



VILLAGE OF PINECREST
Zoning Board

MEETING MINUTES

WEDNESDAY, JANUARY 29, 2025, 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 Daniel Enekes
Member Jessica Fiocco
Member Ira Gonzalez
Member Lee Mesnekoff
Member Jennifer Robau Reverte
Member Frank Sioli

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

Member Jordan Chisolm 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: Founding Mayor Evelyn Greer made a presentation to the board members about the history of the Zoning Board. The attorney gave an orientation to the board members.

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

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

V. APPROVAL OF MINUTES: Member Mesnekoff made a motion to approve the minutes of the meeting of September 25, 2024. The motion was seconded by Vice Chairperson Fiocco and adopted by a 6 – 0 voice vote. The vote was as follows: Members Gonzalez, Mesnekoff, Robau, Sioli, Vice Chairperson Fiocco and Chairperson Enekes voting Yes.

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

Hearing #PZ2024-0925-2. John and Sylvia Weir (Owners and Applicants) are requesting approval of a variance from the front and side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow an existing basketball court to remain 11.7 feet from the west (front) property line instead of 50 feet, and 10.6 feet from the south (side) property line instead of 20 feet as otherwise required for the property located at 10325 Southwest 62 Avenue. *(deferred from September 25, 2024)*

John Weir, owner and applicant, addressed the board.

Planning Director Olmsted gave an oral report, based on his memorandum of January 22, 2025, recommending denial of the variance.

The chairperson opened the public hearing. The following addressed the Board: Michael Agnoli, 10300 Southwest 62 Avenue; William Widen, 6201 Southwest 104 Street; and James Krainson, 6131 Southwest 104 Street, Pinecrest, Florida.

Member Sioli made a motion to approve the variance as requested with staff's recommendations. The motion was seconded by Member Mesnekoff.

The Board had a discussion.

Member Mesnekoff made a motion to amend the Sioli motion to include the following conditions:

1. Amend condition (3) three in the staff's recommendation as follows, in the event Southwest 62nd Avenue is improved and extended to the southern boundary line; a pocket park is developed within the right-of-way; or the right-of-way is otherwise developed or improved by the Village of Pinecrest, the basketball court shall be removed and relocated in compliance with the Village's Land Development Regulations.

2. Any new construction on the north side of the property shall be constructed in compliance with a 50-foot set back requirement.
3. Retain the ability to seek conditional use approval of exterior lighting, otherwise the exterior lights must be removed as stated in conditions four and five of the staff's recommendation

The Mesnekoff amended motion was seconded by Member Gonzalez. The roll call vote was 3 – 3 as follows: Members Gonzalez, Mesnekoff, and Robau voting Yes; Member Sioli, Vice Chairperson Fiocco and Chairperson Enekes voting No.

Member Mesnekoff modified his amended motion to include the following conditions:

1. Amend condition (3) three in the staff's recommendation to state: in the event Southwest 62nd Avenue is improved and extended to the southern boundary line; a pocket park is developed within the right-of-way; or the right-of-way is otherwise developed or improved by the Village of Pinecrest, the basketball court shall be removed and relocated in compliance with the Village's Land Development Regulations.
2. Any new construction on the north side of the property shall be constructed in compliance with a 50-foot set back requirement.

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

VII. OTHER BUSINESS: No other business was discussed.

VIII. SCHEDULE OF FUTURE MEETINGS: TBA

IX. ADJOURNMENT: The meeting was adjourned at 8:46 p.m.

Respectfully submitted:

Priscilla Torres, MMC, Village Clerk

Nicole Tobias, CMC
Assistant Village Clerk

Approved by the Planning Board
this ___ day of _____, 202__.

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).