



APPEARANCE REVIEW BOARD

MEETING MINUTES

October 16, 2014

OPENING SESSION:

- Chairman Greg Witherspoon called the meeting to order at 2:00 P.M.
- Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum was confirmed.
- Chairman Greg Witherspoon read the Welcome, General Rules of Order and the Appeals process.

MINUTES

A motion was made by Mike Beale and seconded by Justin Ramb to approve the September 18, 2014 ARB Meeting Minutes. The motion carried unanimously.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA

1. 54 W. Church Street – Mad Cow Theatre

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|------------------|---------------------------------|
| Owner/Applicant: | ZRS Management, LLC/Luke Minton |
| Location: | 54 W. Church Street |
| District: | 5 |
| Project Planner: | Doug Metzger |

ARB2014-00096

Renewal of the Major Certificate of Appearance Approval that has expired for signage and a canopy-with minor changes to the original approval proposed.

Recommended Action:
with the following conditions:

Staff recommends APPROVAL of the request

1. Any changes to the logo or sign shall come back to staff for ARB minor review.
2. The color of the painted aluminum channel for the light band shall match the storefront system, and it shall be installed above the window lintel and in line with the bottom of the canopy.
3. The light band and canopy shall be installed in such a way as to minimize damage to the brick.

MEETING INFORMATION

Location

Sustainability Conference
Room

2nd Floor, City Hall
One City Commons
400 South Orange
Avenue

Time

2:00p.m.

Board Members Present:

Greg Witherspoon, Chair

Mike Beale, Vice Chair

Matt Taylor

Daisy Staniszki

Justin Ramb

Tim Lemons

Jeffrey Bush

4. Canopy shall be installed so that the bottom of the canopy does not obscure the window lintel. The bottom of the canopy shall be inline with one brick course over the top of the window lintel.
5. Upon approval from ARB, building permits shall be obtained for all proposed improvements, in conformance with approved ARB plans and conditions of approval.

Board Member Jeff Bush asked to move this item to the regular agenda for further discussion.

2. 480 N. Orange Avenue – Crescent Central Station

Applicant/Owner: Crescent Central/Andi Leone
Location: 480 North Orange Avenue
District: 5
Project Planner: Holly Stenger, AIA

ARB2014-00065 Request for a Major Certificate of Appearance Approval for a revision to the Master Sign Plan that includes a new high-rise sign.

Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. All previous ARB conditions of approval from the ARB minutes on 7.17.2014 shall apply.
2. The new sign H-3 shall glow white at night.
3. Any substantial changes to the master sign plan, including changes in the identification signs, shall require ARB review.

Approval of this Consent Agenda item was MOVED by Mike Beale, SECONDED by Daisy Staniszki. The motion carried unanimously.

REGULAR AGENDA:

1. 500 South Magnolia Avenue – Big Eye Agency

Owner/Applicant: Charles Kramer Family/Justin Ramb
Location: 500 S. Magnolia Ave.
District: 5
Project Planner: Doug Metzger

ARB2014-00092 Request for a Major Certificate of Appearance Approval for the location and size of a mural.

Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. The location and size of the mural is approved as proposed.
2. The mural shall be painted with outdoor acrylic paints and sealed with an outdoor varnish that contains ultraviolet light stabilizers to preserve and protect the mural to the greatest extent possible in our Florida environment.
3. A logo shall be permitted to be included on the mural but the logo shall be limited to no more than 15% [20 s.f.] of the mural area.
4. A sign permit shall be obtained for the logo portion of the mural.
5. If the mural is damaged or vandalized it shall be repaired within 30 days or painted over to match the body color of the building.

Board Member Justin Ramb declared a conflict on this item.

Mr. Doug Metzger gave a PowerPoint presentation, explaining the concept of the application, the final mural chosen from the contest and reviewed staff conditions.

Board Member Tim Lemons wanted clarification on the Arts Advisory Committee. Jason Burton, City Planning, explained that the Arts Advisory Committee verifies whether a design is art or not.

