

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

MINUTES OF DECEMBER 6, 2011

The meeting was called to order by Chairman Thornbrough at 7:01 p.m. Roll was called.

PRESENT: Grant Thornbrough
Linda Baumann – *arrived at 7:20 p.m.*
Juan Caycedo
Larry Cellon
Everett Jenner
Greg Miklos
Joe Peterson
Krsto Stamatovski – *arrived at 7:05 p.m.*

STAFF: Carrie Seltzer

** Advised the City Clerk in advance of absence.*

APPROVALS

1. **Minutes**
None

2. **Recommendation**
Ms. Seltzer presented the Airport Authority Recommendation(s) for signature by the Chairman.

Krsto Stamatovski arrived.

3. **Correspondence**
Ms. Seltzer advised that Item 18 has been removed by staff.

Ms. Seltzer advised that the Board's request for a letter from the Marbella Board of Directors with regard to the curtain system will be presented in Item 14. She also advised that with regard to 11-6343 – *Marbella Glass Railing System* staff has determined that the safety of the rail system should not be a concern of the CAB. She noted that the CAB's concern over the safety is recorded as part of the minutes but will be removed from the conditions on the motion.

Chairman Thornbrough regrettably announced that after 34 years on the Community Appearance Board he will be handing in his letter of resignation. He noted that the action was prompted by the city's interpretation of *participation* with regard to the new Palm Beach County Ethics Law. Mr. Caycedo announced that he will also be handing in his resignation as a result of the same. Mr. Miklos spoke for the Board stating that both Grant and Juan will be missed tremendously but noted that everyone is sympathetic to the dilemma created by the new law.

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.

CITY ITEM(S):

Item 1 Tennis Court Lighting-Patch Reef Park 11-6590
2000 Yamato Rd

Jason Frucht and Toby Petitgout presented.

Linda Baumann arrived.

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

- The applicant presented plans to remove 64 - 40' light poles and replace them with 30 - 60' poles.
- The applicant advised that some existing fixtures have fallen down and noted safety concerns prompted the project.
- The applicant advised that the new poles match the poles on the softball and football fields and offer 25% reduction in energy while doubling the light levels.
- Mr. Peterson noted concern that the new fixtures are located adjacent to residential. The applicant advised that the new lighting is adjacent to the cemetery and Pope John Paul HS.
- Questions were raised on the candle foot measurement at the property line. The plans were unclear. Mr. Thornbrough advised that an accurate property line photometric plan be provided for a proper review. The applicant agreed.
- The item is being postponed to allow the applicant time to gather a proper site plan that correctly depicts the photometric plan.

MOTION was made by Mr. Cellon, seconded by Mr. Stamatovski to postpone. **MOTION CARRIED 8-0.**

CRA ITEM(S):

Item 2 IPIC Theater CRP8905R9
301 Plaza Real

Grant Thornbrough stepped down.

Susan Lesser, Chris Mollho, Jack Williams and Hamid Hasheimi presented.

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

- Ms. Lesser advised that staff seeks formal recommendation for this IDA. She noted that UDA has provided a letter of recommendation with notes that this would be a significant contribution to the downtown area.
- The applicant advised that there have been no changes since the preliminary review.

- Mr. Miklos inquired on the dumpster enclosure. The applicant representing Mizner Park stated that he would work with the city to ensure that the dumpster gates remain closed and is willing to provide screening to offer a pleasant view for that side of the building.
- Mr. Caycedo advised the applicant that the florescent lighting strips should be revised and the dumpster gates need to remain closed. The applicant, representing Mizner Park, took note.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to recommend approval of the IDA as submitted. **MOTION CARRIED 5-2. Mr. Peterson and Ms. Baumann opposed.**

Item 3 Range Hood-Fatso's Pizza 11-6523
205 SE 1 Ave

Rosario Amato presented.

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

- The applicant did not come prepared with plans for review.
- The Board advised the applicant on dead level screening code.
- Mr. Caycedo noted that the new screening should match the existing.
- The item is being postponed to allow the applicant time to gather the proper documentation.

MOTION was made by Mr. Miklos, seconded by Ms. Baumann to postpone. **MOTION CARRIED 8-0.**

Item 4 Wall Sign-Estia Greek Taverna & Bar 11-6537
507 SE Mizner Blvd

Jason Goulet presented.

MOTION was made by Mr. Peterson, seconded by Ms. Baumann to approve as submitted.
MOTION CARRIED 8-0.

Item 5 Wall Sign & Monument Face Change-Stitch Craft 11-6535
399 S Federal Hwy

Jason Goulet presented.

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

- The application is for a monument sign and two building signs.
- The applicant advised that the fascia measures 50" wide, the east elevation sign measures 34" high, and the south elevation sign measures 24" high.
- The Board agreed that the height of the two building signs should match, that the amplification on the monument sign should be removed and that the two lines of copy on the monument be centered with the thread logo.

MOTION was made by Mr. Miklos, seconded by Ms. Baumann to approve as amended; both fascia building signs would measure 24" high; the three lower lines of text on the monument sign would be omitted; the remaining text on the monument sign would be centered; and the spool logo on the monument sign would be reduced proportionately in the remaining space. **MOTION CARRIED 8-0.**

Item 6 **Sign-Allison's Vintage Clothing (Post 11/15)** **11-6159**
304 S Federal Hwy, Unit 96A

Jason Goulet presented.

MOTION was made by Mr. Caycedo, seconded by Mr. Cellon to approve as submitted.
MOTION CARRIED 8-0.

Item 7 **Wall Sign-The Merry Mailman (Post 11/15)** **11-6158**
100 Plaza Real S, #F

Jason Goulet presented.

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

- The applicant advised that the top line of copy is flat red reverse channel letters on a tin background.
- Mr. Cellon noted concern over the design and quality of the sign.

