

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
ZONING BOARD OF ADJUSTMENT MEETING  
NOVEMBER 17, 2021  
6:30 P.M.**

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**1. Call to Order**

The meeting was called to order at 6:47 pm.

**2. Roll Call**

The following members and officials were present:

Jonathan Maples; Brenda Hockman (arrived at 6:35 PM); Steven Quattrocchi; Ivan Gomez; Richard Hernandez; Charles Schoech, Board Attorney; Melissa Espinoza, Record Clerk; Mary Pinkerman, Town Clerk; Manny Palacios, Zoning Official

**3. Pledge of Allegiance**

Mr. Manny Palacios led the Pledge of allegiance.

**4. Oath of Office**

Jonathan Maples took the oath of office.

**5. Approval of Agenda**

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

**6. Approval of Minutes**

A. Approval of the Minutes of the July 21, 2021 Zoning Board of Adjustment Meeting

**Motion made by Mr. Hernandez to approve the July 21, 2021 Minutes, seconded by Mr. Quattrocchi; Motion approved (4-0).**

**7. Swearing in of Witnesses by Attorney**

Mr. Schoech swore in the witnesses.

**8. Disclosure of Site Visit**

All of the Board Members noted that they drove by the sites.

## 9. Application

### 1. ZBA 2021-03

Alex Bello  
First Learning Academy II, Inc.  
1815 Forest Hill Boulevard  
Lake Clarke Shores, FL 33406

Applicant is requesting a Special Exception to operate a child care center at New Life Alliance Church.

Mr. Bello noted that he had a prior day care center in Town for 10 years, but recently moved the center to New Alliance Church. He noted that there was previously a school at this location, but he needed a special exception for the child care center.

Mr. Palacios noted that the child care center will be using the space vacated by the school. He noted that there is adequate parking area to meet the needs and prevent any back up of vehicles on Florida Mango Road.

#### A. Correspondence/Audience comments for or against application 2021-03:

1. Verbal Questions/Comments – None
2. Emailed Questions/Comments - None.
3. Written Questions/Comments - None

#### B. Summary of application 2021-03:

Applicant is requesting a Special Exception to operate a child care center at New Life Alliance Church as required in Sec. 125-295 of the Town's Code of Ordinances.

#### C. Board discussion 2021-03:

It was noted that any signs for the child care center would need to be permitted and that the child care center would need to obtain all licenses and pass required inspections.

#### D. Board decision 2021-03:

**Motion made by Mr. Hernandez to recommend that the Town Council approve the Special Exception as requested by the applicant to operate a child care center at 1815 Forest Hill Boulevard, seconded by Ms. Hockman; Motion carried (5-0).**

### 2. ZBA 2021-04

Arturo de la Mora  
New Generation Montessori  
1349 S Florida Mango Road  
Lake Clarke Shores, FL 33406

Applicant is requesting a Special Exception to operate a child care center at St. Mary's Orthodox Church as required in Sec. 125-295 of the Town's Code of Ordinances.

Mr. de la Mora noted that they currently operate child care centers in Broward and Palm Beach County, with a location in West Palm Beach. He noted that they will be remodeling the existing building that housed a child care center in the past. He explained that the prior child care center was grandfathered in when the property was annexed into the Town and that since that school moved, he needed to apply for the special exception. He noted that there is a large parking lot and enough space to handle the traffic for the center. He also noted that the children will be dropped off and picked up at various times, which will alleviate any traffic problems. He noted that he will receive the proper licenses and pass required inspections before opening the child care center.

#### **A. Summary of application 2021-04**

Applicant is requesting a Special Exception to operate a child care center at St. Mary's Orthodox Church as required in Sec. 125-295 of the Town's Code of Ordinances.

#### **B. Correspondence/Audience comments for or against application 2021-04**

Kathy Wilk, 2559 W Carandis Road, West Palm Beach, FL – has concerns about expanding the size of the child care center.

Mr. de la Mora noted that they are not expanding the existing building, only remodeling the inside to make it more beautiful. He also noted that they will be replacing the fence around the child care center.

#### **C. Board discussion 2021-04**

The Board noted that due to the circular driveway the traffic along Florida Mango Road should not be impacted by the child care center. They discussed adding a condition to require the child care center use the existing building and not expand the size of the building.

#### **D. Board decision 2021-04**

**Motion made by Mr. Gomez to recommend that the Town Council approve the Special Exception as requested by the applicant to operate a child care center at 1815 Forest Hill Boulevard under the condition that they use the existing structure, not build a new structure, seconded by Mr. Quattrocchi; Motion carried (5-0).**

It was noted that these requests for special exceptions will be heard by Town Council during the December 14, 2021 Town Council Meeting.

#### **10. Other Matters to Be Heard**

None

**11. Date for Next Meeting**

To be determined

**12. Adjournment**

**Motion made by Ms. Hockman to adjourn the meeting, seconded by Mr. Quattrocchi;  
Motion approved (5-0).**

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Jonathan Maples, Chairperson

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Mary Pinkerman, Town Clerk