2.54 W. Church Street – Mad Cow Theatre

Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. Any changes to the logo or sign shall come back to staff for ARB minor review.
2. The color of the painted aluminum channel for the light band shall match the storefront system, and it shall be installed above the window lintel and in line with the bottom of the canopy.
3. The light band and canopy shall be installed in such a way as to minimize damage to the brick.
4. Canopy shall be installed so that the bottom of the canopy does not obscure the window lintel. The bottom of the canopy shall be inline with one brick course over the top of the window lintel.
5. Upon approval from ARB, building permits shall be obtained for all proposed improvements, in conformance with approved ARB plans and conditions of approval.
6. Additional drainage and paneling details need to be brought back for an ARB Minor Review.

Board Member Tim Lemons was concerned about the offset clear acrylic panels on the canopy; whether it would cause bug and debris collection in the panel and would it be a long term maintenance and appearance issue.

A motion was made by Jeff Bush, adding condition # 6 and seconded by Matt Taylor to approve the item based on the conditions in the staff report. Motion APPROVED 6-0, with Tim Lemons abstaining in the context of the quasi-judicial proceeding pursuant to section 286.012, Florida Statutes, to assure a fair proceeding free from potential bias or prejudice as Mr. Lemons disclosed substantial direct prior knowledge of the facts surrounding agenda item #2 and ex parte contact with a person with substantial interest at stake in the item.

Owner/Applicant: City of Orlando/ Forest Eber
Location: 655 W. Church Street
District:5
Project Planner: Doug Metzger

ARB2014-00091

Request for a Courtesy Review for a new 18, 000 seat soccer stadium and surrounding site area.

Recommended Action:

Staff recommends APPROVAL of the request with the following conditions:

1. Appearance Review Board [ARB] Approval Required

- a. This project is located in the Downtown Development Board/Community Redevelopment Area [DDB/CRA] Overlay District, which requires review by the Appearance Review Board (ARB) for any new construction, substantial improvement, major and/or minor exterior changes visible from the public ROW.
- b. An ARB Major Certificate of Appearance Approval [CofAA], issued after an ARB Final Review, for any new construction, substantial improvement or major modification visible from the right-of-way shall be required prior to issuance of a Building Permit.
- c. The application for ARB Major Certificate of Appearance Approval shall include architectural elevations and material samples and details of all proposed buildings and vertical structures for review and approval by ARB Staff and the Appearance Review Board Members.
- d. The application for ARB Major Certificate of Appearance Approval shall also include detailed site plans that include: dimensions, grading, roadway cross-sections, lighting, utilities, landscape, hardscape, signage and mechanical equipment plans including details, color and specifications of all proposed building, surface and plant materials.

2. Streetscape

- a. Design Guidelines - All streetscape adjacent to the soccer stadium shall be designed and constructed in accordance with the standards and specifications of the Downtown Orlando Streetscape Guidelines or as otherwise approved by the City.
- b. Maintenance – Unless approved through a separate agreement the Downtown Community Redevelopment Agency [CRA] shall only maintain those portions of the soccer stadium improvements within the public right-of-way. The CRA shall not be responsible for nor maintain any section of streetscape not constructed in accordance with the Downtown Orlando Streetscape Design Guidelines or as otherwise approved by the City.
- c. Minimum Width - At a minimum the streetscape zone on W. Church Street shall be 15-feet from back-of-curb and shall provide a 6-foot Streetscape Furniture and Street Tree Zone [furniture zone] combined with an unencumbered 9-foot Pedestrian Clear Zone. The minimum streetscape width on W. Central Avenue should be 13-feet and shall provide a 6-foot Street Furniture Zone and an unencumbered 7-foot Pedestrian Clear Zone. At a minimum Glenn Lane shall provide a 5-foot pedestrian clear zone or 6-feet if located on the back of curb.
- d. Streetscape Finishes and Furniture – Streetscape treatments adjacent to the soccer stadium site should be consistent with Downtown Orlando Streetscape Treatment 4. This includes double-acorn LED street lights, 6'x9' street tree wells with high-rise oak street trees, or as otherwise approved by the City.
- e. Curbing - Unless otherwise approved all streets shall have Type "F" curb with gutter.
- f. Structural Soil - To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all oak street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.
- g. Root Barriers - Where a canopy tree is installed within 10 feet of any existing or proposed underground utility line a root barrier should be installed.
- h. Crosswalks – The minimum streetscape zone from back of curb should be the priority in all instances. Crosswalks at driveways shall be raised to be at the same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The driveway slope transition from street grade to the sidewalk grade shall occur in the Streetscape Furniture Zone. The crosswalk surface shall be treated with the same streetscape treatment materials as the sidewalk surface, or a contrasting

material, color or texture than the vehicular use area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surface to outline the pedestrian path for night time safety. Refer to Detail 3.2K of the streetscape guidelines for more information.

