

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
JANUARY 11, 2007**

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. APPROVAL OF MINUTES:

Mr. Walter made the motion, seconded by Mr. Rankin to approve the minutes of the November 9, 2006, Zoning Board of Adjustments Hearing. Motion approved (5-0).

III. SWEARING IN OF WITNESSES:

Mr. Watt swore in witnesses.

IV. DISCLOSURE OF SITE VISIT:

Mr. Joseph Bucca, Member, disclosed a site visit to 7931 Edgewater Drive, Lake Clarke Shores, FL.

Mr. Mark Roberts, Alternate Member, disclosed a site visit, via boat, to 7026 Carissa Circle, Lake Clarke Shores, FL.

V. APPLICATIONS:

CLERK READ APPLICATION:

1. ZBA Application 2007-01

Manuel & Cathleen Rose
7931 Edgewater Drive
Lake Clarke Shores, FL 33406

Applicants request a 5.74' rear variance to reconstruct a swimming pool screen enclosure having a 9.26' rear setback from the property line with relief from the 15.0' 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 2007-01:

Certified letters were mailed to thirteen (13) property owners within 100' of subject property. Eleven (11) of the returned receipts were received. The Town did not receive any correspondence either for or against the variance.

B. SUMMARY OF APPLICATION 2007-01:

The applicant sought relief from the required setback to reconstruct a swimming pool screen enclosure.

C. BOARD DISCUSSION OF APPLICATION 2007-01:

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

D. BOARD DECISION 2007-01:

Based on the testimony and evidence presented in ZBA File No. 2007-01, the Board moved to approve the variance as requested. **Motion to approve the variance made by Mr. Robert Rankin, seconded by Jeremy Walter, Motion was approved (5-0).**

CLERK READ APPLICATION:

2. ZBA Application 2007-02
Howard Hemstreet
7026 Carissa Circle
Lake Clarke Shores, FL 33406

Applicants request a 2' rear and 4'.7" side variance to construct a swimming pool having a 8' rear and a 15'.5" side setback, from the property lines, with relief from the 10.0' and 20.0' 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 2007-02:

Certified letters were mailed to eight (8) property owners within 100' of subject property. Seven (7) of the returned receipts were received. The Town did not receive any correspondence either for or against the variance.

B. SUMMARY OF APPLICATION 2007-02:

The applicant sought relief from the required setback to construct a swimming pool.

C. BOARD DISCUSSION 2007-02:

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

D. BOARD DECISION 2007-02:

Based on the testimony and evidence presented in ZBA File No. 2007-02, the Board moved to deny the variance as requested. **Motion to deny the variance made by Mr. Jeremy Walter, seconded by Mr. Steve Kvarnberg, Motion was approved (5-0).**

VI. OTHER MATTERS TO BE HEARD:

The meeting date for the September 2007 ZBA Board meeting was discussed. It was the consensus of the Board to schedule the ZBA Board meeting for September 6, 2007.

The requirements for the Zoning Board of Adjustment's application were discussed. After discussion, the Board directed Mr. James Watt, Board Attorney, to prepare a draft Zoning Board of Adjustment's application requirements to be discussed at the next meeting on March 8, 2007.

VII. DATE FOR NEXT MEETING:

May 10, 2007

VIII. ADJOURNMENT:

Motion to adjourn the meeting was made by Mr. Robert Rankin and seconded by Mr. Jeremy Walter, Motion was approved (5-0).

Meeting adjourned at 7:40 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.