



APPEARANCE REVIEW BOARD

MEETING MINUTES

March 20, 2014

MEETING INFORMATION

Location

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

Time

2:00p.m.

Board Members Present:

Mike Beale, Vice Chair

Tim Lemons

Jeffrey Bush, arrived at 2:04pm

Matt Taylor, arrived at 2:08pm

Justin Ramb

Daisy Staniszkis

Board Members Absent:

Greg Witherspoon, Chair

OPENING SESSION:

- Vice Chairman Mike Beale called the meeting to order at 2:02 P.M.
- Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum was confirmed.
- Vice Chairman Beale read the Welcome, General Rules of Order and the Appeals process.

MINUTES

Board Member Tim Lemons moved APPROVAL of the February 20, 2014 ARB Meeting Minutes. Board Member Justin Ramb seconded the motion, which was voted upon and passed by unanimous voice vote.

ANNOUNCEMENTS

- There were no Announcements.

New Business

- There were no items for New Business.

CONSENT AGENDA

- There were no items on the Consent Agenda.

REGULAR AGENDA:

1. 620 Mariposa Street – Jackson-Mariposa

Applicant/Owner: Franco Scala
Location: 620 Mariposa Street
District: 5
Project Planner: Doug Metzger, AICP, LMT

ARB2014-00015

Request for a Major Certificate of Appearance
Approval for a new ~~3028~~ unit, three story, rear
loaded Town House Development.

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

1. Architecture

- a. The two townhouse units whose north sides face Mariposa Ave and whose fronts face towards the interior of the property need to be modified to provide a front door that orients towards Mariposa Street. [Sec. 62.200]
- b. Units with a side façade that faces Jackson Street [1 unit], and Mariposa Avenue [3 units] need to comply with the 15% transparency requirement for every floor below the roof line. [Sec.62-600]
- c. In order to provide some ground level transparency to the interior areas of the project windows or "lights" shall be added to the garage doors.
- d. Roof amenity improvements and proposed accessory structures will require property owner association, Appearance Review Board and building permit approval for each individual unit prior to installation.
- e. The windows on the residential units shall be recessed from the façade or trimmed with a material that is 1.5" in depth to provide more texture and shadow lines on the facades.
- f. Primary pedestrian entries shall be clearly expressed and highlighted. Entries shall incorporate additional fenestration to highlight the entry area.
- g. Durable materials such as stone, brick, pre-cast, etc. are encouraged and required along sidewalks at ground level. Stucco may be appropriate on upper levels.
- h. All venting and exhaust for mechanical equipment, appliances and utilities shall be a minimum of 10 ft. above grade, and shall be designed and integrated with the building so as to be seamless with the overall architecture of the building. Vent covers or louvers shall be flush with the face of the building.
- i. All mechanical equipment and switch boxes shall be screened from view and meet the screening requirements of the Land Development Code. [Sec. 58.982]
- j. Multiple building materials shall be used on the townhouse modules to break up the large mass of the building facades.
- k. Building Materials and Color—Final building elevations, building materials and paint colors shall be reviewed for compliance with the above conditions and material usage as an ARB Major ~~Minor~~ Review prior to submittal for building permit.

2. Lighting

- a. A signed and sealed lighting plan consistent with Orange County's lighting ordinance (Ord. No.2003-08, §1,6-3-03) or a Photometric Plan subject to approval by the Planning Official shall be submitted with permitting drawings.
- b. Light-emitting diode (LED) lamps are encouraged.
- c. On-site project lighting fixtures and security lighting fixtures will also be required with the lighting plan.

3. Dumpster Enclosure

The proposed dumpster is located in a portion of the property that may not meet setback requirements and will make it visible from the second floor of adjacent residences to the west. An architecturally integrated trellis or roof shall be incorporated into the dumpster enclosure design in order to screen the dumpster. Staff approval needed before enclosure can be installed.

