

**COMMUNITY APPEARANCE BOARD
CITY OF BOCA RATON
COMMUNITY CENTER, 150 CRAWFORD BLVD, BOCA RATON, FL 33432**

MINUTES OF FEBRUARY 9, 2010

The meeting was called to order at 7:02 p.m. by Chairman Grant Thornbrough. Roll was called.

PRESENT: Grant Thornbrough
Juan Caycedo – *arrived at 7:10 p.m.*
Larry Cellon
Everett Jenner
Greg Miklos
Krsto Stamatovski

ABSENT: Linda Baumann *
Joe Peterson

STAFF: Larry D'Amato

** Advised the City in advance of absence.*

APPROVALS

1. **Minutes**
MOTION was made by Mr. Cellon seconded by Mr. Jenner to approve the minutes of January 26, 2010, as submitted. **MOTION CARRIED 5-0.**
2. **Recommendations**
None
3. **Correspondence**
Mr. D'Amato advised that Item 2 has permit number 10-537 and Item 13 is postponed by the applicant.
4. **Outstanding Items**
None
5. **Other Business**
None

The Board Secretary administered the oath to all persons who intended to testify at this public hearing.

ITEMS:

NEW:

Item 1	Exterior Alteration-Plaza 4301 4301 N Federal Hwy	10-538
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Joe Reis, Boca Signworks, presented.

The Board reviewed the plans. The following comments were noted:

- The applicant noted that the application includes the following updates: increasing the top border, reducing the text for *2399 Plaza*, updating the sign panel and a fresh coat of paint.
- Paint samples were offered for review.
- Mr. Caycedo noted concern that the details, including dimensions, are not provided.
- The applicant was asked to provide detailed drawing on all future projects.

MOTION was made by Mr. Cellon, seconded by Mr. Caycedo to approve as amended; in the top reveal allow 2 inches of space above and below the text for *2399 Plaza*. **MOTION CARRIED 5-1. Mr. Miklos opposed.**

Item 4 **Exterior Alterations-Boca Plaza** **10-536**
3200 N Federal Hwy

Joe Reis, Boca Signworks, presented.

The Board reviewed the plans. The following comments were noted:

- The applicant advised that the yellow monument paint would match the building color.
- Mr. Thornbrough noted concern that the sign has three different colors. The applicant advised that the panels could be painted to match.
- Mr. Miklos noted concern that there are no dimensions offered on the plan and stated that the sign will have to be amended to accommodate the new trim piece on the top. The applicant noted that he could reduce the plaza text to accommodate the top trim.
- The applicant was advised to provide complete plans with dimensions on all future plans.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the panel that reads *Boca Plaza* will be redesigned to allow 2 " of free space above and below the text; the existing street number will be removed to accommodate the new sign cap; a new street number will be inserted on the monument face vertically fronting the road; and the base will be brought down to the ground so that it doesn't appear to be floating. **MOTION CARRIED 5-1. Mr. Cellon opposed.**

Item 5 **Drive Thru Lane Clearance Pole-McDonald's** **10-559**
2911 Clint Moore Rd

Gill Striflic, Kemp Signs Inc., presented.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the light source will be rotated so that it is over the walkway. **MOTION CARRIED 6-0.**

Item 6 **Drive Thru Lane Clearance Pole-McDonald's** **10-517**
1944 NE 5th Ave

Gill Striflic, Kemp Signs Inc., presented.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the light source will be rotated over the signage. **MOTION CARRIED 6-0.**

Item 7 **Repaint-Lake House South Condos** **10-511**
875 E Camino Real

Richard Larrabee, Coastal Painting & Waterproofing, presented.

The Board reviewed the plans. The following comment was noted.

- The applicant noted that the panels are raised.

MOTION was made by Mr. Caycedo, seconded by Mr. Miklos to approve as submitted.

MOTION CARRIED 6-0.

Item 8 **Scoreboard-Sports Field** **10-484**
315 NW 4th St

William Hool, Boca Christian School, presented.

The Board reviewed the plans. The following comments were noted:

- The applicant advised that the scoreboard will have a horn.
- Mr. Miklos inquired if the neighbors have been spoken to about the details of the scoreboard. The applicant advised that the master plan was reviewed with the neighbors.
- The Board noted that the application includes two sets of plans with different dimensions - one 15' 6" and one 14'.
- The applicant noted that the correct overall height of the sign is 15'6".

MOTION was made by Mr. Miklos, seconded by Mr. Cellon to approve as amended; if there was a height requirement placed on the master plan then it should be adhered to and if not, then the lesser of the two heights provided will be omitted. **MOTION CARRIED 6-0.**

Item 9 **Sign-Pet Supermarket** **10-137**
1966 NE 5th Ave

Everett Jenner stepped down.

Skipp Jackman presented.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to approve as submitted.

