

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

**MINUTES OF FEBRURAY 16, 2010**

---

The meeting was called to order at 7:03 p.m. by Chairman Grant Thornbrough. Roll was called.

**PRESENT:** Grant Thornbrough  
Juan Caycedo  
Larry Cellon  
Everett Jenner  
Greg Miklos  
Joe Peterson – *arrived at 7:04 p.m.*  
Krsto Stamatovski

**ABSENT:** Linda Baumann \*

**STAFF:** Keith Carney

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

---

**APPROVALS**

1. **Minutes**  
**MOTION** was made by Mr. Miklos seconded by Mr. Caycedo to approve the minutes of February 2, 2010, as submitted. **MOTION CARRIED 6-0.**
  
2. **Recommendation**  
None
  
3. **Correspondence**  
Keith Carney advised that the permit number for Item 16 is to be corrected to read 10-537 and that Item 2 is postponed by the applicant.

*Joe Peterson arrived.*

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:**

**CRA:**

**Item 1**                      **Sign Change-Statefarm**                      **10-646**  
**30 SE 7<sup>th</sup> Street**

Hugo A. Nunez presented.

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

- The applicant presented plans to replace a sign panel on an existing monument.
- It was noted that on the preliminary review, the Board requested that the sign be made opaque. The applicant advised that the sign could be made opaque by applying plastic to the inside of the sign panel or by changing the light source.
- The height of the letters was discussed.

**MOTION** was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the letter “H” will be a maximum of 8” and the lowercase letters will be a maximum of 6”. **MOTION CARRIED 7-0.**

**Item 2**                      **Pavers-Citibank**                      **10-636**  
**998 S Federal Hwy**

Postponed by the applicant.

**Item 3**                      **Mizner Stairwell-Awning**                      **09-5573**  
**327 Plaza Real**

Lori Loughman and Greg Gryczan presented.

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

- The application is to review the awning attachment details.
- The Board noted that on preliminary review, the awning was to include a drip.

**MOTION** was made by Mr. Miklos, seconded by Mr. Cellon to approve as amended; the awning will have a drip. **MOTION CARRIED 7-0.**

**Item 4**                      **New Construction-Children’s Museum**                      **09-1091**  
**498 Crawford Blvd**

*Grant Thornbrough stepped down.*

Poppy Mercier and Jose O’Beso presented.

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

- The Board reviewed the site plan. The applicant noted that this building is a replication of a historic home in Palm Beach County.
- The applicant noted that the first floor would house a music hall and the second floor a library.
- It was noted that the plans call for vinyl siding.
- Mr. Miklos noted concern over the aesthetics of vinyl siding and suggested improving the project with a stucco finish made to look like vinyl.

- The building design was discussed. A majority of the Board suggested flipping the location of the upper side porch from the back to the front in order to improve the street view.
- The applicant advised that the house would not be an accurate representation if the porch were flipped.
- The landscape plan was reviewed and the Board agreed that additional landscaping is required to meet code.

**MOTION** was made by Mr. Miklos, seconded by Mr. Cellon to approve as amended; 3 additional Holly trees will be added to the west side of the building; the A/C will be relocated away from the street side of the building; and the exterior of the building will be treated with stucco simulated clapboard or hardy plank.  
**MOTION CARRIED 4-2. Mr. Miklos and Mr. Caycedo opposed.**

**NEW:**

**Item 5                                      Monument Sign & Wall Blue Lake Residential                                      SCV-10-01**  
**5051 NW Broken Sound Blvd**

*Grant Thornbrough stepped down.*

Grant Thornbrough and Jeff McDonough presented.

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

- Mr. Carney advised that the application is for a recommendation for a sign code variance allowing a 12' monument where code allows a maximum height of 7'.
- Mr. Miklos noted that he is in support of the item due to the fact that the monument is located adjacent to a commercial area and therefore not out of character.

**MOTION** was made by Mr. Miklos, seconded by Mr. Cellon to recommend approval for a sign code variance.  
**MOTION CARRIED 6-0.**

**Item 6                                      Monument Sign & Wall-Blue Lake Residential                                      10-526**  
**5051 Broken Sound Blvd**

*Grant Thornbrough stepped down.*

Grant Thornbrough and Jeff McDonough presented.

