

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

**MINUTES OF NOVEMBER 29, 2011**

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

**PRESENT:** Grant Thornbrough  
Linda Baumann  
Juan Caycedo  
Larry Cellon  
Everett Jenner  
Greg Miklos  
Joe Peterson  
Krsto Stamatovski

**STAFF:** Keith Carney

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

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**APPROVALS**

1. **Minutes**  
MOTION was made by Mr. Miklos, seconded by Mr. Cellon, to approve the minutes of November 15, 2011 as submitted. **MOTION CARRIED 8-0.**
2. **Recommendation**  
The CAB recommendation for the Dune Management Plan for Spanish River Park was signed by the Chairman.
3. **Correspondence**  
Mr. Carney advised that Item 1 is postponed by staff; Item(s) 3, 4 and 36 are postponed by the applicant and Item 33 is removed by staff.
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):**

<b>Item 1</b>	<b>South Beach Park Dune Crossover 400 N Ocean Blvd</b>	<b>11-6011</b>
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Postponed by Staff.



**Item 6**

**32nd Street Associates  
3255 N Federal Hwy**

**Sign Criteria**

Jack Glover, Signations, presented.

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

- The application is to update the sign criteria to match what the existing.
- It was noted that the landlord has painted all the existing signs black and is asking for a sign criteria change from bronze letters to black letters.

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

**MOTION CARRIED 8-0.**

**Item 7**

**Led Wall Sign- Thai Massage  
3255 N Federal Hwy**

**11-6194**

Jack Glover, Signations, presented.

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

**MOTION CARRIED 8-0.**

**Item 8**

**Sign-Boca Raton Airport Hanger 1 East  
3300 Airport Rd**

**11-6167**

*Mr. Carney advised that the Airport Authority has adopted the city sign code requiring a CAB review and order of decision. He noted that if a variance is required for a particular sign then the Airport Authority would be the ruling body.*

Jack Glover, Signations, presented.

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

- It was noted that this sign exceeds the 120' allowable sign area and a variance is required.
- It was noted that the sign faces the runway.
- The applicant advised that the sign is 190 sq ft. with letters measuring 3' 4" in height.
- The applicant noted that the size of the signs vary depending on the size of the hanger.
- The Board reviewed all the signs at the same time and voted on the items following a complete review.

**MOTION** was made by Mr. Jenner, seconded by Mr. Miklos to approve recommendation for the sign code variance as submitted. **MOTION CARRIED 8-0.**

**Item 9**                      **Sign-Boca Raton Airport Hanger 2 Southeast**                      **11-6168**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- The Board agreed that the sign should be reduced.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Jenner to approve recommendation for the sign code variance with the following condition(s); the size of the sign would be reduced to match the size of the sign for permit 11-6172/ hanger 3. **MOTION CARRIED 8-0.**

**Item 10**                      **Sign-Boca Raton Airport Hanger 2 Southwest**                      **11-6169**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This sign measures 5' 4" and meets code.

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

**Item 11**                      **Sign-Boca Raton Airport Hanger 1 West**                      **11-6170**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This sign faces I-95, measures 11' x 28' and is day/night illumination.
- The Board agreed that the sign should be reduced.

**MOTION** was made by Mr. Miklos, seconded by Mr. Peterson to approve recommendation for the sign code variance with the following condition(s); the size of the sign would be reduced to match the size of the sign for permit 11-6172/ hanger 3. **MOTION CARRIED 8-0.**

**Item 12**                      **Sign-Boca Raton Airport Hanger 3 East**                      **11-6172**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- The overall height of the sign is 8' 3".
- The Board agreed that this sign is proportionate to the size of the building and would be used as the size basis for 11-6168 and 11-6170.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Cellon to approve recommendation for the sign code variance as submitted. **MOTION CARRIED 8-0.**

**Item 13**                      **Sign-Boca Raton Airport FBO Bldg East**                      **11-6174**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This sign identifies the entrance to the building.

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

**Item 14**                      **Monument Sign Change-Boca Raton Airport**                      **11-6175**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This is a face change on an existing monument.
- Mr. Caycedo does not agree with the color of the letters.

**MOTION** was made by Mr. Miklos, seconded by Mr. Jenner to approve as submitted.  
**MOTION CARRIED 7-1. Mr. Caycedo opposed.**

**Item 15**                      **Sign Change-Boca Raton Airport FBO Bldg**                      **11-6176**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This sign for AVITAT faces west toward I-95.
- Mr. Caycedo noted concern over having three signs facing in the same direction. Ms. Baumann agreed.