MOTION was made by Ms. Baumann, seconded by Mr. Caycedo to approve as submitted.
MOTION CARRIED 8-0.

NEW ITEM(S):

Item 8 **Wall Sign-Darque Tan** **11-6536**
2858 N Federal Hwy

Jason Goulet presented.

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

- The Board noted concern that the logo is larger than the text. The applicant agreed to reduce the logo to match the letter height.

MOTION was made by Mr. Cellon, seconded by Mr. Stamatovski to approve as amended; the logo would match the height of the 16" letters. **MOTION CARRIED 8-0.**

Item 9 **Garage Concrete Restoration** **11-6564**
3000 S Ocean Blvd, Unit CA

No representation.

MOTION was made by Mr. Miklos, seconded by Ms. Baumann to postpone. **MOTION CARRIED 8-0.**

Item 10 **Stamped Concrete Driveway-Wade Residence** **11-6104**
402 Buttonwood Place

No representation.

MOTION was made by Mr. Miklos, seconded by Ms. Baumann to postpone. **MOTION CARRIED 8-0.**

Item 11 **Exterior Painting-Carriage Walk** **11-6584**
1400 NW 13 St

No representation.

MOTION was made by Mr. Peterson, seconded by Mr. Caycedo to postpone. **MOTION CARRIED 8-0.**

Item 12 **Exterior Painting-Keith Gardens** **11-6583**
1171 NW 15 Ave

No representation.

MOTION was made by Mr. Miklos, seconded by Mr. Peterson to postpone. **MOTION CARRIED 8-0.**

Item 13 **Monument Entrance Wall-Boca Center Plaza (West)** **11-5512**
50 SW 3 Ave

Greg Miklos stepped down.

Antonio Carrero, ACP Construction, presented.

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

- Ms. Seltzer advised that the plans include two monument signs on the east and west elevations but noted that only the west sign is included with this application. She asked the Board to allow staff to approve the east sign if it matches the west exactly. The Board agreed.

MOTION was made by Mr. Cellon, seconded by Ms. Baumann to approve as amended; allow staff to approve the east sign if it matches the west sign exactly. **MOTION CARRIED 8-0.**

POSTPONED ITEM(S):

**Item 14 Curtains & Canvas on Columns-Marbella (Post 11/29) 11-6004
250 S Ocean Blvd**

Carrie Seltzer presented.

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

- A letter from the Marbella Board of Directors noting that they have approved the curtains as presented was provided as requested.
- An email from a JS Levy, resident of Marbella, was entered into the record. Mr. Levy notes in his email that he can find no evidence of a motion by Marbella accepting the porte-cochere or pavers.

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

MOTION CARRIED 8-0.

**Item 15 Landscape & Fence-St. Andrews School (Post 11/29) 11-6182
3900 Jog Rd**

Thomas Falls presented.

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

- The applicant advised that the 6 ft high black vinyl coated chain link fence is part of the resolution agreed upon by the neighbors and was added to block noise and provide screening.
- Mr. Miklos noted concern that the tree canopy falls over the resident's property line and suggested staggering the trees. The applicant noted concern that if the trees are staggered, as requested by the CAB, then the view to the residents would be open. The applicant advised that, according to the resolution, the trees are required to be 20' off the property line but noted that they could be staggered a bit to accommodate the Board's request.

MOTION was made by Mr. Peterson, seconded by Ms. Baumann to approve as amended; the new Mahogany Trees would be staggered between 15' to 20' from the property line. **MOTION CARRIED 8-0.**

**Item 16 Addition-Boca Bargoons Fabric (Post 11/29) 11-6078
184 NW 20 St**

John Durante presented.

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

- The applicant presented plans to blend the new addition to the existing building.
- Mr. Caycedo noted concern that the building is too flat and needs more articulation.
- Mr. Miklos noted concern that the new building profile does not match the existing.
- The applicant advised that the A/C equipment is located on the ground and that the lighting consists of wall packs. Chairman Thornbrough advised that wall packs are not allowed by code and noted that they do not show on the building's elevation.
- Mr. Miklos stated that he cannot support the plan as submitted.

- Mr. Caycedo noted concern over plans for faux columns and suggested creating more meaningful depth with full columns. The applicant agreed.
- Mr. Peterson agrees with the building but notes that the landscape plan does not agree with the plans presented and noted that code requires a 30" hedge on the east property line and that the mechanical equipment must be screened.
- Mr. Thornbrough advised the applicant that when this building comes in for any change the landscaping would be required to be brought up to code.
- The Board advised that cut sheets for the lighting fixtures are required for a proper review.
- The applicant stated that he would return with amended plans that bring the storefront out only two feet and implement full columns.
- The item is being postponed to allow the applicant time for further study.

MOTION was made by Mr. Cellon, seconded by Mr. Jenner to postpone. **MOTION CARRIED 8-0.**

Item 17 **Fence-Lynn University (Post 11/29)** **11-6368**
3201 N Military Trl

Grant Thornbrough stepped down.

Jerry Clippinger presented.

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

- The applicant presented plans for a split rail fence.
- The applicant stated that it is not possible to see the fence from the exterior roadways or residential areas.

MOTION was made by Mr. Peterson, seconded by Ms. Baumann to approve as submitted.

MOTION CARRIED 7-0.

Item 18 **Wall Sign-Zo Diamonds East (Post 11/15)** **11-6160**
4251 N Federal Hwy

Removed by staff.

Item 19 **Monument Wall Sign-Boca Center Plaza Apts.** **11-5511**
55 SW 2 Ave (Post 10/25)

Ms. Seltzer advised that this is the east monument sign approved in Item 13.

ADJOURNMENT:

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

Gina Miller, Recorder