

Appearance Review Board Staff Report

April 21, 2022

1 N Rosalind Avenue Central and Rosalind Park

Case Number

ARB2022-10012

Applicant

Mercedes Blanca, Project
Manager-CRA

Owner

City of Orlando, Community
Redevelopment Agency
(CRA)

Requested Action

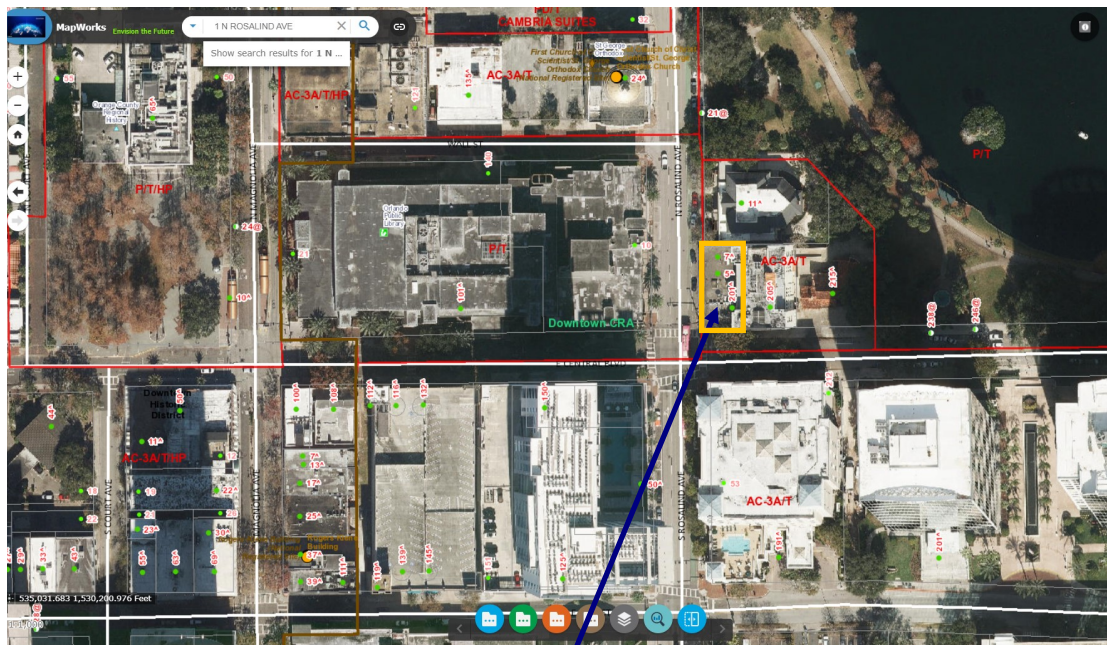
Request for a Major certificate of Appearance Approval for a new park space to include hardscape, landscape, site furniture/pots and improvements to the surrounding streetscape.

Recommendation

Approval, based on the conditions in this staff report.

Project Planner

Richard Forbes, AIA
Appearance Review Official



Aerial Photograph **Subject Property**



Summary

Project Description

A major review for approval of a Major Certificate of Appearance Approval for a new park space to include hardscape, landscape, site furniture/pots and improvements to the surrounding streetscape.

Project Background

- 1-3 North Rosalind Avenue, parcel id 25-22-29-3140-10-000.
- Site is zoned AC-3A/T and is located in the Downtown Community Redevelopment Agency (CRA) area.
- Lot is currently developed with a vacant 2 story building built circa 1958.
- Land was purchased by Orlando Land

Trust with assistance from the CRA in 2021.

Public Notice

A placard was posted on the subject site advertising this ARB meeting and as of April 14, 2022, no comments have been received.

ARB Staff Review

The proposal is to for a new public park space at the north east corner of East Central Boulevard and North Rosalind Avenue. Funds to purchase this space were the result of the Orlando Land Trust's community fundraising efforts with assistance from the Community Redevelopment Agency. The space will be used as a public open space in perpetuity. The design presented to the ARB with this application is proposed to be an interim design and consists of hardscape, landscape, site furniture/pots, and improvements to the streetscape surrounding the space. The temporary post demolition conditions after the demolition of the building at this location was approved via ARB2022-10006. The two story building existing on site was constructed circa 1958 and was built at a 0 foot setback to the property to the east which was constructed circa 1925 as a three story structure constructed of concrete block and extensively added to in 1980. It is assumed that the west wall of the adjacent building to the east at 205 East Central Boulevard has not changed since 1958 and the condition is unknown. The demolition of the subject property building will reveal the material and condition of the wall. Work may need to be done to ensure that the newly exposed wall will form an attractive backdrop to the new park. If permissions are not granted by the adjacent property owner then other treatments located on the park site may be necessary.

