

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
JULY 13, 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; Mr. Steve Kvarnberg, Member; Mr. Joseph Bucca, Member; Mr. Mark Roberts, Alternate Member; Mr. James Watt, Board Attorney; Mr. Joe Iagrossi, Building Official; Ms. Tammy House; Recording Secretary.

ABSENT: Ms. Pat Conte, Alternate Member

II. OATH OF OFFICE:

Oath of Office was administered to ZBA Member Jeremy Walter and ZBA Alternate Member Mr. Mark Roberts by Board Attorney James Watt.

III. APPROVAL OF MINUTES:

Mr. Walter made the motion, seconded by Mr. Kvarnberg to approve the minutes of the May 11, 2006, Zoning Board of Adjustments Hearing. Motion approved (5-0).

IV. SWEARING IN OF WITNESSES:

Mr. Watt swore in witnesses.

V. DISCLOSURE OF SITE VISIT:

The following ZBA Members drove by 6600 Pine Tree Circle, Lake Clarke Shores, FL:
Mr. Robert Rankin, Mr. Joseph Bucca, and Mr. Jeremy Walter.

VI. APPLICATIONS:

CLERK READ APPLICATION:

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| 1. | ZBA 2006-03 | George Wood
7615 West Lake Drive
Lake Clarke Shores, FL 33406 |
|----|-------------|---|

The applicant requests a 6.85' rear variance to re-construct a swimming pool screen enclosure having an 18.5' rear setback from the property line with relief from the 25.0' rear setbacks as required by Sec. 86-597 (a) and 86-350 (a) of the Town's Code of Ordinances.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2006-03:

Certified letters were mailed to eleven (11) property owners within 100' of subject property. Nine (9) of the returned receipts were received. The Town did not receive any correspondence either for or against the variance.

B. SUMMARY OF APPLICATION 2006-03:

The applicant sought relief from the required rear setback to re-construct a swimming pool screen enclosure.

C. BOARD DISCUSSION 2006-03:

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

D. BOARD DECISION 2006-03:

Based on the testimony and evidence presented in ZBA File #2006-03, the Board moved to approve the variance as requested. **Motion to approve the variance made by Mr. Kvarnberg, seconded by Mr. Rankin, Motion was approved (5-0).**

CLERK READ APPLICATION:

2. ZBA 2006-04

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

The applicant requests a 15.33' rear variance and a .49' front setback to re-construct a portion of house having an 9.67' rear setback and a 24.51' front 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 2006-04:

Certified letters were mailed to six (6) property owners within 100' of subject property. Four (4) 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 2006-04:

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

C. BOARD DISCUSSION 2006-04:

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

D. BOARD DECISION 2006-04:

Based on the testimony and evidence presented in ZBA File #2006-04, the Board moved to deny the variance and allow the applicant to return within six (6) months with a revised request with no additional application fee. **Motion to deny the variance was made by Mr. Rankin, seconded by Mr. Kvarnberg. Motion was approved (5-0).**

VII. OTHER MATTERS TO BE HEARD:

Chairperson Provenzale stated that a letter was received by the Town on June 2, 2006, from applicants Rene Connors and Jill Baker, of 7300 Venetian Way, Case No. 2006-02. Chairperson Provenzale read the letter which advised the Board that the applicants do not intend to pursue the variance and requested to withdraw the variance application. Chairperson Provenzale accepted the letter and stated that the case is now closed.

VIII. DATE FOR NEXT MEETING:

September 14, 2006

IX. ADJOURNMENT:

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

Meeting adjourned at 7:35 PM

MICHAEL PROVENZALE, CHAIRMAN

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.