

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

MINUTES OF NOVEMBER 8, 2011

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

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

ABSENT: Kristo Stamatovski *

STAFF: Keith Carney

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

APPROVALS

1. Minutes

MOTION was made by Mr. Caycedo, seconded by Ms. Baumann, to approve the minutes of October 25, 2011 as submitted. **MOTION CARRIED 7-0.**

2. Recommendation

None

3. Correspondence

Mr. Carney advised that Items 1, 20, 21 and 23 are postponed by the applicant; and Boca Raton Regional Hospital will be added under Preliminary as Item 25.

4. Outstanding Items

Mr. Caycedo advised that patio furniture and kitchen items are blocking the pedestrian walkway at Biergarten Restaurant in Royal Palm Plaza. He noted that a clear walkway was a condition of the CAB approval. A formal complaint from the CAB was recorded.

Mr. Thornbrough advised that on appeal the City Council overturned the CAB and staff recommendation to not allow a red sign for CSL Plasma. He noted that City Council offered a unanimous approval.

Mr. Thornbrough advised that the Palm Beach Committee on Ethics passed an opinion on conflict of interest with regard to participation and the city attorney is drafting an opinion on how boards will operate based on the information. He expects an update within the next two weeks.

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 Dune Management Plan-Spanish River Park
 3001 N Ocean Blvd**

Postponed by the applicant.

CRA ITEM(S):

**Item 2 Wood Fence 11-5847
 230 S Dixie Hwy**

Mitch Shea presented.

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

- The application is to install a 6' wood security fence along the north perimeter.
- The applicant advised that the fence would have a black chain link gate with black screening.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to approve as amended; the chain link gate would be black; and the black vinyl screen would be applied to the outside or Dixie Hwy side of the chain link gate.

MOTION CARRIED 7-0.

**Item 3 40 Ton Condensing Unit-Ram Realty 11-4682
 120 E Palmetto Park Rd, Unit FPL**

No representation.

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

**Item 4 Paint 3 Story Bldg 11-5950
 299 Camino Gardens Blvd, Unit CA**

No representation.

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

The applicant arrived.

MOTION was made by Mr. Miklos, seconded by Mr. Caycedo to re-open Item 4. **MOTION CARRIED 7-0.**

Modesto M. Perera, MMP Painting, presented.

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

- The applicant presented paint samples.
- Mr. Peterson, Ms. Baumann and Mr. Miklos do not agree with the body or trim color.

MOTION was made by Mr. Cellon, seconded by Mr. Jenner to approve as amended; paint samples would be left on the job site. **MOTION CARRIED 4-3. Ms. Baumann, Mr. Miklos and Mr. Peterson opposed.**

NEW ITEM(S):

Item 5 Paint 2 Story Bldg 11-5948
902 Palm Ave E

Modesto M. Perera, MMP Painting, presented.

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

- The applicant did not have paint samples for review but noted that the upper part of the building would be painted one color and the bottom another.
- Mr. Miklos stated that he cannot support the item if the colors change on the same plane. A majority of the Board agreed.
- The applicant believes that the paint colors would be divided with a foam band.
- The item is being postponed to allow the applicant time to gather the proper documentation.

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

Item 6 Paint 2 Story Bldg 11-5947
771 E Palmetto Park Rd

Modesto M. Perera, MMP Painting, presented.

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

- The applicant presented color samples and sketch for review.
- Mr. Miklos noted that the colors on the diagram do not match the samples and noted concern over the color selections.
- It was noted that the dumpster would be included with this painting project.

MOTION was made by Mr. Caycedo, seconded by Mr. Cellon to approve as amended; the property line wall would be painted to match the body of the building. **MOTION CARRIED 6-1. Mr. Miklos opposed.**

Item 7 Painting-Camp Canine 11-6192
100 SW 2 St

Modesto M. Perera, MMP Painting, presented.

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

- The applicant offered paint samples and photographs for review.

MOTION was made by Mr. Cellon, seconded by Mr. Peterson to approve as submitted. **MOTION CARRIED 7-0.**

Item 8	Sign-Portico West 3300 Airport Rd	11-6179
Item 9	Sign-Portico East 3300 Airport Rd	11-6178
Item 10	Sign-FBO Building West 3300 Airport Rd	11-6176
Item 11	Sign-Monument Face Change 3300 Airport Rd	11-6175
Item 12	Sign-FBO Building East 3300 Airport Rd	11-6174

Jack Glover, Signations, presented.