**MOTION** was made by Mr. Miklos, seconded by Mr. Jenner to approve as submitted.  
**MOTION CARRIED 6-2. Mr. Caycedo and Ms. Baumann opposed.**

**Item 16**                      **Monument Sign Change-Boca Raton Airport**                      **11-6177**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- This is a face change for an existing monument on the runway and requires a variance.
- The existing sign does not have CAB approval.
- A majority of the Board stated that they could not support this sign noting that this site is now adequately signed making this sign unnecessary.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Miklos to approve recommendation for the sign code variance as submitted. **MOTION DENIED 0-8.**

**Item 17**                      **Sign Change-Boca Raton Airport Portico East**                      **11-6178**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

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

- It was noted that a sign code variance is required due to the number of signs.
- Mr. Miklos stated that this is an inappropriate location for the sign as it interferes with the architecture of the building. The Board agreed.
- The Board unanimously agreed that this sign is unnecessary due to the fact that there are already too many signs on the building.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Miklos to approve recommendation for the sign code variance allowing an additional canopy sign. **MOTION DENIED 0-8.**

**Item 18**                      **Sign Change-Boca Raton Airport Portico West**                      **11-6179**  
**3300 Airport Rd**

Jack Glover, Signations, presented.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Cellon to approve recommendation for the variance to allow the additional sign on the portico canopy. **MOTION DENIED 0-8.**

**Item 19**                      **Curtains and Overhead Canvas on Columns-Marbella**                      **11-6004**  
**250 S Ocean Blvd**

Mr. Caycedo disclosed ex-parte communication with Henry Handler, the attorney representing the owners.

For the benefit of the public Mr. Thornbrough announced that this item has nothing to do with the Marbella window glass permit and stated that there will be no discussion on the window glass or the window color with this application. It was also noted that Marbella commissioned a court reporter from Debra Duran & Associates to record Item 19.

Sam Aponte presented.

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

- The application is for decorative curtains that would remain open.
- Mr. Miklos stated that he would like to see a letter from the board of directors to the CAB noting that they have approved this installation.
- Mr. Caycedo inquired on the details of the installation. The applicant advised that the canvas is on a track.
- There were no adverse comments.
- Four letters from homeowners speaking against the installation were read aloud and entered into the record.
- The item is being postponed to allow the applicant time to gather the approval letter.

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

**Item 20**

**Glass Railing System-Marbella  
250 S Ocean Blvd, Unit Ca**

**11-6343**

Jason Poma, Poma Construction, and Sam Aponte presented.

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

- The applicant presented photographs of the proposed railing system.
- The rail is glass in front of the units and horizontal pickets with no glass on the corners.
- Mr. Miklos noted that he would not vote on horizontal pickets on a high rise building that present danger to children and would like to know that the city is covered with liability and that the governing Board of Marbella knows that this is a liability issue and they must accept responsibility for it. The applicant answered Mr. Miklos by advising that there are no restrictions on horizontal pickets in the building code.
- Mr. Thornbrough inquired if the railing, as depicted in the rendering, would be how the railing is installed. The applicant advised that it is.
- Mr. Thornbrough confirmed that the railing glass would in no way impact the color of the glass on the building. The applicant advised that it is clear and would not impact any windows.
- Mr. Miklos reiterated his concern on the liability issue with regard to the horizontal rail and suggested written approval from Marbella fully accepting all consequences.
- The Board agrees that, aesthetically, the rails are acceptable.

**MOTION** was made by Mr. Caycedo, seconded by Mr. Jenner to approve as amended; a letter must be provided to the building department prior to the issuance of the permit stating that the Marbella Board of Directors fully agrees with the horizontal railing design and accepts the potential liability that it may present.

**MOTION CARRIED 7-1. Mr. Miklos opposed.**

**Item 21**                      **Wall Sign-Haverty's**                      **11-6342**  
**6650 N Federal Hwy**

Nadine Austerfield presented.

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

**Item 22**                      **Monument Sign-Haverty's**                      **11-6341**  
**6650 N Federal Hwy**

**Item 23**                      **Monument Sign-Haverty's**                      **11-6340**  
**6650 N Federal Hwy**

Nadine Austerfield presented.

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

- The applicant presented plans to replace an existing monument sign with two new single face monument signs that are 250' apart angled on each end of the property.
- Mr. Caycedo noted concern that the area already has neighborhood entrance signs and that the new signs would create too much signage and suggested the monument remain as existing. The applicant stated that due to visibility issues caused by the landscaping the existing single monument sign is not desirable.
- Mr. Miklos suggested amending the landscape plan to allow proper visibility to the existing monument.

**MOTION** was made by Mr. Cellon, seconded by Mr. Peterson to approve as amended; with the addition of a 4" street number address on the base of the monument. **MOTION CARRIED 5-3. Ms. Baumann, Mr. Caycedo and Mr. Miklos opposed.**

**Item 24**                      **Landscape & Fence-St. Andrews School**                      **11-6182**  
**3900 Jog Rd**

Michelle Duchene presented.

