

**MINUTES  
PLANNING AND ZONING BOARD  
THURSDAY, JANUARY 6, 2011  
BOCA RATON CITY COUNCIL CHAMBER**

**CALL TO ORDER:**

The meeting was called to order by Chair Fairman at 6:30 p.m. Roll was called.

**PRESENT:** William Fairman  
Arnold Sevell  
Grace Johnson  
Scott MacLaren  
Rick Coffin  
Kerry Koen  
Steve Utrecht

**ABSENT:** None

**STAFF:** Linda MacLaren, Deputy City Attorney  
Susan Lesser, Senior Planner  
Daryl Johnson, Planner

**APPROVALS:** None

**MINUTES:** None

**QUASI-JUDICIAL HEARINGS:**

Linda MacLaren, Deputy City Attorney, outlined the procedure to be followed for these hearings. All of the following testimony of staff, applicants, petitioners, and public is sworn testimony under oath. Official City files are hereby offered for the purposes of inclusion into the record of proceedings and are available for inspection at the offices of the Development Services Department. Board members indicated they have visited the site of the petitions being heard this date.

Kathleen Maxwell, Notary Public, administered the oath to all persons who intended to testify at this public hearing.

**UNFINISHED BUSINESS:**

**CA-10-03**                    A Resolution of the City Council considering an application for the  
**10-97500001**                rooftop installation of six (6) telecommunication antennas and  
equipment for **T-Mobile**, located at 950 Peninsula Corporate Circle.  
**(RECOMMENDATION TO CITY COUNCIL)**

**SPA-10-02**                    A Resolution of the Planning and Zoning Board considering an  
**10-97500001**                application for the rooftop installation of six (6) telecommunication  
antennas and equipment for **T-Mobile**, located at 950 Peninsula  
Corporate Circle.  
**(RESOLUTION BY PLANNING AND ZONING BOARD)**

By mutual agreement, the Board postponed the application to a later Planning and Zoning date. Susan Lesser stated that the applicant was notified that there is a requirement to re-advertise, since the application had previously been continued to a date certain.

**NEW BUSINESS:**

**PUBLIC HEARINGS:**

**SPA-10-10**                    A Resolution of the Planning and Zoning Board considering an  
**10-97500018**                Amendment to a Site Plan to allow a mezzanine addition to an  
existing two (2) story warehouse bay for **Intra-Lock Systems**,  
located at 6560 W. Rogers Circle – Suite No. 24 and 25.  
**(RESOLUTION BY PLANNING AND ZONING BOARD)**

Susan Lesser presented the request for an amendment to the site plan to add a 1,120 square foot mezzanine to an existing 2,628 square foot, two (2) story bay. The proposed space will be utilized for manufacturing and storage. A total of eleven (11) parking spaces are required for the space. Since one hundred and fifty-nine (159) spaces are provided on-site for the entire center and one hundred and thirteen (113) parking spaces are required, there is a surplus of forty-six (46) parking spaces. Staff recommends approval.

Chair Fairman asked Ms. Lesser to point out the secondary means of egress on the proposed floor plan. Ms. Lesser pointed out that on the second floor, there was one exit where a door will be cut to access a staircase and a second exit via a spiral staircase.

Mary Rasenberg, 9016 Lake Worth Road, addressed the Board. Ms. Rasenberg is the representative for Russell W. Clark, LLC, and the petitioner. Ms. Rasenberg stated that she would be happy to answer any questions that the Board may have. The Board had no questions.

Chair Fairman opened the request for public hearing. There being no other comments, the Public Hearing was closed.

**MOTION** was made by Ms. Johnson and seconded by Mr. Sevell to approve **SPA-10-10. APPROVED UNANIMOUSLY (7 to 0).**

**DIRECTOR'S REPORT:**                      None

**ADJOURNMENT:**

There being no further business at this time, the meeting was adjourned by mutual consent at 7:38 p.m.

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William Fairman, Chair

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Kathleen Maxwell, Recorder