- i. Sidewalk Café / Outdoor Dining - Outdoor dining areas exterior of the stadium walls that utilize street right-of-way will require a Sidewalk Café Permit [SWC Permit]. All outdoor dining areas, whether in or out of the right-of-way will require an ARB Minor Certificate of Appearance Approval for layout, furniture and stanchions prior to opening for business.
- j. Vehicle Drop-Off and Pick-Up Areas - The minimum streetscape zone from back of curb shall be the priority in all instances. Off-Street Vehicle Drop-Off and Pick-Up Areas shall preserve and occur outside the dedicated streetscape zone, with an additional 5-ft buffer placed between the sidewalk and the drop-off area; this buffer area shall contain a knee wall of up to 3-feet in height along the inside edge of the buffer, with additional plantings in the remainder of the area against the sidewalk. Another architectural treatment may be proposed in this required buffer at the discretion of the Planning Official.
- k. All above ground utility lines adjacent to the stadium should be placed underground during construction of the proposed streetscape improvements.
- l. ARB Approval - Streetscape hardscape and landscape plans shall be provided for approval for the ARB Major [Final] Review.

3. Service Areas, Mechanical Equipment, Utilities, Venting

- a. Service Area/Utilities - All utilities, trash disposal pick-up, and other maintenance facilities should be located on the interior of buildings, and not adjacent to the pedestrian sidewalks or streetscape zones to the fullest extent possible.
- b. Mechanical Equipment - All ground and roof mounted mechanical equipment shall be screened and meet the conditions of the City Land Development Code [LDC] including transformers, traffic signal control boxes, and other above ground utility structures.
- c. Telecommunications Equipment Screening - Buildings should be designed to accommodate for future placement of telecommunications equipment (including any communications equipment required by the Police Department). It is recommended that screening areas be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.
- d. Streetscape - In no instance shall any above grade transformer, utility box, traffic signal control box, backflow preventer or vertical impediment be located in the Pedestrian Clear Zone. The location of said equipment shall be included in the ARB Final Review submittal.
- e. Venting & Exhaust - All restaurant venting and restaurant exhaust shall be directed to the roof of the building, shall not be visible from the public right-of-way, and is not permitted on any façade of the building. All other venting and exhaust for mechanical and utilities shall be a minimum of 12 ft. above grade, and shall be designed and integrated with the building so as to be seamless with the overall architecture of the building and shall not vent over primary pedestrian areas.
- f. Backflow Preventer - backflow preventer/s shall be located so as not to be directly visible from the right-of-way and should be screened from view where necessary.
- g. Dumpsters - All dumpsters and trash compactors shall be internal to buildings and screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with the principal structure and shall be painted to match the color of the enclosure walls. A landscape screen including low hedges and groundcover if feasible shall be provided to soften the view from the public ROW and adjacent properties.
- h. Fencing - Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited (except for construction fencing with screening signs as described above).

4. Lighting

- a. Lighting Standards – Lighting shall comply with the City’s approved lighting ordinance [Ord. 2013-73]. A signed and sealed lighting plan with photometric consistent with the lighting ordinance or a photometric plan subject to approval by the Planning Official shall be submitted for ARB Final Approval. The submittal shall include details of all proposed lighting fixtures on the exterior of the soccer stadium site.
- b. Security Lighting - Security lighting shall not be substituted for parking or pedestrian area lighting fixtures. Security lighting is restricted to lighting service, storage, loading and other similar uses. Security lighting shall not extend beyond the fascia or roofline of any building.
- c. Light Shields - Shields for security lighting shall be similar in color with the surface to which the fixture is attached.
- d. Service Areas - Lighting under awnings, canopies, and porte-cocheres should be recessed. If not recessed, the box type or other lighting fixture shall be opaque on all sides (no light shall emanate from any side of the fixture).
- e. Pedestrian Areas – Pedestrian area lighting fixtures should be pedestrian in height and scale, as well as decorative in appearance, style and finish.
- f. Stadium Lighting – provide additional detail and configuration of the stadium lighting plan including field lighting and lighting of all exterior areas.

