

MEETING  
INFORMATION

## MEETING MINUTES

NOVEMBER 17, 2022

Virtual Meeting**To join Virtually:**<https://orlando.gov.zoom.us/j/99228810801>*Time*

2:00 p.m.

*Board Members**Present:*Clarisse Gates-Vice  
Chair

Patrick Panza

Margaret Brock

Daniel Gordon

Chad Cowart

Jeff Arms

DDB Staff Walter  
Hawkins*Board Members**Absent*

Jill Rose-Chairperson

Daniel Gordon

## OPENING SESSION

Clarisse Gates, Board Vice-Chair, called the meeting to order at 2:00 p.m.  
Betsy Herwig, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.

## PUBLIC COMMENTS: NONE

## MINUTES:

Patrick Panza MOVED to waive the reading of the minutes and to approve the minutes of the September 15, 2022 meeting with the following correction to page four, fourth paragraph: "Vice Chairperson Gates expressed that he she likes that project and the orientation of the project"  
Chad Cowart SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (4-0).

## ANNOUNCEMENTS

- None

*Note: Board Member Margaret Brock joined the meeting at 2:07 p.m.*

## CONSENT AGENDA

- None

## REGULAR AGENDA

**1. Case No: ARB2022-10054, The Commons – 191 S. Rosalind Ave.**

|                  |   |
|------------------|---|
| Applicant:       | Damon Kolb, MCRT Investments, LLC   |
| Owner:           | Steve Garrity, Highwoods Realty Limited Partnership   |
| District:        | Commissioner District 4   |
| Project Planner: | Richard Forbes  |
| Description:     | <b>Courtesy review for a 100,000 square feet office building and a 400-home, 25-story multifamily rental community with related Amenities, integrated parking garage, and approximately 8,238 Square feet of ground floor retail.</b> |

*Recommended Action: No action required.*

This item was presented by Richard Forbes, Appearance Review Official. Using PowerPoint, Mr. Forbes presented the proposed project, location, site photos, survey, elevations, overall project view, renderings, and staff courtesy comments.

Mr. Forbes addressed questions from the board. He stated that the existing Lymmo stop will be located to the west of the via and directed the Board to address questions concerning the rooftop amenities to the applicant. Board Member Brock asked if the scale of the office is driven by the density and noted that there is a different architectural statement in the north

*Revised 11/28/2022*

and south elevations of the residential tower.

- Damon Kolb (via Zoom), representing MCRT Investments, LLC. Mr. Kolb explained that the via was designed to accommodate fire rescue use for the residences and office. While it may accommodate two-way traffic it was designed for low vehicular speeds to discourage use as a thoroughfare. He clarified that this will be a phased project.
- James Emerson (via Zoom), 150 Fayetteville St., Raleigh, NC, spoke on behalf of the applicant. Stated that the orange screens in the rendering had been removed from the design.

Vice-Chairperson Gates opened the hearing to the public. No speaker requests were received.

Board member Cowart stated that he likes the design of the enclosed garage and façade, including the variation and sill heights. He suggested adding a third color to add contrast to the design and believed that the paseo needs punching up with landscape design to be more open and flowing.

Vice-Chairperson Gates commented that she would like more articulation in the roof line and with the office building. She also felt that the tower façade density should be changed and would like to see an element like the orange screens in the design. She stated that the elevations felt a little flat. Board Member Cowart stated that he liked the ceiling treatment for the office balconies.

Board Member Panza felt that the east edge of the tower (shown in NE view on page 30 of the staff report) was not broken up or detailed without additional treatment on the roof. He further stated that without the articulation detail there is no break in the vertical element. Mr. Kolb said that they will work on the elevation.

Board Member Arms stated that he felt it was unusual to have the residential building between the garage and office and wondered if it should be more unified. He felt that it looked like two different developers doing two different projects and inquired of the applicant if they could create something different or unusual with the roof. Mr. Emerson responded and indicated that the developers wanted a unique boutique office style. He further stated that they did look into different rooftop projects, but it was cost prohibitive.

## COURTESY REVIEW

- No Items

## NEW BUSINESS:

- No Items

## OTHER BUSINESS:

- No items.

## ADJOURNMENT:

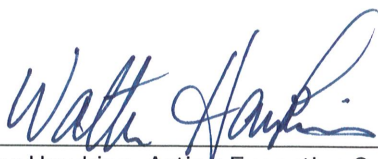
Vice-Chairperson Clarisse Gates adjourned the meeting at approximately 3:05 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, December 15, 2022,  
AT 2:00 PM

## STAFF PRESENT

Sarah Taitt, Assistant City Attorney II  
Richard Forbes, Appearance Review Official  
Manuel Ospina, City Planning  
Jacques Coulon, Transportation  
Vincent Gramaglia, Permitting Services

Walter Hawkins, Executive Secretary  
Fernanda Paronetto, City Planning  
Betsy Herwig, Recording Secretary  
Yesenia Martinez, Economic Development

A handwritten signature in blue ink, appearing to read "Walter Hawkins". The signature is fluid and cursive, with the first name "Walter" and last name "Hawkins" clearly distinguishable.

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Walter Hawkins, Acting Executive Secretary

A handwritten signature in blue ink, appearing to read "Betsy Herwig". The signature is cursive and stylized, with the first name "Betsy" and last name "Herwig" clearly distinguishable.

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Betsy Herwig, Recording Secretary