

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

**MINUTES OF NOVEMBER 15, 2011**

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The meeting was called to order by Chairman Thornbrough at 7:04 p.m. Roll was called.

**PRESENT:** Grant Thornbrough  
Everett Jenner  
Larry Cellon  
Greg Miklos  
Joe Peterson  
Krsto Stamatovski- *arrived at 7:05 p.m.*

**ABSENT:** Juan Caycedo \*  
Linda Baumann\*

**STAFF:** Carrie Seltzer

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

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**APPROVALS**

1. **Minutes**  
**MOTION** was made by Mr. Cellon, seconded by Mr. Jenner, to approve the minutes of November 1, 2011 as submitted. **MOTION CARRIED 5-0.**
2. **Recommendation**  
None

*Krsto Stamatovski arrived.*

3. **Correspondence**  
Ms. Seltzer advised that Items 6, 7 and 10 have been postponed by the applicant and Item 8 is removed by staff.

**Ordinance #5185** – The Board reviewed the ordinance.

**Real Estate Signage** – Ms. Seltzer distributed the CAB position statement for review and discussion. The following updates were noted; restricting the maximum letter height to 4"; making all real estate verbiage subject to CAB approval; restricting all other real estate signage if the monument includes contact information; and making it clear that the CAB members are divided on allowing the monument sign to have contact information at all.

**Public Comment**

Matthew Leger – Stated that he is on the Government Affairs Committee for the Realtors Association of the Palm Beaches and advised that he attended to gather information about the CAB's recommendation.

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**

**New Multi Family Bldg-Camden  
131 S Federal Hwy**

**CRP-11-01**

*Grant Thornbrough stepped down.*

Susan Lesser, Jeff Evans, Carol Perez and Jose Samuel presented.

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

- Ms. Lesser advised that staff is seeking formal recommendation for this 261 unit residential building with a 76' maximum height and off street truck maneuvering. She noted that the project is a significant addition to the downtown area.
- The applicant spoke on the design details that have changed since the last review.
- The applicant noted that additional landscape area was created by introducing an off street truck maneuvering drive.
- Mr. Miklos noted concern over the view to the dumpster area and suggested an electrical closure to ensure that the doors remain closed when not in use. The applicant agreed to investigate options.
- The applicant advised that the landscape plans were impacted by the UDA's preference for a hardscape/arcade look and feel. The Board noted concern. Mr. Miklos stated that he supports a hardscape plaza but feels that it needs to be softened with landscaping and cannot support the amended landscape plans as presented. Ms. Lesser advised that the landscape plans are not required until permitting and will come before the CAB for approval at a later date.
- Mr. Stamatovski noted concern over the Federal Hwy elevation and feels that it needs further articulation. Mr. Miklos agreed. The applicant advised that he would amend the plans to show the existing design details continuing on to the Federal Hwy elevation.
- Mr. Peterson stated that he does not understand the need for a plaza and supports the original landscape design. He further noted that the parking island trees should be canopy trees.

**MOTION** was made by Mr. Cellon, seconded by Mr. Peterson to recommend approval of the IDA as amended; the garage/trash doors would have a mechanical closing mechanism; with the recommendation for further articulation along the Federal Hwy elevation; and with additional landscaping along Federal Hwy.

**MOTION CARRIED 4-1. Mr. Miklos opposed.**

**Item 2****Dune Management Plan-Spanish River Park  
3001 N Ocean Blvd (Post 11/8)**

Nora Fosman, Jennifer Bistyga, Mike Jenkins and Bob DiChristopher presented.

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

- Mr. Thornbrough announced that the CAB is a recommending body to the Environmental Advisory Board.
- The Dune Management Plan is a request to remove and prune dune vegetation to create four view corridors on the east side of A1A. It was noted that three of the corridors are located above existing tunnel entries and have invasive species.
- It was noted that the project has obtained an FDEP Permit to remove all invasive vegetation throughout the area.
- The 15' clearings would be planted with lower growing native species and from that point the remaining seagrapes would be trimmed and maintained at a maximum height of 4' above the asphalt. Ms. Fosman advised that at the hard edge of the roadway, back 15', the seagrape is being removed because the plants cannot be pruned to arborist standards. She noted that, as the dune profile goes down to the beach, the seagrapes can be trimmed properly.
- It was noted that steps would be taken to ensure that the sand does not blow onto the roadway during the project.
- Mr. Miklos suggested creating viewing areas for visitors to pull off the roadway. The applicant noted that there is not enough room to create viewing areas.
- Mr. Miklos inquired if there was a backup plan if the new plants do not grow. Ms. Fosman advised that the project has strict DEP conditions and would be monitored indefinitely.
- Mr. Peterson inquired on the purpose of the project. Ms. Fosman noted that the purpose is to provide viewing corridors along A1A and remove invasive plants. Mr. Peterson stated that if you allow the seagrapes to grow to 4' it defeats the purpose of offering a view and stated that he is against the project. He spoke in support of allowing the taller seagrapes to thrive so that they could offer shade to pedestrians and bicyclists. Ms. Fosman spoke in support of the seagrape removal noting that the vegetation has not been managed properly. Mr. Peterson noted that the area includes 30' tall seagrapes that have existed since 1945 and should remain and also stated that the city should mitigate for the trees that are being removed.
- Mr. Miklos stated that he agrees with Mr. Peterson's argument that the tall seagrapes should remain to allow shade.
- Mr. Thornbrough inquired on the extent of the project. The applicant advised that it will encompass 1400' of the 3670' roadway or 38% of the area.
- The applicant spoke in support of the project noting that seagrapes do not stabilize the dune and that the project would allow better management of the dune system.
- Mr. Cellon stated that he is in support of the project.