5. Master Sign Program

Intensified Entertainment District - The sign program for the Orlando Soccer Stadium should establish the district as a regional entertainment destination. With its strategic location near the Amway Center, and the Sports and Entertainment District the soccer stadium will utilize many of the sign concepts from the City’s Major Attraction Overlay District and Downtown Special Signage District; these special districts include digital signs and off-site signage rights that will be incorporated into the overall Orlando Soccer Stadium signage program.

- a. Maximum Copy Area - Maximum allowable copy area shall be calculated based upon two square feet of total sign area for each linear foot of building frontage on W. Church Street and W. Central Avenue, and one square foot of sign area for each linear foot of building frontage on Glenn Lane..
- b. Blended Maximums - Maximum allowable sign area shall be determined as part of the the Master Sign Plan.
- c. Sign Master Plan - Prior to issuance of a Certificate of Occupancy for the soccer stadium a Sign Master Plan shall be approved by the Planning Official thru an administrative determination, the City Council and shall also receive a Major Certificate of Appearance Approval from the Appearance Review Board.
- d. Sign Program Guidelines - The Sign Master Plan shall establish a uniform sign format or program for the soccer stadium and include individual sign areas, design criteria, sign type, sign size and location for all exterior signs. The Sign Master Plan shall also include a wayfinding sign package and wayfinding system for the stadium exterior.
- e. Exemptions – Digital Screens and Roof Signs shall not be deducted from the total sign allocation for the site, yet should be separately calculated and submitted as part of the Sign Master Plan.
- f. Amendments - The Sign Master Plan may be amended as needed from time-to-time thru an Appearance Review Board Minor Review.
- g. Sign Permit – A sign permit is required for all permanent and individual signs.
- h. All permanent signage shall be subject to aesthetic and design review by the Appearance Review Board to ensure the overall theme and design criteria of the complex is maintained.

6. Landscape and Hardscape Plans

- a. Provide a landscape plan for the entire stadium area that meets the requirements of the Land Development Code. Also provide a plant list of the proposed plant material. Use of native plant material to reduce irrigation needs is strongly encouraged.

- b. Provide a hardscape plan for the entire stadium area with details of the proposed materials and textures.
- c. Appearance Approval – Hardscape and landscape plans shall be provided for approval for the ARB Major [Final] Review.

7. Vehicle Use Areas

- a. All vehicle use areas shall meet the requirements of the LDC including configuration, dimensional layout, and landscaping.
- i. All vehicular use areas of the soccer stadium site including the parking lot and service yard shall comply to Sec. 61.312 of the LDC to include:
 - ii. Row-end parking aisle landscape areas – 10-feet wide.
 - iii. Intermediate landscape areas – every 10 parking spaces, 10-feet in width, or the width of the two head-on parking spaces or intermediate landscape planters - 5 feet × 5 feet square every 50-feet.
 - iv. Central landscape strip - 7.5-feet or a pedestrian walkway with a central landscape strip - 13.5-feet wide.
 - v. Perimeter landscape areas - 3 feet between the vehicular use area and the adjacent building or structure, except where precluded by other specific vehicular use requirements.
 - vi. Landscape areas adjacent to rights-of-way and property lines - 7.5 feet.
- b. Surface Parking Lot - The parking lot configuration shall comply with the requirements of Sec. 61.309 of the LDC. As submitted it appears the end aisle widths of the parking lot do not conform to code and that there are 3-5 spaces that are difficult to access or inaccessible.
- c. Vehicle Drop-Off Area - The vehicle drop-off area at the administrative entrance off of Glenn Lanes appears to be of an insufficient width and depth to allow for efficient vehicle and bus turnaround movements. Provide additional information including dimensioned plans and auto-turn exhibits to illustrate the functionality of this area.
- d. Service Yard – Access to, maneuverability, drive-way apron and curb-cut width of the service yard are unclear as submitted. Provide additional information including dimensioned plans and auto-turn exhibits to illustrate the functionality of this area.
- e. Vehicular Use area Fencing – Fencing details are unclear as submitted. Required perimeter landscape areas are not provided. Provide a fence detail of the fencing style[s] including gate locations and the required perimeter landscape areas.