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

- The applicant presented the landscape plans for the east and south buffer pursuant to the resolution for St. Andrew's site approval.
- The plant species were reviewed with a specific concentration on the 10' buffer.
- Mr. Peterson noted concern over the ability of the plant material to create the 10' high buffer and on plans to install a 6' chain link fence. He inquired if the neighbors have been advised about the 6' fence. The applicant stated that she is not aware of the neighbors' position. Mr. Peterson suggested that a neighborhood approval letter be provided.
- Mr. Miklos suggested that the trees along the property line be staggered to create more interest. The applicant took note.
- The item is being postponed to allow the applicant time to gather the following information; proof that the Boca Madera HOA approves of the chain link fence; if the chain link is

required or requested; detail on how it would be installed; plans to stagger the trees and moving them away from the property line; and consider a more appropriate plant material for the buffer area.

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

**Item 25**                      **Generators-Rosenbaum Fine Art**                      **11-4517**  
**150 Yamato Rd**

Gustavo Dezzuto presented.

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

- The applicant presented plans to install a generator for T-Mobile.
- It was noted that this area faces the railroad.

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

**Item 26**                      **Reroofing Mansard-Ketay Center**                      **11-6318**  
**3850 NW Boca Raton Blvd**

Dennis Tuckish presented.

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

- The applicant presented plans for a standing seam metal roof.
- The Board inquired on plans for gutters. The applicant was unsure.

**MOTION** was made by Mr. Cellon, seconded by Mr. Peterson to approve as amended; if the building is to have gutters then they must match the roof. **MOTION CARRIED 8-0.**

**Item 27**                      **Addition-Boca Bargoons Fabric**                      **11-6078**  
**184 NW 20 St**

John Durank presented.

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

- The applicant did not come prepared with plans for a proper review.
- The item is being postponed to allow the applicant time to provide building and landscape plans for review.

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

**Item 28**                      **Windows-Cloister Beach Towers**                      **11-6292**  
**1200 S Ocean Blvd, Unit CA**

Shannon Moyher presented.

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

- The applicant presented plans to install turtle code impact glass in the common library area.

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

**MOTION CARRIED 8-0.**

**Item 29**                      **Fence-Lynn University**                      **11-6368**  
**3201 N Military Trl**

No representation.

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

**Item 30**                      **New Connector Bridge-Nordstrom**                      **11-6260**  
**6000 Glades Rd**

Michael Avni presented.

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

- The applicant presented plans for a precast bridge structure to match the existing.
- It was noted that the soffit would be exposed twin “T” design and the profile would match the building.
- Mr. Caycedo noted concern over the use of frame construction in a high traffic area and recommended a more durable installation.

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

**MOTION CARRIED 7-1. Mr. Caycedo opposed.**

**Item 31**                      **Impact Windows & Doors-Bilotti Residence**                      **11-6479**  
**6100 NE 7 Ave**

Mark Locigno, MSL Construction, presented.

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

- The application is to install 4 impact windows in one unit.
- An approval letter from the HOA was presented.
- The Board agreed that this would become the standard for future installations.

**MOTION** was made by Mr. Cellon, seconded by Mr. Caycedo to approve as amended; this would become the standard for all future window installations in the building. **MOTION CARRIED 8-0.**

**REQUEST FOR CHANGE ITEM(S):**

**Item 32**                      **One Boca Place (Rev.3)**                      **11-0347**  
**2255 Glades Rd**

Michael Engelke, General Caulking, presented.

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

- The applicant presented plans for the transition between the smooth and aggregate finishes.

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

**MOTION CARRIED 8-0.**

**Item 33**                      **Ale House Addition (Rev.3)**                      **11-3873**  
**1200 Yamato Rd, C-9**

Removed by staff.

**POSTPONED ITEM(S):**

**Item 34**                      **Wall Sign-Zo Diamonds East (Post 11/15)**                      **11-6160**  
**4251 N Federal Hwy**

No representation.

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

**Item 35**                      **Wall Signs-Chipolte (Post 10/25)**                      **11-5888**  
**1666 N Federal Hwy, #4**

Kari Andrade presented.

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

- The applicant presented plans for individual letters with no background panel.
- The letters would be red to match the existing.

**MOTION** was made by Mr. Cellon, seconded by Mr. Peterson to approve as submitted with a pepper logo and reverse channel individual letters. **MOTION CARRIED 8-0.**

**Item 36**                      **Monument Wall Sign-Boca Center Plaza Apts. 11-5511**  
**55 SW 2 Ave (Post 10/25)**

Postponed by the applicant.

**ADJOURNMENT:**

The meeting was adjourned by mutual consent at 9:30 p.m.

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Gina Miller, Recorder