4. Streetscape

- a. The pedestrian zone [sidewalk] shall be clear to the sky and unobstructed by vertical impediments in the sidewalk or architectural projections overhead. Awnings and canopies with a minimum 14-feet of clearance may be permitted to overhang the pedestrian zone. This pedestrian zone may occupy both public and private property.
- b. The streetscape treatment shall be Treatment 5, Parkway Street, along Mariposa, Jackson and Summerlin. Treatment 5 is typified by concrete sidewalks with hand-troweled joints and a broom finish perpendicular to the street. Parkway strips with canopy street trees, single-acorn streetlights, and Lawrenceville brick corners at intersections. Planting beds of groundcovers are encouraged in lieu of grass strips.

- c. Along S. Summerlin Avenue, the streetscape treatment shall be Treatment 5, Parkway Street with an 7.8-foot wide parkway strip and 7-foot wide concrete sidewalk, single-acorn light fixtures [per OUC spacing requirements] and canopy understory street trees approximately 40-feet on-center. Existing driveway cuts will be removed and the vertical curb and gutter shall be restored.
- d. Along Jackson Street, the streetscape treatment shall be Treatment 5, Parkway Street with an 8.5-foot wide on-street parking bay, a 7.5-foot parkway strip with single-acorn light fixtures [per OUC spacing requirements], canopy street trees spaced approximately 40-feet on-center, and a 7-foot wide sidewalk. Existing driveway cuts will be removed and the vertical curb and gutter shall be restored.
- e. Along Mariposa Street, the streetscape treatment shall be Treatment 5, Parkway Street with an 8.5-foot wide on-street parking bay or parkway strip with single-acorn light fixtures [per OUC spacing requirements], canopy street trees, and a 5-foot sidewalk. Existing driveway cuts will be removed and the vertical curb and gutter shall be restored.
- f. Street sidewalks crossing driveways shall be continuous, with a smooth level grade.
- g. All streetscape elements shall be constructed consistent with the Downtown Streetscape Design Guidelines. Structural soil or an approved equivalent shall be used for planting new street trees to reduce long term impacts to the sidewalks and hardscape.
- h. All vertical obstructions and utility poles including street light poles shall be located in the parkway strips and not impact or impede the pedestrian paths/sidewalks; the existing utility pole on Summerlin shall be moved into the parkway area between the back-of-curb and sidewalk.
- i. 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 with fencing or vegetative buffers. Their locations shall be clearly identified on the final site plan.
- j. Any decorative fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing; excluding fencing that is used to buffer impacts to adjacent properties. Chain link fencing is prohibited.

5. Landscaping

- a. All landscaping shall meet or exceed the minimum requirements of the landscape code current at the time of development, and shall additionally comply with the Downtown Orlando Streetscape Guidelines.
- b. A report from the City Arborist on the health and viability of existing trees is required. Removal of existing healthy specimen trees will require mitigation based on the recommendation of the City Arborist.
- c. Tree clearing (excluding the clearing of invasive exotic species) shall not commence until full site and building development plans have been approved.
- d. Street tree species shall be determined in conjunction with City staff. City staff shall have the right to inspect and select street trees at the nursery supplier prior to shipping to the site.
- e. A 6-foot tall, solid PVC vinyl fence with landscaping shall be installed along the western boundary of the property. The bufferyard shall be consistent with the landscaping requirements of Bufferyard A. [Sec. 60-260]
- f. A fast-growing hedge, such as viburnum or ligustrum, should be planted adjacent to the dumpster enclosure. The hedge should be a minimum of 30-inches in height at installation and be maintained to a minimum height of 36-inches after the first year. Understory trees shall also be utilized to help soften and screen the dumpster enclosure.
- g. A final landscape and hardscape plan shall be submitted to ARB for an additional Major/Minor Review and compliance with these conditions of approval prior to submittal for building permits.

6. Sustainable Construction Methods

Water conservation, energy conservation, and low-maintenance landscape design are strongly encouraged.

7. Model

Prior to permitting, a physical 1"= 100' model of the project (or each building as it's developed) should be provided for the DDB/CRA model. At time of permitting, submit a 3D virtual model in the City of Orlando's digital format for the Virtual Orlando model (See CAD Standards City of Orlando for format).

Mr. Doug Metzger gave a PowerPoint presentation, explaining the elements of the project and read the staff conditions. Mr. Metzger made modifications to staff conditions # 1K, 3, 4C and 5g.

