

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
ZONING BOARD OF ADJUSTMENT MEETING  
July 7, 2016  
6:30pm**

**I. MEETING CALLED TO ORDER:**

Charles Schoech, Board Attorney called the meeting to order at 6:30pm.

**THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:**

Pat Conte, Chairperson; Mark Roberts, Member; Terry Glenn Member; Charles Schoech, Board Attorney; Manny Palacios, Zoning Official; Joan Perron, Recording Clerk.

**II. APPROVAL OF MINUTES:**

Motion made by Mark Roberts, to approve the May 25, 2016 minutes, seconded by Terry Glenn.  
Motion carried (3-0).

**III. SWEARING IN OF WITNESSES:**

**IV. DISCLOSURE OF SITE VISIT:**

Mark Roberts and Terry Glenn drove by 1815 Gregory Road and 6540 Lake Clarke Drive

**V. APPLICATIONS:**

**ZBA 2016-02**

Edelisa Castro  
1815 Gregory Road  
Lake Clarke Shores, FL 33406

Applicant requested a side variance of 13.5' to construct a canvas carport having a side setback of 1.5' from the property line with relief from the 15.0' setback as required in Section 86-216 (a) (2) of The Town's Code of Ordinance.

A. **CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2016-02**

There were 10 notices mailed with 8 being returned, including one letter in favor.

B. **SUMMARY OF APPLICATION 2016-02**

Applicants sought a side variance of 13.5' to construct a canvas carport having a side setback of 1.5' from the property line with relief from the 15.0' setback as required in Section 86-216 (a) (2) of The Town's Code of Ordinance.

C. **DISCUSSION OF APPLICATION 2015-02**

The Board discussed the request with Miroslava Fernandez, representative for Edelisa Castro. Board discussed the application.

D. **BOARD DECISION 2016-02**

Motion made by Mark Roberts to approve the variance with conditions, seconded by Terry Glenn. Motion carried 3-0 to approve the variance.

Motion was made by Mark Roberts to reconsider conditions of first motion, seconded by Terry Glenn. Motion carried 3-0 to reconsider the conditions.

Motion made by Mark Roberts to approve the variance with the following conditions, seconded by Pat Conti:

The canvas portion be removed during a hurricane, length on plans is adjusted to 21' and 7' height remains.

Motion carried 3-0 to approve the variance.

**ZBA 2016-03**

Bradley Mehrer  
6540 Lake Clarke Drive  
Lake Clarke Shores, FL 33406

Applicant requested a front variance of 5.0' to construct a detached garage having a front setback of 20.0' from the property line with relief from the 25.0' setback and two rear variances of 24.0' and 10.0' having setbacks of 1.0' and 15.0' with relief from the 25.0' setback as required in Section 86-216 (a) (1) of The Town's Code of Ordinance.

A. **CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2016-03**

There were 8 notices mailed with 7 being returned, including two letters in favor.

B. **SUMMARY OF APPLICATION 2016-03**

Applicants sought a front variance of 5.0' to construct a detached garage having a front setback of 20.0' from the property line with relief from the 25.0' setback and two rear variances of 24.0' and 10.0' having setbacks of 1.0' and 15.0' with relief from the 25.0' setback as required in Section 86-216 (a) (1) of The Town's Code of Ordinance.

C. **DISCUSSION OF APPLICATION 2015-03**

The Board discussed the request with Bradley Mehrer. Barry Kramer of 1501 Carandis Circle, Dennis Gallagher of 1511 Carandis Circle and Dolores Harling of 1421 Carandis Circle all spoke in favor of the variance.

Board discussed the application.

D. **BOARD DECISION 2016-03**

Motion made by Mark Roberts to approve the variance with the following conditions, seconded by Terry Glenn:

The structural design look like that of the house in roof and color, that the hedges and fence be put back in place after construction and that the driveway be adjusted to meet the garage.

Motion carried 3-0 to approve the variance.

VII. **OTHER MATTERS TO BE HEARD**

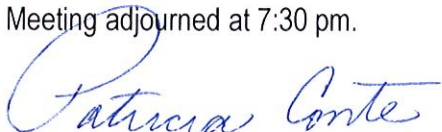
VIII. **DATE FOR NEXT MEETING**

The next Zoning Board of Adjustments Hearing is TBD.

IX. **ADJOURNMENT:**

Motion made by Mark Roberts, to adjourn the meeting, seconded by Terry Glenn. Motion carried 3-0.

Meeting adjourned at 7:30 pm.



Patricia Conte, Chairperson



Joan Perron, Recording Clerk