



VILLAGE OF PINECREST  
Zoning Board

MEETING MINUTES

WEDNESDAY, SEPTEMBER 27, 2023, 6:00 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 6:00 p.m. Present were the following:

Member Jordan Chisolm (*arrived at 6:15 p.m.*)  
Member Daniel Enekes  
Member Gerald Greenberg (*arrived at 6:15 p.m.*)  
Member Juan Mora  
Member Maritza Shapiro  
Member Jason Timmons (*arrived at 7:11 p.m.*)

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

The meeting was recessed at 6:03 p.m. and reconvened at 6:15 p.m. to allow the members of the Board to arrive.

The roll was called and a quorum was present.

II. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the assistant village clerk.

III. AGENDA/ORDER OF BUSINESS: The attorney gave an orientation to the board members.

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Member Mora made a motion to nominate Member Greenberg as Chairperson and Member Enekes as Vice Chairperson. The motion was seconded by Member Chisolm and adopted by a unanimous roll call vote. The vote was as follows: Members Chisolm, Enekes, Greenberg, Mora, and Shapiro voting Yes.

IV. APPROVAL OF MINUTES: Member Mora made a motion to approve the minutes of the meeting of November 16, 2022. The motion was seconded by Vice Chairperson Enekes.

The meeting was recessed at 6:53 p.m. and reconvened at 7:00 p.m.

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

Member Mora made a motion to change the order of the hearings and hear Hearing #PZ2023-0927-3 first. The motion was seconded by Member Chisolm and adopted by a unanimous voice vote. The vote was as follows: Members Chisolm, Mora, Shapiro, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.

Hearing #PZ2023-0927-3. Carlos Zamora (Owner/Applicant) is requesting approval of a variance from the side and rear yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow existing pickleball court to remain 8.74 feet from the side (north) property line instead of 19.20 feet, and 1.88 feet from the rear (east) property line instead of 15 feet; and an Impervious Coverage Variance to allow 54% impervious coverage instead of 45% as otherwise required, for the property located at 11175 Killian Park Road.

Member Mora, Vice Chairperson Enekes, and Chairperson Greenberg disclosed ex parte communications.

Carlos Zamora and Vanessa Zamora, the applicants and owners, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of September 21, 2023, recommending denial of the variance. Public Works Director Mendez addressed the board.

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

Member Timmons made a motion to deny the variance request. The motion was seconded by Member Shapiro and adopted by 5 – 1 roll call vote. The vote was as follows: Members Mora, Shapiro, Timmons, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes; Member Chisolm voting No.

The meeting was recessed at 8:35 p.m. and reconvened at 8:46 p.m.

Member Chisolm made a motion to hear Hearing #PZ2023-0927-2 second. The motion was seconded by Member Mora and adopted by a unanimous voice vote. The vote was as follows: Members Chisolm, Mora, Shapiro, Timmons, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.

Hearing #PZ2023-0927-2. Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants) are requesting approval of variances from the minimum lot area requirements of Division 4.2(e)5.a. of the Village's Land Development Regulations to allow a lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required, for the property located at 5811 North Kendall Drive (SW 88 Street).

Edward Baker, the applicant, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of September 21, 2023, recommending denial of the variance.

The chairperson opened the public hearing. The following addressed the board: Juan Carlos Antorcha, 5795 North Kendall Drive; Marvin Sussman, 5800 North Kendall Drive; and Jose Hernandez, 5701 North Kendall Drive, Pinecrest, Florida.

Member Mora made a motion to deny the variance request. The motion failed due to a lack of second.

The Board had a discussion.

Member Mora made a motion to deny the variance request. The motion was seconded by Vice Chairperson Enekes and adopted in a unanimous roll call vote. The vote was as follows: Member Chisolm, Mora, Shapiro, Timmons, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.

Hearing #PZ2023-0927-1. Ashley Hamilton and Jordan Chisolm (Owners and Applicants) are requesting approval of variances from the front and rear yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow construction of a new home 30 feet from the front (east) property line instead of 50 feet, and 20 feet and 2 inches from the rear (west) property line instead of 25 feet; and continuance of an existing swimming pool 28 feet from the front (east) property line instead of 50 feet as otherwise required, for the property located at 8940 Southwest 65 Court.

Member Chisolm recused himself due to a conflict of interest.

Member Mora and Vice Chairperson Enekes disclosed ex parte communications.

Member Chisolm was sworn in by the assistant village clerk.

Ashley Hamilton and Jordan Chisolm, the applicants and owners, Ramon Pacheco and Julio Estorino, architects, representing the applicant, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of September 21, 2023, recommending denial of the variance.

The chairperson opened the public hearing. The following addressed the Board: Marvin Sussman, 9001 Southwest 65 Court, Pinecrest, Florida.

