

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

**MINUTES OF NOVEMBER 1, 2011**

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

**PRESENT:** Grant Thornbrough  
Everett Jenner – *departed at 9:17 p.m.*  
Linda Baumann – *arrived at 7:02 p.m.*  
Juan Caycedo  
Larry Cellon  
Greg Miklos – *departed at 9:40 p.m.*  
Joe Peterson

**ABSENT:** Kristo Stamatovski \*

**STAFF:** Carrie Seltzer

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

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**APPROVALS**

**1. Minutes**

**MOTION** was made by Mr. Miklos, seconded by Mr. Caycedo, to approve the minutes of October 18<sup>th</sup>, 2011 as submitted. **MOTION CARRIED 6-0.**

*Ms. Baumann arrived.*

**2. Recommendation**

None

**3. Correspondence**

None

**4. Outstanding Items**

2012 Schedule of Meetings – The meeting schedule for 2012 was set.

Real Estate Signs Recommendation to City Council – Ms. Seltzer distributed the CAB recommendation for review. Discussion ensued.

- Mr. Cellon, Mr. Peterson and Ms. Baumann stated that they do not agree with the recommendation to allow commercial messages on monument signs.
- Verbiage was changed to read “monument signs” instead of “property signs” and “upon the approval of the CAB” was added.
- Ms. Seltzer advised that RE signs are exempt from CAB review if they meet the code.
- Restrictions on the number of RE signs allowed were added to the memo.
- It was noted that all Board members agree with the first three recommendations but at least 3 Board members oppose the idea of allowing commercial messages on monument signs.

5. **Other Business**

None

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

**CRA ITEM(S):**

**Item 1                      Ext. Renovation-Yard House                      11-5738**  
**201 Plaza Real**

Nina Raey, Gabriel Agraso and Rick McCormack presented.

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

- The applicant advised that the patio footprint is the only change.
- Mr. Caycedo noted concern over the design of the blade sign. The applicant advised that signage would come on a separate permit. The Board advised the applicant that proper sign locations should be designed and recommended that the approved sign program be followed.
- Mr. Miklos inquired on the status of the Board's concerns over the maintenance of the existing service bay area. Discussion ensued. The applicant stated that he would ask the owner to draft a memo addressing the Boards concerns.
- Mr. Peterson noted concern over the distance allowed between building details and an existing fire hydrant. The applicant advised that the Fire Department did not raise concern.
- Mr. Caycedo noted concern over the outdoor dining area noting that the plans had changed since the preliminary review and that the new design blocks pedestrian access. He stated that the elevations do not agree with the plans and that the shape of the canopy is not architecturally compatible with the building. The applicant advised that the new plans do allow 5' for pedestrian access. The Board studied the plans and agreed that the pedestrian walkway is not acceptable.
- Ms. Seltzer noted that she would determine which plan, preliminary or new, was approved with the IDA.
- The applicant was advised that he must maintain the pedestrian circulation.
- Mr. Miklos inquired on the canopy design. The applicant advised that the proposed canopy has black steel posts, a wood ceiling and downspouts.
- The item is being postponed to allow both the applicant and staff time for further study.

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

**Item 2                      Sliding Glass Door-O'Brian's Irish Pub                      11-5803**  
**51 SE 1 Ave**

Shannon Moyher presented.

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

- The application is to replace the existing storefront with aluminum hurricane grade.
- The applicant advised that the glass would match the existing.
- The Board advised that window signage requires a separate permit.



- Mr. Caycedo spoke in support of the project noting that it is exciting and needs to be built as soon as possible. He stated that it represents a landscape piece to Mizner Park and supports pedestrian connectivity at the ground plane. He also noted that the signage would need to be studied.
- Mr. Miklos stated that the project is exciting but noted concern over the condition of the service gates facing the project. The applicant took note.
- Mr. Miklos inquired on the canopy material and how the project would invite patrons to visit during hot weather. The applicant advised that it is a metal canopy with a translucent roof and noted that the patio doors can be closed to allow more interior seating in hot weather.
- It was noted that the property owner fully supports the project.
- Mr. Miklos suggested that the applicant study the conditions in the stairwell from the parking garage.
- Mr. Peterson stated that, although he supports the open corner design, he feels it does not respect the architecture of the interior stairway and also noted that he cannot support removing existing landscaping.
- The applicant advised that they hope to complete the project by April 2012.

**Item 5**                      **Signs-Original Italian Pizza**                      **Preliminary**  
**205 SE 1 Ave**

Rosario Amato presented.

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

- The applicant presented plans for a non-illuminated sign.
- There were no adverse comments.

**NEW ITEM(S):**

**Item 6**                      **Hurricane Shutter Tracks-Coles of London**                      **11-5811**  
**4901 N Dixie Hwy**

Ed Murphy presented.