Bob Rabbits, 5127 S. Orange Ave Orlando, FL 32809, thanked the City for all of their help with the project. He noted the new elevations presented to the Board today, containing the conditions required including, meeting the transparency entry requirements, windows in the garage doors plus treatment around the windows. Mr. Rabbits let the Board know that the first floor would be precast.

Board Member Tim Lemons noted that he liked the project but, needed clarification on a few things:

- 1- If the Romeo Juliet doors on the balcony were operable.

- 2- Material being used on the detail at the top corner sides of the building.
- 3- If the cellar window appearance at the base of the building was for a relief.
- 4- The intentions for roof access.
- 5- If there is drive access past the dumpster.

Mr. Rabbits explained that:

- 1- The doors are operable on the balcony.
- 2- The material for the corner sides of the building will be fypon.
- 3- That base of the building would be a relief, giving a viewer the perception of a basement.
- 4- That the roof access would be a tenant roof terrace upgrade during the purchase the townhome, so it would be optional but it is believed that it would be on 25-40% of the homes and it is setback substantially from the front of the building and should not be seen from the street.
- 5- The road from the dumpster is a dead end only giving access to the dumpster.

Mr. Lemons wanted to see more detailing on the project before moving forward. Mr. Rabbits pointed out that condition # 1K requires the applicant to come back to ARB with final building elevations, building materials and paint colors for review. Mr. Lemons recommended a company to use for the dumpster enclosure.

Board Member Justin Ramb asked if there was signage for the building. Mr. Metzger said that none had been presented and that typically residential buildings like this one don't have signage.

Board Member Matt Taylor questioned if the driveway material would be asphalt or another material. Mr. Rabbits said that it would be asphalt but they would consider pavers for the intersections. Mr. Taylor expressed concern that submittal packages should be complete in order for the Board to make decision properly.

Board Member Daisy Staniszki needed clarification on several items:

- 1- Based upon the new elevation provided today, does the Mariposa end unit have entry on the ground floor.
- 2- If there is visitor parking.

Mr. Rabbits explained the elevation:

- 1- The end unit has a square covered entry that is open on both sides, you enter from the court yard side into the unit but looking from the street you go up the stairs and turn into the unit.
- 2- That each unit has a 2 car garage and that street parking was the only available option for visitors at this time.

Board Member Jeff Bush noted that the roof stair access lacked detailing in the elevation and that the recesses were not lined up with the window. Mr. Rabbits explained the recesses were a drafting error that they were lined up.

Vice Chairman Mike Beale agreed with Mr. Lemons that he wanted to see the additional roof access detailing. Mr. Bush said he disagreed with their opinion that it would be nice not to have everything symmetrical in the drawings.

Motion: Board Member Jeff Bush moved approval of this item with changes to conditions # 3, 4c and 5g. Board Member Tim Lemons seconded the motion asking for discussion about a change to condition # 1K. Board Member Matt Taylor made an amendment to the motion, noting change to condition #1K, which was voted upon and passed by unanimous voice vote.

2. 899 N. Orange Avenue

Applicant:	Luke Minton
Location:	899 N. Orange Avenue
District:	5
Project Planner:	Holley Stenger

ARB2014-00016
Approval for the Master Sign Plan

Request for a Major Certificate of Appearance

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

1. ARB review is for aesthetics and design review at this time. Square footage permitted for each tenant shall meet the LDC Chapter 64 for the AC-3A/T zoning district. The Master Sign Plan shall be reviewed by the Planning Official, through determination, to adopt the plan prior to permits.
2. Staff recommends incorporating directional signage for parking, etc. in the master sign plan. Review of directional signs may be incorporated in the final plan, and reviewed as a Minor ARB approval.
3. Art Banners: Permanent, fade-proof application of metal or similar durable material, that is fully integrated as an architectural embellishment shall be installed. Banner artwork shall be reviewed by the City Art Advisory Board and Minor ARB review prior to building permits being issued.
4. It will be the responsibility of the tenant or sign applicant to include with every sign permit package a Management Control Letter signed by the property Management Company or landlord that includes a spreadsheet of all signs and their sizes as assigned by the landlord and permitted by the City for the entire property. The Management Control Letter will also include a statement authorizing an amount certain of sign area to the tenant and/or applicant.
5. Prior to application for a sign permit [BLD permit] the Tenant/Applicant will be required to apply for and receive a Major or a Minor Appearance Review Board [ARB] Certificate of Appearance Approval [CofAA]. Four copies of the CofAA will need to be submitted with the sign permit package.
6. Final Master Sign Plan revised to meet the ARB conditions of approval shall be submitted prior to Certificate of Appearance Review approval.
7. Blade signs need to have 9 foot minimum clearance if it is encroaching into the sidewalk (code section 61.204).
8. The 1ft by 3ft Blade Signs are internally illuminated white.