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

- Mr. Carney advised that the Board could review and vote on this item with the understanding that it cannot be signed off on until the variance, requested in Item 5 above, is approved by City Council. He noted that if the Board is in agreement and feels comfortable approving the item, then Staff will sign off on the application if/when the requested variance receives approval. The Board agreed.
- The applicant noted that the item was broken into two items 10-527 for the sign and 10-526 for the sign wall.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Cellon to approve **10-526** and **10-527** as submitted.  
**MOTION CARRIED 6-0.**

*The applicant requested a brief preliminary review for proposed streetlights.*

*The Board reviewed and advised that the pole heights should be similar and that lighting be metal halo.*

**Item 7**                      **Sign Change-Plastridge**                      **10-569**  
**2100 N Dixie Hwy**

**Item 8**                      **Sign Change-Plastridge**                      **10-568**  
**2100 N Dixie Hwy**

Mark Gregory, Be Seen Signs, presented Items 7 & 8.

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

- It was noted that the signs are illuminated from a light source on the upper soffit.

**MOTION** was made by Mr. Cellon, seconded by Mr. Caycedo to approve **10-569** and **10-568** as submitted.  
**MOTION CARRIED 7-0.**

**Item 9**                      **Sign-City Furniture**                      **10-637**  
**3350 Airport Rd**

*Grant Thornbrough stepped down.*

Dana Kravitz and Kirk Hastings presented.

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

- The applicant presented plans for a temporary sign situated perpendicular to the road.
- Mr. Carney confirmed that the applicant is aware of the sign location noting that it must be located within the property line which is quite a distance from the road. The applicant agreed. A brief discussion ensued on the steps that would be required to request a sign location closer to the road.

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

**Item 10**                      **Exterior Alterations-Porta Bella**                      **09-6572**  
**800 E Jeffery**

No representation.

**MOTION** was made by Mr. Miklos, seconded by Mr. Cellon to postpone. **MOTION CARRIED 7-0.**

**Item 11**                      **Window Standard-Lake House South Condo**                      **Blank Criteria**  
**875 E Camino Real**

Michael Cummings presented.

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

- The applicant presented plans for a blanket criteria approved by the HOA.
- Mr. Thornbrough read the criteria aloud.
- The Board noted that the description of “gray” for the frame color needs further clarification. The criteria was amended to be more descriptive.

**MOTION** was made by Mr. Cellon, seconded by Mr. Miklos to approve as amended; the frames will be indicated on the criteria as *clear anodized mill finish*. **MOTION CARRIED 7-0.**

**Item 12**                      **Paint-All Tech Collision & Paint**                      **10-604**  
**820 N Dixie Hwy**

Skipp Jackman presented.

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

- The applicant presented a paint sample.

**MOTION** was made by Mr. Cellon, seconded by Mr. Jenner to approve as submitted.

**MOTION CARRIED 7-0.**

**Item 13**                      **Cabana Roof Landscaping-Boca Beach Club**                      **09-6392**  
**900 S Ocean Blvd**

No representation.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Cellon to postpone. **MOTION CARRIED 7-0.**

**Item 14**                      **Sign-Cannoli Kitchen**                      **10-441**  
**2001 N Federal Hwy**

No representation.

**MOTION** was made by Mr. Peterson, seconded by Mr. Miklos to postpone. **MOTION CARRIED 7-0.**

**REQUEST FOR CHANGE:**

**Item 15**                      **Parking Lot Lighting-Acts Retirement**                      **09-3522**  
**6152 N Verde Trail**

Vince Gerardi presented.

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

- The applicant spoke on plans to relocate light polls and add lighting.
- Mr. Carney pointed out that an existing wall pack light needs review.
- The Board advised the applicant that wall pack lights must be horizontally mounted.

**MOTION** was made by Mr. Cellon, seconded by Mr. Caycedo to approve as amended; the wall pack light source replacing pole 108 must be mounted in a fixed horizontal position. **MOTION CARRIED 7-0.**

**POSTPONED:**

**Item 16**                      **Exterior Alterations-Colony Shoppes (Post 2/9)**                      **10-532 s/b 10-537**  
**7400 N Federal Hwy**

No representation.

**MOTION** was made by Mr. Miklos, seconded by Mr. Peterson to postpone. **MOTION CARRIED 7-0.**

**Item 17**                    **Exterior Alterations-Boca Village Condo (Post 2/9)**                    **10-586**  
**4775 Technology Way**

No representation.

