

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
JULY 21, 2021
6:30 P.M.**

1. Call to Order

The meeting was called to order at 6:47 pm

2. Roll Call

The following members and officials were present:

Brenda Hockman; Steven Quattrocchi; Ivan Gomez; Richard Hernandez; Bill Doney, Board Attorney; Mery Ramirez, Record Clerk; Manny Palacios, Zoning Official.

The following member was absent:

Jonathan Maples

3. Pledge of Allegiance

Mr. Manny Palacios led the Pledge of allegiance.

4. Oath of Office

Branda Hockman, Ivan Gomez and Richard Hernandez took the oath of office.

5. Approval of Agenda

**Motion made by Mr. Quattrocchi to approve the agenda, seconded by Mr. Hernandez;
Motion approved (4-0).**

6. Approval of Minutes

A. Approval of the Minutes of the January 20, 2021 Zoning Board of Adjustment Meeting

Motion made by Mr. Gomez to approve the January 20, 2021 Minutes, seconded by Mr. Quattrocchi; Motion approved (4-0).

7. Swearing in of Witnesses by Attorney

Mr. Doney swore in the witnesses.

8. Disclosure of Site Visit

No one drove by the site or spoke to homeowner.

9. Application

ZBA 2021-02

Nicholas Octavi & Samantha Gallegos
7432 Pine Tree Lane
Lake Clarke Shores, FL 33406

Applicant is requesting 2.5' side variance to construct a single car garage that will be 7.5' from the side property line with relief from the 10' side setback as required in Sec. 125-295 (2) of the Town's Code of Ordinances.

Mr. Octavi noted that they need 12 feet, at least, to fit their car in the garage, current garage is not 12 feet and car does not fit. Mr. Octavi said he is only asking for what is needed and nothing extra. Space is for a one car garage. The garage will be extended towards the back of the property so they would not exhaust the request. The current garage will be used as a storage since it cannot fit their car. Mr. Octavi will have garage match to make it look like it is part of the house.

Mr. Palacios, Zoning Official, noted that the neighbor across the street stated they had no issue and that neighbor stated the neighbor next to the home also had no issue. Mr. Palacios also noted that staff has no recommendation at this time.

A. Correspondence/Audience comments for or against application 2021-02:

There were 6 notices sent certified mail none returned.

1. Verbal Questions/Comments –

Board members asked if there were any utility easements in the way. They asked if the current garage would remain or be opened, homeowner stated it would remain closed. Board also asked if they can access the home from the garage, homeowner states yes, the part in the back would let them access the laundry room to access the home. Board asked if landscaping was being removed as it will be a good buffer to keep it, homeowner said landscaping will remain and keep it consistent. Board member asked if same roofing system will be used, homeowner said yes.

2. Emailed Questions/Comments - The Town received 0 emails.

3. Written Questions/Comments - The Town received 0 written comments.

B. Summary of application 2021-02:

Applicant is requesting 2.5' side variance to construct a single car garage that will be 7.5' from the side property line with relief from the 10' side setback as required in Sec. 125-295 (2) of the Town's Code of Ordinances.

C. Board discussion 2021-02:

Board asked for the landscaping to remain, to create a buffer between them and their neighbor.

D. Board decision 2021-02:

Motion made by Mr. Quatrocchi to recommend that the Town Council approve the variance as requested by the applicant to construct a single car garage, having a seven and a half foot setback on the side property line, seconded by Mr. Gomez; Motion carried (4-0).

It was noted that the request for variance will be heard by Town Council during the August 10, 2021 Town Council Meeting.

Note: The request for variance was moved to the September 28, 2021 Town Council Meeting.

10. Other Matters to Be Heard

None

11. Date for Next Meeting

To be determined

12. Adjournment

Motion made by Mr. Quatrocchi to adjourn the meeting at 7:07 PM, seconded by Mr. Hernandez; Motion approved (4-0).

Chairperson

Recording Clerk