

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
NOVEMBER 9, 2006**

I. MEETING CALLED TO ORDER:

Chairperson Michael Provenzale called the meeting to order at 6:30 PM.

THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:

Mr. Michael Provenzale, Chairperson; Mr. Jeremy Walter, Member; Mr. Robert Rankin, Member; Ms. Pat Conte, Alternate Member; Mr. Mark Roberts, Alternate Member; Mr. James Watt, Board Attorney; Mr. Joe Iagrossi, Building Official; Ms. Tammy House, Recording Secretary.

ABSENT: Mr. Steve Kvarnberg, Member; Mr. Joseph Bucca, Member.

II. APPROVAL OF MINUTES:

Mr. Roberts made the motion, seconded by Ms. Conte to approve the minutes of the September 14, 2006, Zoning Board of Adjustments Hearing. Motion approved (4-0).

Mr. Jeremy Walter, Member (arrived at 6:35 PM).

III. SWEARING IN OF WITNESSES:

Mr. Watt swore in the witnesses.

IV. DISCLOSURE OF SITE VISIT:

None.

V. APPLICATIONS:

CLERK READ APPLICATION:

1. ZBA 2006-07

Scott Durrance
6600 Pine Tree Circle
Lake Clarke Shores, FL 33406

Applicants request a .53' front variance and a 5.76' rear setback to reconstruct the house, having an 24.47' front setback and a 19.24' rear setback from the property lines with relief from the 25.0' setbacks as required by Sec. 86-216 (a) (1) and 86-350 (a) of the Town's Code of Ordinances.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2006-07:

Certified letters were mailed to seven (7) property owners within 100' of subject property. Six (6) of the returned receipts were received. The Town did not receive any correspondence either for or against the variance.

Mr. Chuck Millar, of Moyle, Flanigan, et al., the applicant's attorney, spoke on behalf of the applicant.

B. SUMMARY OF APPLICATION 2006-07:

The applicant sought relief from the required setbacks to reconstruct the house.

C. BOARD DISCUSSION 2006-07:

The Board discussed the application in detail and asked the applicant various questions concerning the variance request.

D. BOARD DECISION 2006-07:

Based on the testimony and evidence presented in ZBA File #2006-07, the Board moved to approve the variance as requested. **Motion to approve the variance made by Mr. Rankin, seconded by Mr. Roberts, Motion was approved (5-0).**

VI. OTHER MATTERS TO BE HEARD:

Mr. Joe Iagrossi discussed the need for submittal of detailed drawings with the Zoning Board of Adjustment application. This matter will be brought back to the Board at the next meeting.

VII. DATE FOR NEXT MEETING:

January 11, 2007

VIII. ADJOURNMENT:

Motion to adjourn the meeting was made by Mr. Rankin and seconded by Mr. Roberts: Motion approved (5-0).

Meeting adjourned at 7:20 PM

MICHAEL PROVENZALE
CHAIRPERSON

TAMMY HOUSE
RECORDING SECRETARY

If an individual decides to appeal any decision made by the Zoning Board of Adjustments with respect to this meeting, a verbatim transcript may be required. If so, the individual should make provisions for a transcript to be made at the meeting (Ref. F.S.S. 286.0105). Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, please advise the Town at least two (2) calendar days before the hearing by contacting Jo Plyler at (561) 964-1515 ext. 10.