Member Chisolm exited the Chamber prior to the Board commencing their discussion.

Member Timmons made a motion to approve the front variance as requested of 20 feet for the new home and the front variance for the existing swimming pool of 22 feet only, subject to staff's recommendation of the appropriate vegetation buffer. The motion failed due to a lack of a second.

The public meeting was recessed at 11:12 p.m. and reconvened at 11:15 p.m.

Vice Chairperson Enekes made a motion to approve the swimming pool set back subject to the staff's recommendations and deny the front and rear setback of the house. The motion was seconded by Member Timmons and failed by a 1 – 4 – 1 roll call vote. The vote was as follows: Vice Chairperson Enekes voting Yes; Members Mora, Shapiro, Timmons, and Chairperson Greenberg, voting No; Member Chisolm was recused from the vote due to a conflict.

Member Mora made a motion to approve the variances as requested with staff's recommendations. The motion was seconded by Member Timmons and adopted by a 4 – 1 – 1 roll call vote. The vote was as follows: Member Mora, Shapiro, Timmons, and Chairperson Greenberg voting Yes; Vice Chairperson Enekes voting No; Member Chisolm was recused from the vote due to a conflict.

VI. OTHER BUSINESS: No other business was discussed.

VII. SCHEDULE OF FUTURE MEETINGS:

- Wednesday, October 25, 2023, 7:00 p.m.

VIII. ADJOURNMENT: The meeting was adjourned at 11:29 p.m.

*Respectfully submitted:*

*Priscilla Torres, MMC, Village Clerk*

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*Nicole Tobias  
Assistant Village Clerk*

*Approved by the Planning Board  
this 25<sup>th</sup> day of October, 2023.*

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*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).*



VILLAGE OF PINECREST  
Zoning Board

MEETING MINUTES

WEDNESDAY, OCTOBER 25, 2023, 6:00 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 chairperson at 7:02 p.m. Present were the following:

Member Jordan Chisolm  
Member Maritza Shapiro  
Member Jason Timmons  
Vice Chairperson Daniel Enekes (*arrived at 7:25 p.m.*)  
Chairperson Gerald Greenberg

Village Clerk Priscilla Torres  
Village Attorney Roger Pou  
Planning Director Stephen Olmsted

Members Katherine Castellanos and Juan Mora were absent.

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

- III. AGENDA/ORDER OF BUSINESS: There were no changes to the agenda.

- IV. APPROVAL OF MINUTES: The village clerk offered the following amendment to the minutes on page 3:

*Member Mora made a motion to deny the variance request. The motion failed due to a lack of second.*

*The Board had a discussion.*

*Member Mora made a motion to deny the variance request. The motion was seconded by Vice Chairperson Enekes and adopted in a unanimous roll call vote. The vote was as follows: Member Chisolm, Mora, Shapiro, Timmons, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.*



Member Chisolm made a motion to approve the amended minutes of the meeting of September 27, 2023. The motion was seconded by Member Timmons and adopted by a 4 – 0 roll call voice vote. The vote was as follows: Members Chisolm, Shapiro, Timmons, and Chairperson Greenberg voting Yes.

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

Hearing #PZ2023-1025-1. Jared and Elena Kaplan (owners and applicants) are requesting approval of a variance from the interior side yard setback requirements of Division 4.2(c)5.g of the village's Land Development Regulations to allow continuance of a basket ball/pickleball court 8 feet from the interior side (south) property line instead of 20 feet as otherwise required, within the eu-1, residential estate zoning district, for the property located at 11200 southwest 69 avenue.

Jerry Proctor, representing the applicant, Jared Kaplan, the owner, and Victoria Trucco, the landscape architect representing the owner, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of October 19, 2023, recommending denial of the variance.

The chairperson opened the public hearing. The following addressed the Board: Alexander Ponomarenko, 9702 Southwest 69 Place; and Marie Garces, 11240 Southwest 69 Avenue, Pinecrest.

Member Timmons made a motion to deny the variance request. The motion was seconded by Member Chisolm and adopted by 5 – 0 roll call vote. The vote was as follows: Members Chisolm, Shapiro, Timmons, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.

VI. OTHER BUSINESS: The Board had a discussion regarding the starting time of future Zoning Board meetings. There were no changes.

VII. SCHEDULE OF FUTURE MEETINGS:

- Wednesday, November 29, 2023, 7:00 p.m.

VIII. ADJOURNMENT: The meeting was adjourned at 09:15 p.m.

Respectfully submitted:

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Priscilla Torres, MMC  
Village Clerk

Approved by the Planning Board  
this 29<sup>th</sup> day of November, 2023.

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Chairperson

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