

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 8, 2011  
COUNCIL CHAMBER, BOCA RATON**

The meeting was called to order at 7:05 PM by Chair Jeffrey Barker. Roll was called.

**MEMBERS PRESENT:** Jeffrey Barker  
John Cappeller  
Hendrik DeMello  
Alfred Gladstone  
Jeffrey McDonough  
Spencer Siegel (arrived at 7:07 PM)

**MEMBERS ABSENT:** Joe Panella (advised staff in advance of absence)

**STAFF PRESENT:** Carrie Seltzer, Senior Zoning Officer  
Cormac Conahan, Attorney

**MINUTES: MOTION** was made by Mr. Gladstone and seconded by Mr. Cappeller to approve the minutes of the April 14, 2011 meeting. **MOTION CARRIED 5-0.**

**SWEARING IN FOR QUASI-JUDICIAL HEARING:**

Mr. Barker explained the procedures. Testimony by staff, applicants, petitioners and the public is sworn testimony. Official City files are hereby offered for the purposes of inclusion into the record of these proceedings and are available for inspection at the Development Services Department. Kathi Honor, Notary Public, administered the oath to all persons who intended to testify at this public hearing.

*Mr. Spencer Siegel arrived at 7:07 pm.*

**BOARD OF ADJUSTMENT REVIEW:**

**BA-11-03** A Resolution for relief from Code Section 28-1356 to allow a 6 foot high wall and  
**11-87500003** an 8 foot front gate, located at 870 Lake Drive.  
Petitioner: Richard and Susan Siskind, property owners

Ms. Seltzer presented the case with a PowerPoint presentation on behalf of Development Services. Staff analysis and recommendation were that it should be denied. At the conclusion of Ms. Seltzer's presentation, discussion ensued. Then the petitioner, Ms. Siskind, presented. The request for the wall and gate is due to safety issues (public fishing area next to property, recent crime) and privacy.

The Board opened the meeting to the public. Since no one in attendance wished to speak, the public hearing was closed.

A discussion by the Board ensued. Most concerns were regarding the "fortress effect" and height of the gate requested. The Board felt they could not support the request as presented. The petitioner was offered the option to resubmit the request with new designs. The petitioner elected to postpone the item until the July 14, 2011 meeting.

**MOTION** was made by Mr. Cappeller to postpone the request of BA-11-03 until the July 14, 2011 meeting and seconded by Mr. Demello. **MOTION CARRIED 6-0.**

**BA-11-04**  
**11-87500004**

A Resolution for relief from Code Section 28-1356 to allow a 5.5 foot high wall and gate with 6.5 foot piers, located at 1501 Spanish River Road-front yard setback. Petitioner: Charlie Putman, on behalf of Boca LP, property owner

Ms. Seltzer presented a PowerPoint presentation. The property owner now owns two properties (1501 and 1601). Per staff, the petitioner has submitted competent and substantial evidence to meet the standards to grant the variance. The owner requested to extend the wall from one property to the other. Discussion by the Board ensued.

Mr. Putman spoke on behalf of the petitioner.

The Board then opened the meeting to the public. Since no one in attendance wished to speak, the public hearing was closed.

**MOTION** was made by Mr. Cappeller to approve **BA-11-04** as presented and seconded by Mr. Mc Donough. There was discussion by the Board. **MOTION CARRIED 6-0**

**ADJOURNMENT:**

Meeting adjourned by mutual consent at 8:30 PM.

Kathi Honor, Recorder