



VILLAGE OF PINECREST
Zoning Board

MEETING MINUTES

WEDNESDAY, JUNE 24, 2026, 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
Member Ira Gonzalez
Member Lee Mesnekoff
Member Jennifer Robau Reverte
Member Frank Sioli
Member James Suarez

Assistant Village Clerk Nicole Tobias
Village Attorney Roger Pou
Acting Planning Director Patricia Janisse

Member Jessica Fiocco was absent.

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

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

IV. SPECIAL ORDER: Member Robau made a motion appointing Member Chisolm to serve as Chairperson. The motion was seconded by Member Sioli and adopted by a 6 – 0 voice vote. The vote was as follows: Members Chisolm, Gonzalez, Mesnekoff, Robau, Sioli, and Suarez voting Yes.



Member Sioli made a motion appointing Member Robau to serve as Vice Chairperson. The motion was seconded by Member Mesnekoff and adopted by a 6 – 0 voice vote. The vote was as follows: Members Gonzalez, Mesnekoff, Robau, Sioli, Suarez, and Chairperson Chisolm voting Yes.

V. APPROVAL OF MINUTES: Member Gonzalez made a motion to approve the minutes of the meeting of January 28, 2026. The motion was seconded by Member Suarez and adopted by a 6 – 0 voice vote. The vote was as follows: Members Gonzalez, Mesnekoff, Sioli, Suarez, Vice Chairperson Robau, and Chairperson Chisolm voting Yes.

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

Hearing #PZ2026-0624-1. Nathalie Amira Miranda (Owner and Applicant) is requesting approval of a variance from the Lot Width and Street Frontage requirements of Division 4.2(e)5(e) of the Village's Land Development Regulations to allow subsequent division of the property into two (2) lots with each lot having 100 feet of lot width and street frontage where 120 feet of frontage is otherwise required, for the property located at 5865 Southwest 102 Street.

Jerry Proctor and Aaron Hollub, representing the owner, addressed the board.

Acting Planning Director Patricia Janisse gave an oral report, based on the memorandum of June 2, 2026, recommending denial of the variance.

The chairperson opened the public hearing. The following addressed the Board: Mauriec Gabay, 5855 Southwest 102 Street; Samantha Durso, 10125 Southwest 59 Avenue, Pinecrest, Florida.

Member Sioli made a motion to approve the variance with the following condition:

- Tree canopy requirement be doubled at any development that occurs on the property after subdivision.

The motion was seconded by Member Suarez and failed by 2 – 4 voice vote. The vote was as follows: Members Mesnekoff and Sioli voted Yes. Members Gonzalez, Suarez, Vice Chairperson Robau, and Chairperson Chisolm voting No.

Vice Chairperson Robau made a motion to deny the variance. The motion was seconded by Member Gonzalez and adopted by a 6 – 0 vote. The vote was as follows: Members Gonzalez, Mesnekoff, Sioli, Suarez, Vice Chairperson Robau and Chairperson Chisolm voting Yes.

VII. OTHER BUSINESS: There was no further business considered by the board.

VIII. SCHEDULE OF FUTURE MEETINGS: TBA

IX. ADJOURNMENT: The meeting was adjourned at 8:03 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).