8. Architecture

- a. Durable Materials – At the ground level around the entire exterior provide a base durable material such as stone, brick, pre-cast concrete or polished concrete terrazzo block that extends from finished grade to 10-12 feet above grade. Concrete block and split-face concrete block are not suitable materials.
- b. Architectural Form – All buildings should be designed to express a unique base, middle and distinctive skyline top.
- c. Principal Entrances – All buildings should have at least one entrance oriented directly toward [i.e. parallel to] the public street. Principal pedestrian entrances from the right-of-way shall be architecturally treated and emphasized with canopies, awnings, hardscape, landscape or other material changes at the ground level.
- d. Articulation – Not more than 30 feet of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, pilasters, etc. Long single plane of exterior walls should be avoided.
- e. Transparency – The ground floor building walls of all structures facing a right-of-way should contain a minimum of 15% of transparent materials. Reflective glass and glass block are not considered transparent materials. Transparent materials on walls not parallel to the street and on doors shall not be counted toward the minimum transparency requirement.

- f. Glazing - All glass at the ground level should be clear. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted or reflective glass shall not be permitted. Spandrel glass shall not be counted toward transparency.
- g. Exterior Doors – At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior solid doors that provide ingress or egress to the stadium in order to provide visibility for entering and exiting pedestrians. Mechanical and equipment room doors are exempt from this requirement.
- h. Stormwater Run-off - Water shall not spill out onto the sidewalk or plaza areas from any downspout, nor shall any downspout project into the public ROW. Canopies shall incorporate downspouts or other rain water management systems to prevent water spill onto the pedestrian path or ROW.
- i. Ticket Windows – The current location does not meet Crime Prevention Through Environmental Design [CPTED] principles and should be re-considered.
- j. W. Church Street Façade
 - i. Provide a 10-12 foot base as described in condition a. above constructed of a durable material along those portions of the façade that touch the ground.
 - ii. Meets transparency requirements at the ground level; provide additional transparency at the upper levels of the stadium section and administrative tower if feasible.
 - iii. Provide additional details of the material and treatment of the score board surround.
 - iv. Provide additional materials, projections, recesses and/or color changes along the western portion of the façade to break-up the mass of the blank area of the façade and to provide additional visual interest.
 - v. Provide additional detail of the proposed fencing and railings. The proposed fencing meets CPTED requirements.
- k. Glenn Lane [West] Façade
 - vi. Provide a 10-12 foot base as described in condition a. above constructed of a durable material along those portions of the façade that touch the ground.
 - vii. Appears not to meet transparency requirements at the ground level; provide additional transparency at the ground level. Also provide additional transparency on the upper levels of the administrative tower.
 - viii. Provide additional materials, projections, recesses and/or color changes along the entire façade to break-up the mass of the façade especially at the ground level and to provide additional visual interest.
 - l. West Central Avenue [North] Façade
 - i. Provide a 10-12 foot base as described in condition a. above constructed of a durable material along those portions of the façade that touch the ground.
 - ii. Appears not to meet transparency requirements at the ground level; provide additional transparency at the ground level.
 - iii. Provide additional materials, projections, recesses and/or color changes along the entire façade to break-up the mass of the façade especially at the ground level and to provide additional visual interest.
 - iv. Provide and architectural element such as a canopy, archway, tower element or additional architectural fenestration to make a strong architectural statement at the eastern and mid-block W. Central Avenue exit. The mid-block entry is the terminus of Parramore Avenue and needs significant architectural detailing at this key entry and view terminus point.
 - v. Provide details of proposed fencing and handrail styles and materials.
 - vi. Provide a railing or bollards at the W. Central Avenue mid-block exit to eliminate the potential of crowds spilling into the street at this location
 - m. W. Pine Street [East] Façade

- i. Provide a 10-12 foot base as described in condition a. above constructed of a durable material along those portions of the façade that touch the ground.
- ii. Appears not to meet transparency requirements at the ground level; provide additional transparency at the ground level.
- iii. Provide additional materials, projections, recesses and/or color changes along the entire façade to break-up the mass of the façade especially at the ground level and to provide additional visual interest.
- iv. Provide a canopy or other architectural treatment over the ticket window area to offer protection from the elements and to highlight off-street location.
- v. Provide an architectural element such as a canopy, archway, tower element or additional architectural fenestration to make a strong architectural statement at the W. Pine Street stadium access.
- vi. Provide details of proposed fencing and handrail styles and materials.
 - n. Appearance Approval – Architectural elevations and perspective renderings shall be provided for approval with the PD zoning application and ARB Major [Final] Review. Material samples, texture samples, color chips, and glazing samples shall be provided for the ARB Final Review.
 - o. Model - Prior to permitting, a physical 1"= 100' model of the stadium should be provided for the DDB/CRA model in the Downtown Information Center on S. Orange Avenue.

