

**MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
NOVEMBER 8, 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; Pat Conte, Alternate Member; Mark Roberts, Alternate Member; Charles Schoech, Board Attorney; Peggy Wood, Associate with Caldwell & Pacetti; Joseph Iagrossi, Building Official; Mary Pinkerman; Recording Secretary.

ABSENT:

Joseph Bucca, Board Member; Steve Kvarnberg, Board Member

II. APPROVAL OF MINUTES:

Mr. Rankin made the motion to approve the minutes of the July 12, 2007, Zoning Board of Adjustments Hearing; seconded by Mr. Roberts. Motion approved (5-0).

III. SWEARING IN OF WITNESSES:

Mr. Schoech swore in witnesses.

IV. DISCLOSURE OF SITE VISIT:

No site visits were made by any of the Board Members present.

V. APPLICATIONS:

ZBA Application 2007-10

Earl F. Crosby
7740 Beta Circle
Lake Clarke Shores, FL 33406

Applicant requested a 9.11' rear variance to re-construct a swimming pool screen enclosure having a 15.1' 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 2007-10:

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 from residents either for or against the variance.

B. SUMMARY OF APPLICATION 2007-10:

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

C. DISCUSSION OF APPLICATION 2007-10:

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

D. BOARD DECISION 2007-10:

Based on the testimony and evidence presented in ZBA File No. 2007-10, the Board approved the variance as requested. **Mr. Roberts made the motion; seconded by Mr. Rankin. Motion carried (5-0).**

ZBA Application 2007-11

Joseph Kosik
1422 Mediterranean Road E
Lake Clarke Shores, FL 33406

Applicant requested a 4.7' rear variance to construct an addition having a 15.3' rear setback from the seawall, with relief from the 20' setback as required by Sec. 86-350 (a) of the Town's Code of Ordinances.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2007-11:

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.

B. SUMMARY OF APPLICATION 2007-11:

The applicant sought relief from the required rear setback to complete the construction of an addition, where the footer was poured in the incorrect location due to problems with the survey.

C. BOARD DISCUSSION 2007-11:

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

D. BOARD DECISION 2007-11:

Based on the testimony and evidence presented in ZBA File No. 2007-11, the Board approved the amended rear variance request of 4.9'. Ms. Conte made the motion; seconded by Mr. Roberts; Motion carried (4-1) with Mr. Walter opposed.

VI. OTHER MATTERS TO BE HEARD:

The Board discussed the fact that the possible re-wording of Section 86-597 and 86-616 to clarify the meanings and intent of the code was not on this agenda. It was determined that Mr. Watt and Mr. Schoech would review these sections of the code and bring this issue back to the Board during the next meeting.

VII. DATE FOR NEXT MEETING:

The next Zoning Board of Adjustments Hearing will be held on January 10, 2008.

VIII. ADJOURNMENT:

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

Meeting adjourned at 7:20 PM.

MICHAEL PROVENZALE, CHAIRMAN

MARY PINKERMAN, RECORDING SECRETARY