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

- It was noted that the sign applications identify new ownership.
- Mr. Miklos noted concern that the signs appear too large for the buildings and sign areas. A majority of the Board agreed.
- Mr. Peterson stated that he cannot support the size of the signs noting that they interfere with the architectural elements on the building. The Board agreed.
- The Board also questioned the accuracy of the diagrams and asked for further clarification on the permit numbers associated with each sign.
- Mr. Caycedo noted that Item 8 and Item 12 appear to face in the same direction which is not allowed by code.
- The Board agreed that they do not support the sign program as presented and questioned if their comments would even be taken into consideration by the Airport Authority.
- The item is being postponed to allow time for the applicant to gather the proper documentation and for staff to investigate and advise if the Airport Authority falls under CAB jurisdiction.

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

Item 14	Windows-Farren Residence 2090 S Conference Dr	11-6037
----------------	--	----------------

Valerie Farren presented.

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

- The application is to replace all the single hung windows with horizontal sliders.

MOTION was made by Mr. Peterson, seconded by Mr. Cellon to approve as submitted. **MOTION CARRIED 7-0.**

Item 15**New Condensing Unit
6451 E Rogers Cir****11-5760**

William Gomyer presented.

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

- The application is for a 4' x 2' raised condensing unit to support a walk-in freezer.
- It is proposed that the unit be installed on a shelf on an outside wall above passage doors.
- Mr. Cellon advised on screening code.
- The Board noted that this is the first application in Boca for wall mounted mechanical equipment.
- The applicant was asked to provide photographs of the building, similar installations and more detail.
- Mr. Miklos suggested that the equipment be placed on the ground.
- 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 7-0.**

Item 16**Rooftop Solar Panels-Boca Museum Of Art
801 W Palmetto Park Rd****11-5695**

Steve Koffman presented.

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

- The application is for the installation of a 10KW rooftop solar panel installation mounted on the NE corner of the roof on a 15° angle.
- The applicant advised that the array is about 15' deep and about 2' high.
- It was noted that the building has no parapet on the north side.
- Photographs of a similar installation were offered for review.
- Mr. Miklos stated that he supports a solar installation but cannot support this installation without proper screening.
- The Board noted that the rooftop A/C units on this building are not screened and should be investigated by Code Enforcement.
- Mr. Miklos suggested a vertical screen running the length of the unit. The applicant spoke in support of the installation without a screen.
- A straw vote indicated that the item would have a majority vote if it is moved at least 10' away from the north face.
- The applicant advised that the electrical conduit would be internal.

MOTION was made by Mr. Cellon, seconded by Mr. Peterson to approve as amended; the units, as proposed, would be located no closer than 15' from the north facing wall; and there would be no exposed conduit on the side of the building. **MOTION CARRIED 7-0.**

Item 17 **Aluminum Gazebo Dome-Mizner Grand** **11-5623**
500 SE 5 Ave CA

Joan Maurice presented.

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

- The application is for two gazebos located in the pool area.
- The applicant presented a rendering for review.

MOTION was made by Mr. Caycedo, seconded by Ms. Baumann to approve as submitted. **MOTION CARRIED 7-0.**

Item 18 **Basketball Court-St. Mark Greek Orthodox Church** **11-5936**
2100 Yamato Rd

Keith Elly presented.

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

- The applicant presented photographs and offered design details.

MOTION was made by Mr. Peterson, seconded by Mr. Cellon to approve as submitted. **MOTION CARRIED 7-0.**

POSTPONED ITEM(S):

Item 19 **Lighting Replacement-Intracoastal Terr. Condo** **11-5835**
711 NE Harbour Ter (Post 11/1)

No representation.

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

Item 20 **Wall Signs-Chipolte (Post 10/25)** **11-5888**
1666 N Federal Hwy, #4

Postponed by the applicant.

Item 21 **Monument Wall Sign-Boca Center Plaza Apts.** **11-5511**
55 SW 2 Ave (Post 10/25)

Postponed by the applicant.

Item 22 **Re-Roof Banner Residence (Post 10/18)** **11-5714**
21903 Town Place Drive

No representation.

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

PRELIMINARY ITEM(S):

Item 23 **Sign-Northwestern Mutual** **Preliminary**
1200 N Federal Hwy

Postponed by the applicant.

Item 24 **Exterior Renovation** **Preliminary**
750 Park Of Commerce Dr

Grant Thornbrough noted that he will step down when this item comes for a permit.

Paul Slattery, Slattery & Assoc., presented.

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

- The applicant offered plans and photographs for review.
- There were no adverse comments.

Item 25 **Signs-Boca Raton Regional Hospital** **Preliminary**
800 Meadows Rd

Patricia Ortiz presented.

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

- This item was added to the agenda.
- A revised plan was offered for review.
- There were no adverse comments.

ADJOURNMENT:

The meeting was adjourned by mutual consent at 8:40 p.m.

Gina Miller, Recorder