Jim Chibnall, Senior Architect, Populus, 300 Wyandotte Suite 200, Kansas City, MO 64105, gave an overview of the Soccer Stadium, including 3D cut thru elevations to show the Board different features around the Stadium.

Matt Taylor wanted to know the projected lifespan of the Stadium and when the final designs would be ready for the Board's review. Frank Usina explained that Orlando City Soccer has a 30 year contract to use the stadium, but that the stadium could also be used for other events. Forest Eber, Applicant, 313 East Livingston Street, Orlando FL 32801, explained that the Stadium can accommodate Lacrosse, Football and Rugby. It was explained that the applicant would be coming back to the Board for final review either at the November or December ARB Board meeting and that the Board Members would get a new package to show the final details of the Stadium.

Board Member Mike Beale wanted clarification on the usage for the vacant land next to the Stadium. Mr. Metzger explained that there are several development options being considered. Mr. Walter Hawkins explained that there will be a Community meeting to allow the Parramore residents an input on the options of development for the land.

Extensive conversation ensued between the Board, the Architect and Staff regarding the durability of the materials being used on the exterior of the Stadium, getting assurance that this Stadium would reflect the level of exterior design as the other venues in Downtown with correlation to architectural design, durable materials, colors and signage and requested additional details on pedestrian views and interactions, including landscape and hardscape treatments, lighting and special features along the exterior and public areas of the Stadium's exterior spaces.

As this was a Courtesy Review, no further action was needed on the item.

NEW BUSINESS: None

OTHER BUSINESS:

ARB Minor Reviews completed since the September ARB Meeting:

1. ARB2014-00086 – 250 S. Orange Avenue – Suntrust Center – Signage

2. ARB2014-00090 – 335 N. Magnolia Avenue – SkyHouse – Signage
3. ARB2014-00093 – 219 N. Magnolia Avenue - PCB Law Firm – Signage
4. ARB2014-00079 – 417 E. Central Blvd – World of Beer – Outdoor Furniture & Signage
5. ARB2014-00055 – 500 E. Central Blvd – Eden's Fresh Co. Thornton – Sidewalk Café
6. ARB2014-00087 – 710, 725, 817 & 818 Main Lane – Lucerne Hospital – Site Demolition
7. ARB2014-00099 – 431 E. Central Blvd - Post Apartments - Master Sign Plan Revision
8. ARB2014-00101 – 431 E. Central Blvd – World of Beer – Signage
9. ARB2014-00094 – 745 N. Magnolia Avenue – Two Chefs Seafood – Exterior Stair Access
10. ARB2014-00095 – 120 Zelma Street – Florida League of Cities – Parking Expansion

Holly Stenger, City Planning, let the Board know to keep an eye out for a Council Workshop regarding Ultimate I-4.

Extensive conversation ensued regarding current Downtown signage ordinance and whether it would be changing anytime in the near future.

OLD BUSINESS:

ADJOURNMENT: CHAIRMAN GREG WITHERSPOON ADJOURNED THE MEETING AT 4:02 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE TUESDAY, NOVEMBER 11, 2014 AT 2:00 PM.

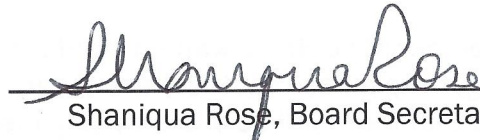
STAFF PRESENT

Doug Metzger, City Planning
Walter Hawkins, Director of Urban Development
Shaniqua Rose, Board Secretary
Kenneth Pelham, City Planning



Walter Hawkins, Acting Executive Secretary

Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning
Holly Stenger, City Planning
John C. Groenendaal III, City Planning



Shaniqua Rose, Board Secretary