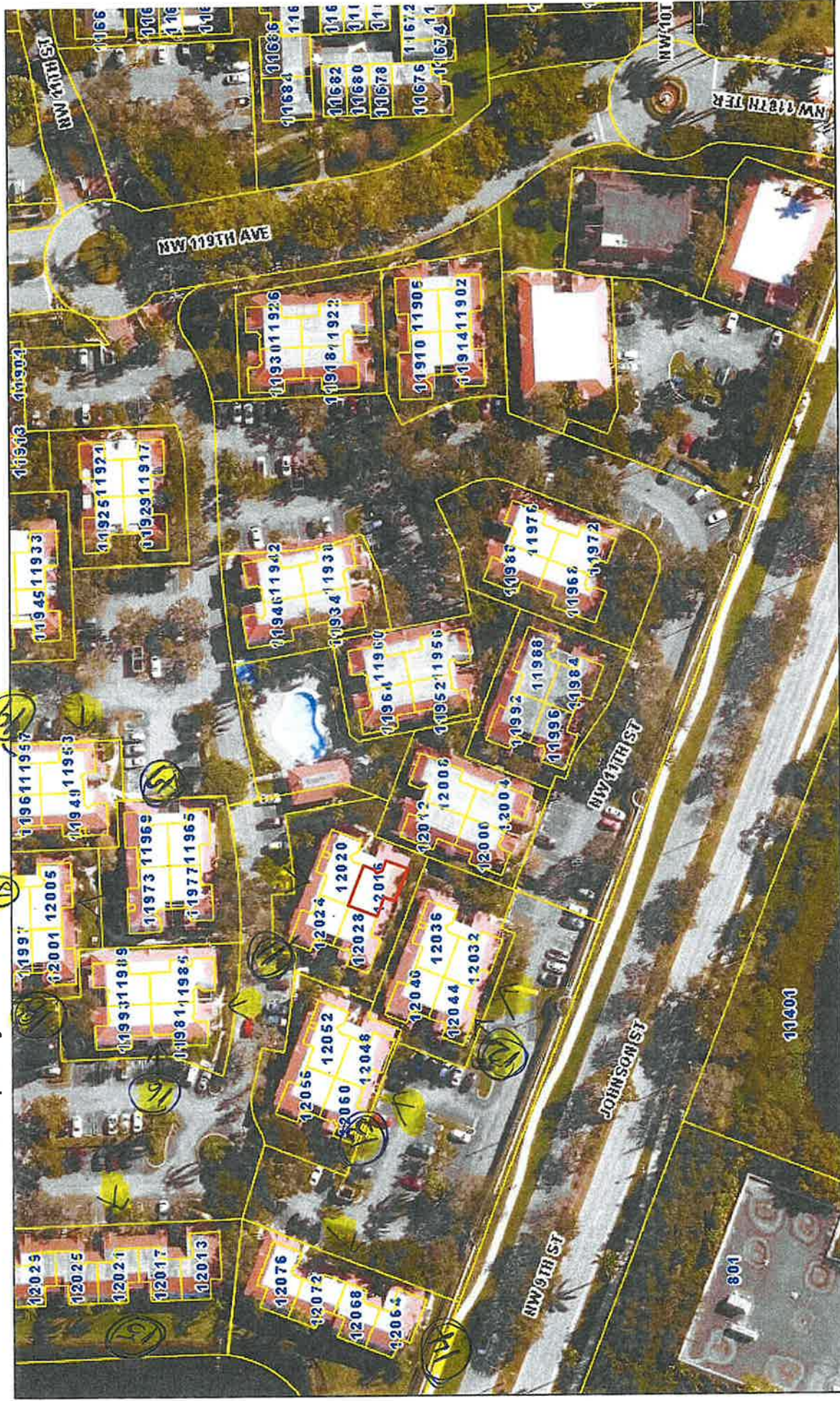
C. PICKETS: The typical gap spacing shall be 4 inches or less.

D. LATCHES: Shall be a minimum of 6" above finished floor, lockable and self-latching.

DROP RODS: Shall be lockable on the inside leaf.

Component Schedule and General Notes
Scale: Not to Scale.