**Public Comment:**

**Jack Fox – The Beach Condominium Association of Boca Raton and Highland Beach** – Spoke in support of the project noting that the existing seagrapes are unmanaged and do not allow native understory grasses to grow. He advised that natural sea grass grows down 30' to protect the dune and that seagrapes are not native and with shallow roots do not manage the dunes. He also noted concern that the seagrapes house homeless people in some of the thicker growing areas. He stated that for the last year the Florida Department of Environmental Protection has worked with every expert on this project and he implores the CAB to recommend approval.



**Item 5**                      **Landscape Revision**                      **11-0281**  
**120 E Palmetto Park Rd**

*Grant Thornbrough stepped down.*

Carol Perez presented.

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

- The applicant presented *as built* plans noting that plant material had to be rearranged due to underground utilities.

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

**MOTION CARRIED 5-0.**

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

Postponed by the applicant.

**Item 7**                      **Wall Sign-The Merry Mailman**                      **11-6158**  
**100 Plaza Real S, #F**

Postponed by the applicant.

**Item 8**                      **40 Ton Condensing Unit-Ram Realty (Post 11/8)**                      **11-4682**  
**120 E Palmetto Park Rd, Unit FPL**

Removed by staff.

**NEW ITEM(S):**

**Item 9**                      **Monument Wall Sign**                      **11-5566**  
**2201 NW Corporate Blvd**

Glenn Groman presented.

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

- The applicant noted that the application is for a monument sign only with no signage.
- It was noted that the monument is being installed in a planter island and that a tree is being relocated to accommodate the sign. It was noted that the tree would be retained on site.
- The sign measures 8' and is set back 10' from the roadway.
- The applicant advised that the sign would have low lying planting around the base.

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

**MOTION CARRIED 6-0.**

**Item 10**                      **Wall Sign-Zo Diamonds East**                      **11-6160**  
**4251 N Federal Hwy**

Postponed by the applicant.

**Item 11**                      **Wall Sign-Nutrishop**                      **11-6295**  
**690 Yamato Rd**

Jerry Baruch presented.

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

- It was noted that the criteria allows unique signs and logos within the 36" sign band.
- Mr. Miklos noted that the sign appears crowded. The Board agreed.
- The applicant was unable to provide details on the height of the letters.

**MOTION** was made by Mr. Miklos, seconded by Mr. Cellon to approve as amended; the height of the letters would match the height of the adjacent sign for *Salad Spot*. **MOTION CARRIED 6-0.**

**Item 12**                      **Vinyl Fence-San De Vance**                      **11-5862**  
**500 NW 67 St**

Chris Heidisch presented.

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

- This *as built* application is to replace wooden enclosure gates with vinyl gates.
- It was noted that the enclosure is concrete and houses recyclables.
- Mr. Miklos stated that he does not support the installation.
- Mr. Thornbrough stated that he can support the application because it is not in a prominent location and because the enclosure only houses recyclables.

**MOTION** was made by Mr. Jenner, seconded by Mr. Stamatovski to approve as submitted.  
**MOTION CARRIED 5-1. Mr. Miklos opposed.**

**Item 13**                      **Ext. Painting-Boca Teeca**                      **11-6066**  
**5500 NW 2 Ave**

Stephen B. presented.

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

- The applicant noted that the permit is to paint the 5500 *and* 5700 buildings.
- Green paint samples were offered for review.
- Mr. Cellon stated that he could not support the color. The applicant offered a second choice with tan colors. The Board agreed with the second option.

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

**Item 14**                      **Front Porch-Vala Residence**                      **11-5974**  
**2068 SW 7 St**

Jose Vala and John Balistreti presented.

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

**MOTION CARRIED 6-0.**

**POSTPONED ITEM(S):**

**Item 15**                      **Paint 2 Story Bldg (Post 11/8)**                      **11-5948**  
**902 Palm Ave E**

Monteselo Verera presented.

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

**MOTION CARRIED 6-0.**

**Item 16**                      **New Condensing Unit (Post 11/8)**                      **11-5760**  
**6451 E Rogers Cir**

William Gonyer presented.

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

- The applicant presented photographs and diagrams as requested by the Board.
- The unit measures 30"x32"x40" and is proposed to be wall mounted above the doors.
- Mr. Miklos suggested a screen to conceal the installation. The applicant agreed.

**MOTION** was made by Mr. Miklos, seconded by Mr. Jenner to approve as amended; the unit would be screened with a stucco textured panel that would be painted to match the building. **MOTION CARRIED 6-0.**

**Item 17**                      **Wall Signs-Chipolte (Post 10/25)**                      **11-5888**  
**1666 N Federal Hwy, #4**

No representation.

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

**Item 18**                      **Monument Wall Sign-Boca Center Plaza Apts.**                      **11-5511**  
**55 SW 2 Ave (Post 10/25)**

No representation.

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

**ADJOURNMENT:**

The meeting was adjourned by mutual consent at 9:15 p.m.

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Gina Miller, Recorder