

MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
May 10, 2007

I. **MEETING CALLED TO ORDER:**

The meeting was called to order at 6:30 PM.

THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:

Michael Provenzale, Chairman; Jeremy Walter, Board Member; Robert Rankin, Board Member; Steve Kvarnberg, Member; Joseph Bucca, Member; Mark Roberts, Alternate Member; Pat Conte, Alternate Member; James Watt, Board Attorney; Joe Iagrossi, Building Official; Joan Perron; Recording Secretary.

ABSENT: None

II. **APPROVAL OF MINUTES:**

Mr. Walter made the motion, seconded by Mr. Rankin to approve the minutes of the March 8, 2007, Zoning Board of Adjustments Hearing. Motion approved (5-0).

III. **SWEARING IN OF WITNESSES:**

Mr. Watt swore in witnesses.

IV. **DISCLOSURE OF SITE VISIT:**

No site visits were done for applications 2007-05, 2007-06, or 2007-07.

V. **APPLICATIONS:**

ZBA Application 2007-05

Rodger A. & Sandra J. Hoofnagle
7536 Edgewater Circle
Lake Clarke Shores, FL 33406

Applicants requested a variance to obtain relief from Section 86-597 (a) and 86-350 (a) of the Town Code of Ordinances, which requires a 25' rear setback, to re-construct a swimming pool screen enclosure, having a 9.3' rear setback from the property line.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2007-05:

Certified letters were mailed to eight (8) property owners within 100' of subject property. Five (5) of the returned receipts were received. The Town did not receive any correspondence either for or against the variance request.

B. SUMMARY OF APPLICATION 2007-05:

The Applicants sought relief from the required side and rear setbacks to re-construct a swimming pool enclosure.

C. DISCUSSION OF APPLICATION 2007-05:

The Applicant explained the reason for the variance requested. The Board and the Applicant discussed the variance in detail.

D. BOARD DECISION 2007-05:

Based on the testimony and evidence presented in ZBA File No. 2007-05, the Board approved the variance request. **Motion to approve the variance was made by Mr. Rankin, seconded by Mr. Kvarnberg; Motion carried (5-0).**

ZBA Application 2007-06

Nemec Decorating Corp.
Serge Lhermite
7677 Nemec Drive South
Lake Clarke Shores, FL 33406

Applicant requested a 6' rear variance to re-construct a swimming pool screen enclosure having a 4' rear setback, from the easement line, with relief from the 10' rear setback 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 2007-06:

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 request.

B. SUMMARY OF APPLICATION 2007-06:

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

C. **BOARD DISCUSSION 2007-06:**

The Applicant was not present, but was represented by Norman E. Borchardt, of Consolidated Aluminum Products, Inc., the project contractor. The Board and the Applicant's representative discussed the variance in detail. Mr. Robert Mc Kay of 7687 Nemec Drive South, spoke in favor of granting the variance request.

D. **BOARD DECISION 2007-06:**

Based on the testimony and evidence presented in ZBA File No. 2007-06, the Board moved to deny the variance as requested. **Motion to deny the variance made by Mr. Rankin, seconded by Mr. Walter; Motion carried (5-0)**

ZBA Application 2007-07

Linda Fleshman
7315 Venetian Way
Lake Clarke Shores, FL 33406

Applicant requested a 5.95; rear variance to construct an addition having a 9.05' rear setback, from the property line, with relief from the 15' rear setback as required by Sec. 86-216 (a) (3) of the Town's Code of Ordinances.

A. **CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2007-07:**

Certified letters were mailed to nine (9) 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 request.

B. **SUMMARY OF APPLICATION 2007-07:**

The applicant sought relief from the required setback to construct an addition.

C. **BOARD DISCUSSION 2007-07:**

The Board and the Applicant discussed the variance in detail.

D. **BOARD DECISION 2007-07:**

Based on the testimony and evidence presented in ZBA File No. 2007-07, the Board moved to deny the variance as requested. **Motion to deny the variance made by Mr. Rankin, seconded by Mr. Walter; Motion carried (5-0)**

VI. OTHER MATTERS TO BE HEARD:

Mr. Rankin requested Mr. Watt, Town Attorney, to look into rewording of code 86-597 for purposes of clarification.

VII. DATE FOR NEXT MEETING:

The next Zoning Board of Adjustments Hearing will be held on July 13, 2007.

VIII. ADJOURNMENT:

Motion to adjourn the meeting was made by Mr. Rankin, seconded by Mr. Walter; Motion carried (5-0).

Meeting adjourned at 7:35 pm.

MICHAEL PROVENZALE, CHAIRMAN

JOAN PERRON, 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. 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.