



VILLAGE OF PINECREST
Zoning Board

MEETING MINUTES

WEDNESDAY, JULY 30, 2025 7:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER
12645 PINECREST PARKWAY
PINECREST, FLORIDA

I. CALL TO ORDER/ROLL CALL OF MEMBERS The meeting was called to order by the assistant village clerk at 7:09 p.m. Present were the following:

Member Jordan Chisolm
Member Lee Mesnekoff
Member Jennifer Robau Reverte
Member Frank Sioli
Vice Chairperson Jessica Fiocco
Chairperson Daniel Enekes *arrived at 7:22 p.m.*

Assistant Village Clerk Nicole Tobias
Village Attorney Roger Pou
Planning Director Stephen Olmsted

Member Ira Gonzales was absent.

II. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the vice chairperson.

III. AGENDA/ORDER OF BUSINESS: Attorney Pou recommended deferring the approval of the minutes until after the hearing, noting that Chairperson Enekes had submitted revisions via email. The board unanimously agreed to postpone the approval.



IV. APPROVAL OF MINUTES: Chairperson Enekes made a motion to amend the minutes of the January 29, 2025, Item VI, page 2 of 4:

- Member Mesnekoff ~~modified his amended~~ made a motion to amend the Sioli motion to include the following conditions:
- The Mesnekoff ~~amended~~ motion was seconded by Member Gonzalez.

The motion was seconded by Member Sioli and adopted by a 6 – 0 voice vote. The vote was as follows: Members Mesnekoff, Robau, Sioli, Vice Chairperson Fiocco, and Chairperson Enekes voting Yes.

V. HEARINGS: All witnesses giving testimony in the following quasi-judicial proceeding were sworn-in by the assistant village clerk.

Hearing #PZ2025-0730-1. Ms. Irene Collado (Owner) and Mr. Bruce Arthur (Applicant) are requesting approval of a variance from the requirements of Division 4.2 (e) 5. g. of the Village's Land Development Regulations to permit construction of a new bedroom addition 15 feet from the defined rear lot line instead of 25 feet as otherwise required, for the property located at 8205 Southwest 132 Street

Irene Collado, the owner, and Bruce Arthur, applicant and architect, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of July 17, 2025, recommending denial of the variance.

Members Chisolm and Robau disclosed ex parte communications.

The chairperson opened the public hearing. There were no speakers.

Member Chisolm made a motion to approve the variance with staff's recommendation. The motion was seconded by Member Robau. The Board had a discussion and the motion was withdrawn.

Member Chisolm made a motion to approve the variance with staff's recommendation and the following conditions:

- Restrict the north set back requirement to 25 feet.
- Any additional development on the property must conform with the Village's Land Development requirement.

The motion was seconded by Member Sioli. The Board had a discussion and the motion

was withdrawn.

Member Chisolm made a motion to approve the variance with staff's recommendation and the following conditions:

- Restrict the north set back requirement to 25 feet.
- Any additional development on the property must conform with the Village's Land Development regulations.
- Maintain the property's green space at a minimum of 50%.

The motion was seconded by Vice Chairperson Fiocco and adopted by a 6 – 0 roll call voice vote. The vote was as follows: Members Mesnekoff, Robau, Sioli, Vice Chairperson Fiocco, and Chairperson Enekes voting Yes.

VI. OTHER BUSINESS: No other business was discussed.

VII. SCHEDULE OF FUTURE MEETINGS: TBA

VIII. ADJOURNMENT: The meeting was adjourned at 8:51 p.m.

Respectfully submitted:

Priscilla Torres, MMC, Village Clerk

*Nicole Tobias, CMC
Assistant Village Clerk*

*Approved by the Planning Board
this ___ day of _____ 20___*

Chairperson

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, THAT PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (FLORIDA STATUTES).