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

- The track would match the window mullions.
- The location faces North Dixie Hwy.
- Mr. Peterson stated that he cannot support the installation facing residential.

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

**MOTION CARRIED 6-1. Mr. Peterson opposed.**

**Item 7**                      **Lighting Replacement-Intracoastal Terrace Condo**                      **11-5835**  
**711 NE Harbour Ter**

No representation.

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



**POSTPONED ITEM(S):**

**Item 12**                      **Wall Signs-Chipolte (Post 10/25)**                      **11-5888**  
**1666 N Federal Hwy, #4**

Karie Andrade presented.

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

- The applicant presented the plans with no changes.
- Ms. Baumann noted that she has taken pictures of individual letters without logos.
- Mr. Miklos feels the sign should have individual letters to match the existing.
- The Board agrees that they can support individual letters with a logo and no backdrop.
- There were no adverse comments on the circular logo sign facing north.
- The item is being postponed to allow the applicant time for further study.

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

**Item 13**                      **Healthclub-Town Center Mall (Post 10/25)**                      **11-5791**  
**6000 Glades Rd, #1410**

JJ Cregan presented.

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

- The application is to add storefront glass with an entrance on the second floor.
- The applicant advised that the storefront would match the existing.

**MOTION** was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the storefront would match the existing. **MOTION CARRIED 7-0.**

*Mr. Jenner departed.*

**Item 14**                      **Monument Wall Sign-Boca Center Plaza Apts.**                      **11-5511**  
**55 SW 2 Ave (Post 10/25)**

No representation.

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

<b>Item 15</b>	<b>New Construction-Library Commons (Post 10/25) 48 NW Hawthorne Place, #69</b>	<b>11-5543</b>
<b>Item 16</b>	<b>New Construction-Library Commons (Post 10/25) 87 NW Hawthorne Place, #72</b>	<b>11-5537</b>
<b>Item 17</b>	<b>New Construction-Library Commons (Post 10/18) 78 NW Hawthorne Place</b>	<b>11-5541</b>
<i>Item 18</i>	<i>New Construction-Library Commons (Post 10/18) 48 NW Hawthorne Place</i>	<i>11-5543</i>
<b>Item 19</b>	<b>New Construction-Library Commons (Post 10/18) 68 NW Hawthorne Place</b>	<b>11-5542</b>
<b>Item 20</b>	<b>New Construction-Library Commons (Post 10/18) 58 NW Hawthorne Place</b>	<b>11-5540</b>
<b>Item 21</b>	<b>New Construction-Library Commons (Post 10/18) 38 NW Hawthorne Place</b>	<b>11-5544</b>

Grant Thornbrough stepped down.

Jeff Alexander presented.

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

- The applicant advised that Item 18 is a duplicate of 15 and should be omitted.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Miklos to approve 11-5543, 11-5537, 11-5541, 11-5542, 11-5540 and 11-5544 as submitted. **MOTION CARRIED 5-0.**

<b>Item 22</b>	<b>Re-Roof Banner Residence (Post 10/18) 21903 Town Place Drive</b>	<b>11-5714</b>
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No representation.

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

**PRELIMINARY:**

**Item 23**

**Signs-Boca Raton Regional Hospital  
800 Meadows Rd**

**Preliminary**

Patricia Ortiz and James Montere presented.

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

- The applicant is proposing a building identity sign with a logo.
- It was noted that the largest letters measures 4' tall and the logo measures 7' tall.
- Ms. Seltzer advised that building identity signs are not limited to a certain square footage.
- The applicant advised that the sign does not face residentially zoned property.
- Mr. Miklos suggested reducing the letters by 6" and reducing the logo proportionally.
- The Board advised that wire ways and raceways are not allowed.
- There were no adverse comments on the signage for the Sandler office building.

*Mr. Miklos departed 9:40 p.m.*

- Mr. Caycedo stated that he could support the size of the sign but does not agree with the placement of the logo. He suggested that the sign and logo be placed inside the louvers. A design discussion ensued on the location for the signage. A majority of the Board agreed that the sign and logo should fall within the louvers.

**Item 24**

**Sign-Northwestern Mutual  
1200 N Federal Hwy**

**Preliminary**

Jack Glover, Signations, presented.

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

- The application is to install a sign on a wire way over the glass window.
- Mr. Caycedo noted concern over the installation. The Board agreed.
- A design discussion ensued. The Board agreed that the sign should be installed on a lower level stucco band. The applicant agreed.
- It was suggested that the sign color match the existing.

**ADJOURNMENT:**

The meeting was adjourned by mutual consent at 10:15 p.m.

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Gina Miller, Recorder