**MOTION** was made by Mr. Peterson, seconded by Mr. Miklos to postpone. **MOTION CARRIED 7-0.**

**Item 18**                    **Monument Signs-Boca Executive Center (Post 2/2)**                    **10-352**  
**4755 Technology Way**

No representation.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Jenner to postpone. **MOTION CARRIED 7-0.**

**Item 19**                    **Entry Wall Sign-Clubs (Woodfield) Cntry. Club**                    **10-390**  
**3598 NW 61<sup>st</sup> Circle (Post. 2/2)**

No representation.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Jenner to postpone. **MOTION CARRIED 7-0.**

**Item 20**                    **Dumpster Encl. Fence-Boca Artificial Kidney Ctr**                    **10-262**  
**998 NW 9<sup>th</sup> Ct (Post.1/26)**

No representation.

**MOTION** was made by Mr. Miklos, seconded by Mr. Jenner to postpone. **MOTION CARRIED 7-0.**

**PRELIMINARY:**

**Item 21**                    **Landscape-Sea Ranch Club of Boca**                    **Preliminary**  
**4301 N Ocean Blvd**

Sally Morris and Michael Plumer presented.

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

- The applicant spoke on plans to remove a mature Sea Grape tree from the entrance noting that the tree is causing drainage problems.
- Mr. Thornbrough spoke against plans for removing the tree. He advised that this particular tree was called out as a condition of approval for this project. He spoke on the original installation of the large Sea Grape tree noting that it was transported down the intracostal by barge and offers a complete landscape buffer to A1A. He also noted concern that the residents at this property have taken it upon themselves to remove any landscaping that impacts their view of the ocean and that such removal is against code. Mr. Thornbrough stated that the applicant should be required to replace all the landscaping that has been removed without a permit.
- The applicant noted that the community does have intentions to reinvigorate the landscaping.

- Mr. Miklos noted that this entry permit offers the City the opportunity to enforce the original approved landscape plan and suggested that the applicant return with a complete landscape package for a preliminary review. Mr. Miklos noted concern that if the entry alone is granted then the remainder of the landscaping will not be updated.
- The applicant stated that the owners would be happy to present a full phased landscape plan.
- Mr. Stamatovski noted that he would not be in support of removing the Sea Grape tree.
- Mr. Caycedo noted that he would support relocating the Sea Grape tree if the replacement landscape plan was agreeable.
- Mr. Thornbrough stated that a heavy landscape buffer was a condition of approval for the original resolution for this project and that removing the feature Sea Grape tree would be a violation of the approval. The applicant took note.
- The Board suggested that the applicant study the original landscape approval and prepare a master landscape plan with a focus on the buffer landscaping along A1A and Spanish River Boulevard and then return for a preliminary review. The applicant agreed.

**Item 22**

**Signage & Landscaping-Oaks Plaza Chevron  
690 W Glades Rd**

**Preliminary**

Peter Drewick and Nic Beecher presented.

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

- The applicant presented plans for demolition and rebuild.
- It was noted that the site would be leveled.
- The applicant noted that the buffer wall to Lands End will be improved and is the main focal point of the project.
- The lighting plan was reviewed.
- The two existing monuments will be replaced with one large monument sign. The applicant noted that he is working with staff and is following the city standard.
- The Board advised the applicant to design the monument sign to match the building design and advised that gas pricing signs have very specific code requirements that must be followed.
- It was noted that the monument sign would also include signage for a sub shop in the building.
- Mr. Miklos noted that the gutter and downspouts must be removed or be made internal.
- The Board advised that the mechanical equipment, facing Glades Road, must be screened with a solid masonry wall high enough to screen all the equipment dead level.
- The applicant noted that project originally situated the mechanical equipment behind the building but the adjacent residents opposed its location.
- Mr. Miklos suggested moving the mechanical equipment to the north side of the property to conceal it from Glades Road. The applicant noted site plan restrictions.
- A new canopy is included on the plan. The Board advised that the canopy lights are to be recessed.
- The Board agreed that the landscape plan along Glades Road needs more trees. It was noted that code calls for trees planted 35 feet on center and that the island trees are not included.

**Item 23**

**Sign-Boca Village Tenant  
690 Yamato Rd**

**Preliminary**

Grant Thornbrough presented.

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

- The applicant presented plans to update the monument design from one row of signs to two allowing room for an additional tenant noting that a variance will be required.
- The applicant spoke in support of the update noting that the large monument wall will be more aesthetically pleasing and that the existing landscaping will no longer block the tenant names from view.
- A discussion ensued on fonts and logos.
- A majority of the Board felt that LA Fitness would need to omit their logo.
- Mr. Miklos noted that he would support two columns of three but would prefer same font.

**ADJOURNMENT:**

Meeting was adjourned by mutual consent at 8:50 p.m.

---

Gina Miller, Recorder