

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
JULY 12, 2007**

I. MEETING CALLED TO ORDER:

Board Chairman, Michael Provenzale called the meeting to order at 6:30 PM.

THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:

Michael Provenzale, Chairman; Jeremy Walter, Board Member; Robert Rankin, Board Member; Joseph Bucca, Board Member; Pat Conte, Alternate Member; Mark Roberts, Alternate Member (arrived at 6:35 p.m.); James Watt, Board Attorney; Bill Saglio, Acting Building Official; Mary Pinkerman; Recording Secretary.

ABSENT:

Steve Kvarnberg, Board Member

II. APPROVAL OF MINUTES:

Mr. Rankin made the motion to approve the minutes of the January 11, 2007, Zoning Board of Adjustments Hearing; seconded by Mr. Walter. Motion approved (5-0).

III. OATH OF OFFICE:

Mr. Watt issued the oath of office to Ms. Patricia Conte and, at the end of the meeting, to Mr. Mark Roberts

IV. SWEARING IN OF WITNESSES:

Mr. Watt swore in witnesses.

V. DISCLOSURE OF SITE VISIT:

Mr. Roberts noted that he went to both locations.

VI. APPLICATIONS:

ZBA Application 2007-08

John Dickson
1500 Carambola Road
Lake Clarke Shores, FL 33406

Applicant requested a 16' rear variance to re-construct a swimming pool screen enclosure having a 9' rear set back from the property line with relief from the 25' setback as required by Sec. 86-597 (a) and 86-350 (a) of the Town Code of Ordinances.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2007-08:

Certified letters were mailed to eight (8) property owners within 100' of subject property. Seven (7) of the returned receipts were received; one (1) was returned as unclaimed. The Town did not receive any correspondence from residents either for or against the variance.

B. SUMMARY OF APPLICATION 2007-08:

The Applicant sought relief from the required rear setback to re-construct a swimming pool screen enclosure that was damaged by the hurricanes, in the same location as originally constructed.

C. DISCUSSION OF APPLICATION 2007-08:

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

D. BOARD DECISION 2007-08:

Based on the testimony and evidence presented in ZBA File No. 2007-08, the Board approved the variance as requested **Ms. Conte made the motion to approve the variance; seconded by Mr. Bucca. Motion carried (5-0).**

ZBA Application 2007-09

Michael and Leslie McClure
6503 Heather Way
Lake Clarke Shores, FL 33406

Applicants requested a 5' rear variance to construct a swimming pool having an 11' rear setback, from the property line, with relief from the 16' setback (10' plus 6' for utility easement) as required by Sec. 86-597 (a) of the Town's Code of Ordinances.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2007-09:

Certified letters were mailed to thirteen (13) property owners within 100' of subject property. Twelve (12) of the returned receipts were received; one (1) was returned as unclaimed. The Town did not receive any correspondence either for or against the variance. The applicant brought in a letter from a neighbor who was in favor of granting the variance.

B. SUMMARY OF APPLICATION 2007-09:

The applicants sought relief from the required setbacks to construct a swimming pool.

C. BOARD DISCUSSION 2007-09:

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

D. BOARD DECISION 2007-09:

Based on the testimony and evidence presented in ZBA File No. 2007-09, the Board approved the variance as requested. Mr. Walter made a motion to approve the variance; seconded by Mr. Roberts; Motion carried (5-0).

VII. OTHER MATTERS TO BE HEARD:

The Board discussed the possible re-wording of Section 86-597 and 86-616 to clarify the meanings and intent of the code. It was determined that Mr. Watt would review these sections of the code and bring his findings back to the Board at the September meeting.

VIII. DATE FOR NEXT MEETING:

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

IX. ADJOURNMENT:

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

Meeting adjourned at 7:09 PM.

MICHAEL PROVENZALE, CHAIRMAN

MARY PINKERMAN, 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.