



VILLAGE OF PINECREST
Zoning Board

MEETING MINUTES

WEDNESDAY, APRIL 24, 2024, 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 7:00 p.m. Present were the following:

Member Jordan Chisolm
Member Daniel Enekes
Member Juan Mora
Member Ariel Meyer
Chairperson Gerald Greenberg

Assistant Village Clerk Nicole Tobias
Village Attorney Roger Pou

Members Maritza Shapiro and Katherine Castellanos 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. SPECIAL ORDER: Member Mora made a motion nominating Member Enekes to serve as Vice Chairperson. The motion was seconded by Member Meyer and adopted by a 5 – 0 voice vote. The vote was as follows: Members Chisolm, Enekes, Meyer, Mora, and Chairperson Greenberg voting Yes.

V. APPROVAL OF MINUTES: Member Mora made a motion to approve the minutes of the meeting of January 24, 2024. The motion was seconded by Member Chisolm and adopted by a 5 – 0 roll call vote. The vote was as follows: Members Chisolm, Meyer, Mora, Vice Chairperson Enekes and Chairperson Greenberg voting Yes.



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

Hearing #PZ2024-0424-1. Victor and Julie Garcia (Owners and Applicants), are requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. and i of the Village's Land Development Regulations to allow an existing structural column to remain 13.2 feet from the side (west) property line instead of 15 feet as otherwise required, for the property located at 6700 Southwest 117 Street.

Victor Garcia, owner and applicant addressed the board. Omar Moreno, the architect, also addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of April 18, 2024, recommending denial of the variance.

Member Mora and Chairperson Greenberg disclosed ex parte communications.

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

Member Mora made a motion to approve the variance with staff's recommended conditions and the following additional condition:

- Uphold the greenspace requirement at 64%

Victor Garcia agreed to the proposed condition.

The motion was seconded by Vice Chairperson Enekes. After discussion, the motion was withdrawn by Member Mora and the Board unanimously consented to the withdrawal.

Vice Chairperson Enekes made a motion to approve the variance with staff's recommended conditions and the following additional condition:

- Increase the setback on the east side of the property by an additional 2 feet for any new development.

Victor Garcia agreed to the proposed condition.

The motion was seconded by Chairperson Greenberg and adopted by a 5 – 0 roll call vote. The vote was as follows: Members Chisolm, Meyer, Mora, Vice Chairperson Enekes, and Chairperson Greenberg voting Yes.

IV. OTHER BUSINESS: Board members had a discussion on time limits and requested the item be placed on the agenda for the next Zoning Board meeting.

V. SCHEDULE OF FUTURE MEETINGS:

- Wednesday, May 29, 2024, 7:00 p.m.

VI. ADJOURNMENT: The meeting was adjourned at 8:22 p.m.

Respectfully submitted:

Priscilla Torres, MMC, Village Clerk

Nicole Tobias
Assistant Village Clerk

Approved by the Planning Board
this ___ day of _____ 2024.

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).