MOTION CARRIED 5-0.

Item 10 **Exterior Alterations-Boca Village Condo** **10-586**
4775 Technology Way

No representation.

MOTION was made by Mr. Caycedo, seconded by Mr. Jenner to postpone. **MOTION CARRIED 6-0.**

POSTPONED:

Item 11 **Monument Signs-Boca Executive Center** **10-352**
4755 Technology Way

No representation.

MOTION was made by Mr. Cellon, seconded by Mr. Caycedo to postpone. **MOTION CARRIED 6-0.**

Item 12 **Entrance Wall Sign-Clubside Country Club** **10-390**
3598 NW 61st Cir (Woodfield)

No representation.

MOTION was made by Mr. Caycedo, seconded by Mr. Cellon to postpone. **MOTION CARRIED 6-0.**

Item 13 **Dumpster Encl. Fence-Boca Artificial Kidney Ctr** **10-262**
998 NW 9th Ct (Post.1/26)

Postponed by the applicant.

PRELIMINARY:

Item 14 **Dumpster Enclosure-Intracoastal No. Condo, Inc.** **Preliminary**
55 NE Spanish Trail

Keith Grant and Jan Laffarty presented.

The Board reviewed the plans. The following comments were noted:

- The application is to request landscape screening as an approved dumpster enclosure. The Board advised that a concrete enclosure is required by code.
- The applicants advised that this dumpster has been in its present location since 1980 but was recently cited by the City due to the fact that the landscape screening on the north side was removed leaving the dumpster exposed.
- The applicant noted that the City is investigation the possibility of an easement under the bridge.
- The applicant would like to replace the hedge on the north side with improved soil and irrigation with landscape screening on three sides with a gate on the front.
- The applicant advised that the dumpster pad is located on the City's ROW and, as such, staff is in support of a non-permanent enclosure.
- The Board spoke in support of a landscape screen due to the fact that this dumpster is located in the City's ROW. The Board noted that if this dumpster was located on private property it would be required to have a concrete enclosure.
- The Board suggested replacing all the existing landscaping, installing wood slat gates painted green to match the hedge and allowing the landscaping to grow to the height of the dumpster.

Public Comment: James Drake – 55 NE Spanish River Trail, Resident Intracoastal No. Condo

- Mr. Drake spoke against the current dumpster location and stated that he requested a dumpster re-location in early September. He advised that the dumpster hedge is on his property and that he removed the hedge on the north side after it was killed by the White Fly. He stated that the dumpster smell in his home is unbearable and that the residents place trash around it. He noted that his request was to relocate the dumpster to the south side. He noted that the parking under the bridge is currently used for boat and trailer storage and that two or three smaller dumpsters would be accommodated nicely. Mr. Drake provided a petition from other property owners who support the dumpster relocation. He asks that the Board please consider an alternative.
- Discussion ensued.

- To answer Mr. Drake's request, the Board asked the applicant to consider alternatives to allow a better quality of life for the resident being affected by the dumpster smell.
- The applicant advised that the development has a total of 12 units.
- The applicant noted that the dumpster is currently located in an area that cannot be used as a parking spot due to the power lines. It was noted that there are currently 10 parking spaces. Mr. Thornbrough noted that the 10 spots are in an area measuring 140', which would allow additional parking.
- The applicant advised that they will speak with FPL to determine the options available.
- Mr. Miklos asked the applicants to take further study to accommodate all the neighbors.
- Chairman Thornbrough noted concern that the existing dumpster location is not ideal for the neighborhood and if it remains, cannot have a substandard screen.
- Mr. Caycedo noted that it may be difficult to obtain approval to move the dumpster to another location in the City's ROW.
- The applicant is asked to take further study on alternative dumpster locations.

Item 15

Library Commons

Preliminary

Grant Thornbrough noted that he will need to step down when this item comes in for a final review.

Derek Vander Ploeg and Stuart Brennen presented.

The Board reviewed the plans. The following comments were noted:

- The applicant advised that he is looking for a recommendation to bring to Planning and Zoning.
- The applicant noted that an application was made in September to reduce the unit footprint by 200 feet on average and make minor changes to the exterior of the townhouses. He advised that at that time, the CAB Board made recommendations for shutters and awnings for the multi-family units.
- He advised that the elevations have not changed since the presentation in September.
- The plans were reviewed.
- There were no adverse comments.

Other Business

Ms. Marci Shatzman writer for the *Boca Forum* edition of the *Sun Sentinel* introduced herself to the Board and advised that she has been assigned community news and will occasionally attend and report on items covered at the CAB meetings. The Board welcomed Ms. Shatzman and encouraged her to visit the City's web site and suggested other meetings that might also be of interest to the community.

ADJOURNMENT:

Meeting was adjourned by mutual consent at 8:45 p.m.

Gina Miller, Recorder