



VILLAGE OF PINECREST
Zoning Board

MEETING MINUTES

WEDNESDAY, MAY 29, 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 7:05 p.m. Present were the following:

Member Katherine Castellanos
Member Jordan Chisolm
Member Ariel Meyer
Chairperson Gerald Greenberg

Assistant Village Clerk Nicole Tobias
Village Attorney Roger Pou

Members Juan Mora, Maritza Shapiro, and Vice Chairperson Daniel Enekes 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: Member Chisolm made a motion to approve the minutes of the meeting of April 24, 2024. The motion was seconded by Member Meyer and adopted by a 4 – 0 voice vote. The vote was as follows: Members Castellanos, Chisolm, Meyer, and Chairperson Greenberg voting Yes.

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



A. Hearing #PZ2024-0529-1. Robert and Susan Norton (Owners and Applicants), represented by Bercow Radell Fernandez Larkin & Tapanes, are requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow an existing sports court to remain 15 feet from the side street (east) property line instead of 30 feet as otherwise required; and a variance from the requirements of Division 4.2 (c) 5.d. of the Land Development Regulations to allow 49% impervious coverage and 51% green space on the subject property instead of 45% impervious coverage and 55% green space as otherwise required, for the property located at 5701 Southwest 94 Street.

Mickey Marrero, representing the applicant, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of May 22, 2024, recommending denial of the variance.

Chairperson Greenberg disclosed ex parte communications.

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

Member Chisolm made a motion to deny the variance. The motion was seconded by Member Meyer. After discussion, the motion was withdrawn by Member Chisolm and adopted by unanimous consent.

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

- Artificial turf shall be removed from the perimeter of the sports court and from any other areas of the property where artificial turf may exist to the extent necessary to meet the minimum greenspace requirement of 55% and the maximum permitted impervious coverage requirement of 45%.

Mickey Marrero agreed to the proposed condition.

The motion was seconded by Member Castellanos and adopted by a 3 – 1 roll call vote. The vote was as follows: Members Castellanos, Chisolm, and Chairperson Greenberg voting Yes; Member Meyer voting No.

VI. OTHER BUSINESS: Member Castellanos made a motion to defer the time limit discussion. The motion was seconded by Member Chisolm and adopted by unanimous consent.

VII. SCHEDULE OF FUTURE MEETINGS: TBA

VIII. ADJOURNMENT: The meeting was adjourned at 8:02 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).