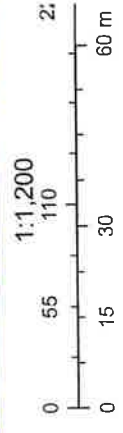
Property ID: 514012BC0010
Please see map disclaimer



November 6, 2025

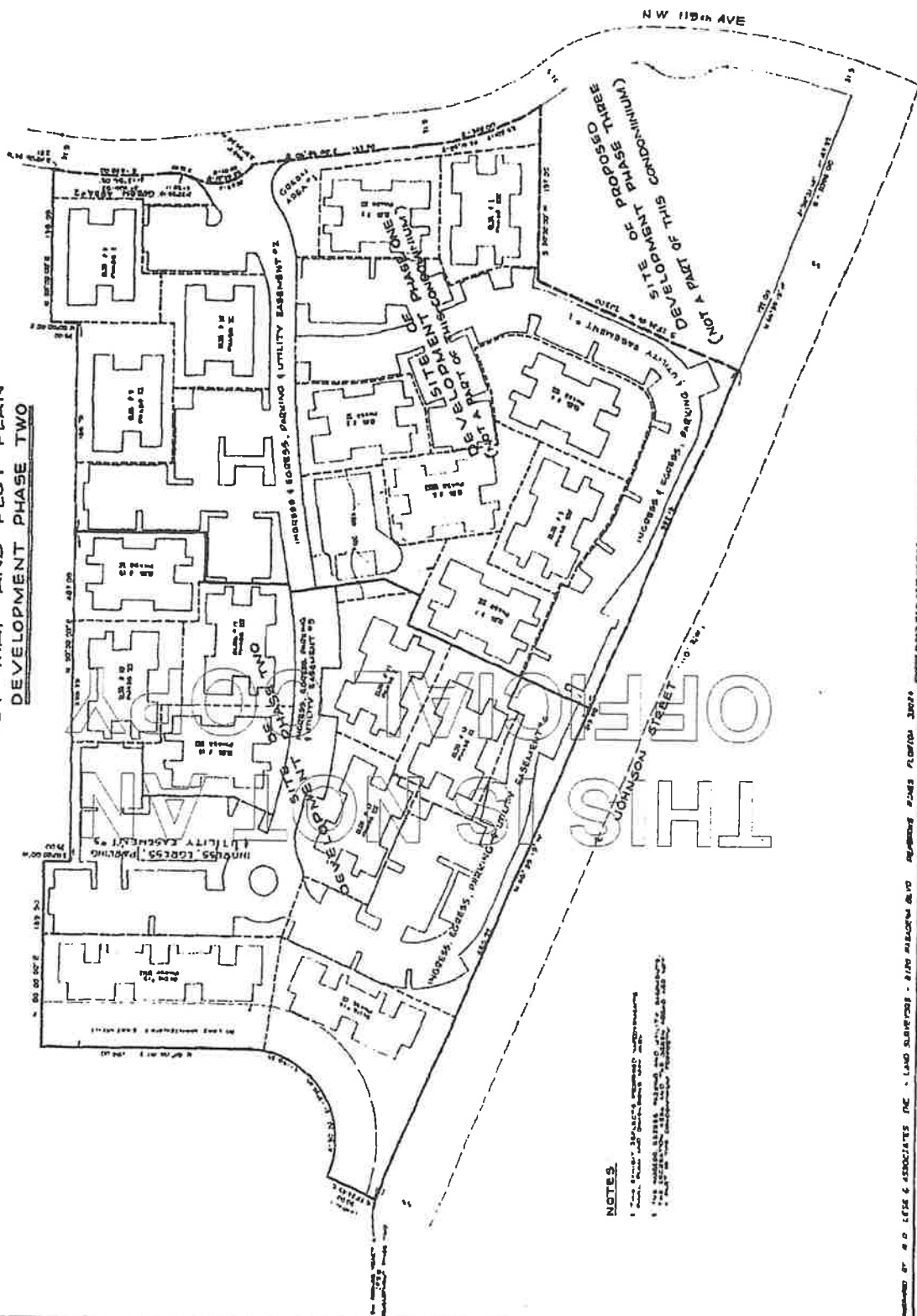
Airport Five, Condo II
Buildings 11, 12, 13, 14, 15, 16, 17, 18, 19

9 Buildings



PIERPOINTE FIVE - CONDOMINIUM II

KEY MAP AND PLOT PLAN
DEVELOPMENT PHASE TWO



Pierpoint Five, Condo II

Pierpoint Five, Condo II



Example
Fences Front

Photos

Share

Directions

Pierpoint Five, CONDO II



Example

Fence Surrounds each unit on First Floor.