Ms. Holley Stenger gave a PowerPoint presentation, she explained the elements of the project and read the staff conditions. Ms. Stenger added condition # 7 and clarified that for condition #4 if the sign submittal was over 30 feet the tenant would have to come back for a major review but, otherwise each tenants' application would be a minor submittal.

Luke Minton, Applicant 830 South Ronald Reagan Blvd. Longwood, FL 32750 agreed with the recommendations and let the Board know that the art on the panels are just a place holder.

Board Member Matt Taylor requested clarification on a few things: 1-the size of the blade signs and 2-about how far apart are the blade signs. Mr. Minton clarified 1- the blade signs are 12 inches by 36 inches (1ft by 3ft), and 2-there is one sign per tenant and each unit is about 30 feet apart.

Vice Chairman Mike Beale asked if the signs would be lit at night and if they would shine. Mr. Minton explained that the blade signs would be lit, it would be internally illuminated and if they are allowed to use their name as logo, just the name would be illuminated in the color white.

Extensive conversation ensued between the Board, the applicant, Staff and the architect regarding the blade sign illumination and a condition was proposed and accepted by the applicant.

Motion: Board Member Matt Taylor moved approval of this item with the addition of condition #7 and #8. Board Member Jeff Bush seconded the motion, which was voted upon and passed by unanimous voice vote.

OTHER BUSINESS:

ARB Minor Reviews since the January ARB Meeting

1. ARB2014-00007 127 N. Magnolia Ave – Lighted Wall Signs
2. ARB2014-00017 924 W. Colonial Drive – Two Wall Signs
3. ARB2014-00021 430 S. Parramore – Wall Sign
4. ARB2014-00026 331 N. Orange Ave – Wall Sign
5. ARB2014-00023 135 E. Colonial Drive – 4 Corners Sign
6. ARB2013-00098 100 S. Eola Drive – New Entrance Canopy

7. ARB2014-00020 30 E. Livingston Street – The Acquittal Café (sidewalk café)
8. ARB2014-00018 90 E. Livingston Street – SkyHouse Subway Sign
9. ARB2014-00019 618 E. South Street – CNS Healthcare Awning
10. ARB2014-00022 112 Lake Ave – Jefferson Group Sign – Blade Sign
11. ARB2014-00013 250 N. Orange Ave – Post Demolition
12. ARB2014-00014 41 W. Jefferson Street – Post Demolition
13. ARB2014-00012 48 W. Robinson Street – Parking Lot Renovation

Board Member Mike Beale wanted clarification on the future plans of the land after the demolitions of items #11 and 12. Mr. Metzger let the Board know that at this time there is no clear understanding of what will take place with the land but, post demolition conditions states that the applicant has to repair any damage to the façade of the adjacent building. No redevelopment plan has come back to the City as yet but there is intention to sell after demolition.

OLD BUSINESS: None

Board Member Jeff Bush requested that the elevations be a little larger in the packages that they receive. Mr. Metzger said he would revise the application requirement to ensure that all board members get larger elevations.

ADJOURNMENT: VICE CHAIRMAN MIKE BEALE ADJOURNED THE MEETING AT 3:23 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, APRIL 17, 2014.

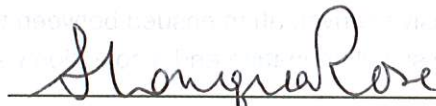
STAFF PRESENT

Kyle Shephard, Assistant City Attorney II
Doug Metzger, City Planning
Walter Hawkins, Director of Urban Development
Christel Brooks, Administrative Specialist

Shaniqua Rose, Board Secretary
Jason Burton, City Planning
Holley Stenger, City Planning



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary