

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
ZONING BOARD OF ADJUSTMENT MEETING  
JULY 19TH, 2023  
6:30 P.M.**

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**1. Call to Order**

The meeting was called to order at 6:35 pm.

**2. Roll Call**

The following members and officials were present:

Brenda Hockman, Board Member arrived at 6:37pm; Ivan Gomez, Board Member; Steven Quattrocchi, Board Member; Nicholas Spinelli; Board Member; William Doney, Board Attorney; Laura Vega, Recording Clerk; Manny Palacios, Zoning Official

The following member was absent:

Richard Hernandez, Board Member

**3. Pledge of Allegiance**

Mr. Gomez led the Pledge of allegiance.

**4. Oath of Office**

Nicholas Spinelli was sworn in to be a Board Member.

**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 January 18, 2023 Zoning Board of Adjustment Meeting

**Motion made by Mr. Gomez to approve the January 18, 2023 Minutes, seconded by Ms. Hockman; Motion approved (4-0).**

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

Mr. Doney swore in the witnesses.

**8. Disclosure of Site Visit**

Mr. Quattrocchi and Mr. Gomez looked at the property on Google Earth, Ms. Hockman drove by and Mr. Spinelli has had no contact.

## 9. Application

### 1. ZBA 2023-03

Donald and Sherry Swinarski  
7114 Venetian Way  
Lake Clarke Shores, FL 33406

The Applicants are requesting an 8' rear variance to build a swimming pool 2' from the rear property line with relief from the 10' setback as required in Sec.125.891 (a) of the Town Code of Ordinances.

Mr. Swinarski noted that due to the size of the lot and there is a 10' setback with a large 75ft South Florida Water Management Department that extends to the C-1 canal and that many residences that are along that road and canal have been granted variances. The (S.F.W.M.D.) also has no issues with the location of the pool.

### A. Correspondence/Audience comments for or against application 2023-03:

#### 1. Audience Questions/Comments –

- a. Mr. Mills (sworn in) 7124 Venetian Way - asked why they needed a variance since they demolished the house and rebuilt.
- b. Peter Rossi (Sworn In) 7200 Venetian Way – noted that he was granted a variance for his pool and at that time he used the Mills at 7124 Venetian Way, and the granting of their variance as part of his presentation.
- c. Christine Mills (Sworn In) 7124 Venetian Way – thanked everyone for the clarification of the process and the codes involved. Also reaffirmed that they also had a variance that was granted for their pool.

#### 2. Emailed Questions/Comments - None.

#### 3. Written Questions/Comments - None

### B. Summary of application 2023-03:

The Applicants are requesting an 8' rear variance to build a swimming pool 2' from the rear property line with relief from the 10' setback as required in Sec.125.891 (a) of the Town Code of Ordinances.

### C. Board discussion 2023-03:

The Board found a large number of cases are on the same road and C-1 canal that have been granted variances in the past. They verified the 10' setback of the pool code Sec. 125.891 (a). They also verified that S.F.W.M.D. also has no issues with the proposed location of the pool.

**D. Board decision 2023-03:**

**Motion made by Mr. Quattrocchi to recommend that the Town Council approve the 8' variance to build a swimming pool 2' from the rear property line with relief from the 10' setback as required in Sec.125.891 (a) of the Town's Code of Ordinances, as requested by the applicants; seconded by Mr. Spinelli; Motion carried (4-0).**

**10. Other Matters to Be Heard**

New Chair to be selected and approved.

**Motion made by Ms. Hockman to appoint Mr. Ivan Gomez as the new Chairperson. Seconded by Mr. Quattrocchi; Motion carried (4-0) Mr. Gomez accepted.**

**11. Date for Next Meeting**

To be determined

**12. Adjournment**

**Motion made by Mr. Gomez to adjourn the meeting at 7:20 PM, seconded by Ms. Hockman; Motion approved (4-0).**

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Ivan Gomez, Broad Chairperson

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, Recording Clerk