The park design uses integrally colored concrete, large format concrete pavers in light and dark gray, some sod, planting beds, 4 palms and 1 oak shade tree. Also included are 14 large scale planter pots which are similar to other pots used in city projects. The immediate streetscape is proposed to be replaced as shown to match typical conditions in this area.

Staff recommends approval of the proposal with the following conditions:

1. ARB Approval

- A. Minor modifications to this ARB approval will require additional ARB staff review and approval. Major modifications may require additional ARB board approvals.
- B. ARB approval does not grant permission to construct and/or install. All necessary permits must be obtained prior to commencement of installation activity.

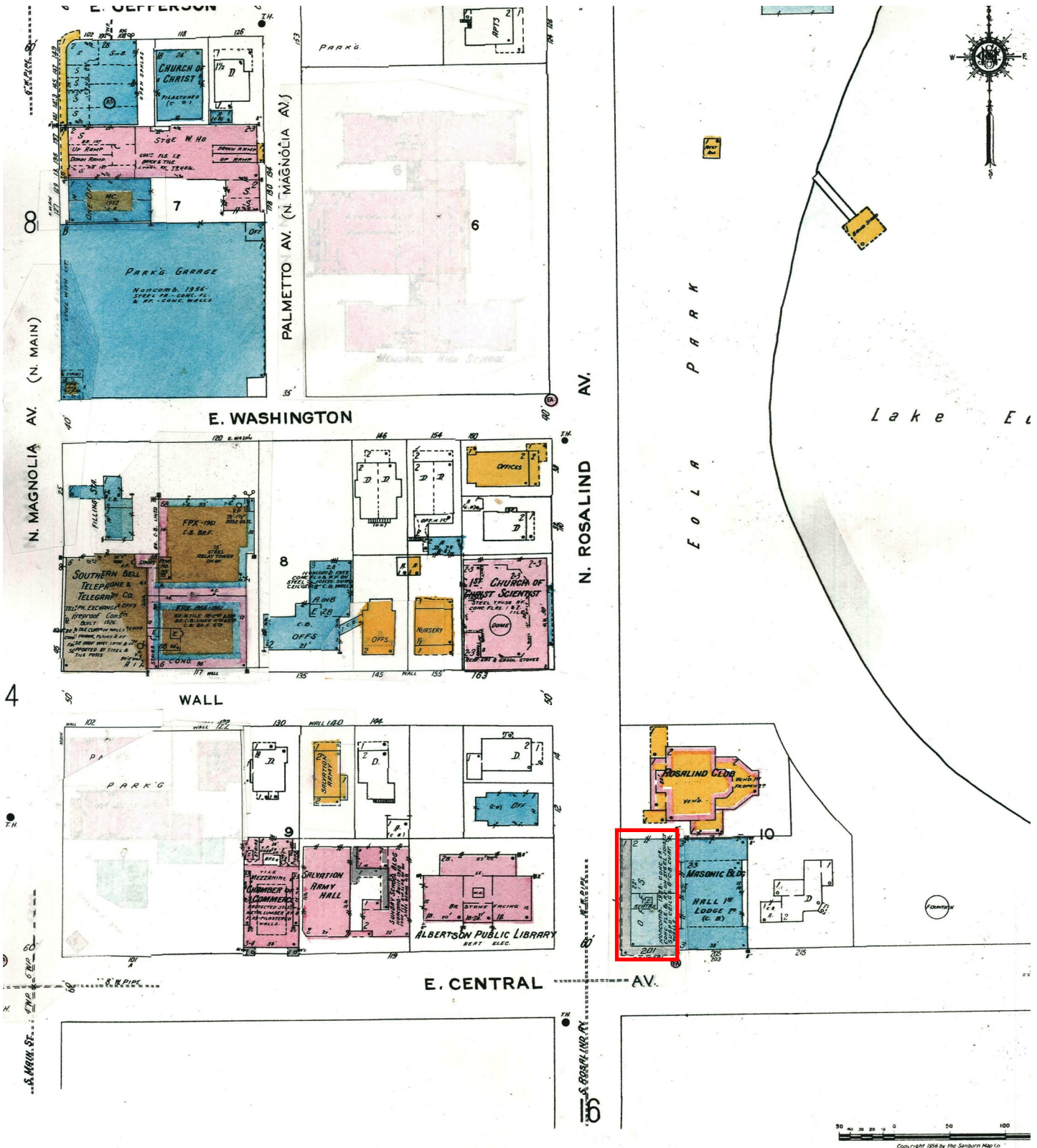
2. Streetscape

- A. Streetscape shall match adjacent areas. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
- B. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone must be vehicle bearing grade boxes and lids.

3. Wall on building to the east

- A. Additional ARB Minor Review shall be required to determine what finish and or alternate design treatment is appropriate for the newly exposed wall on 205 East Central Boulevard, the existing building to the east.

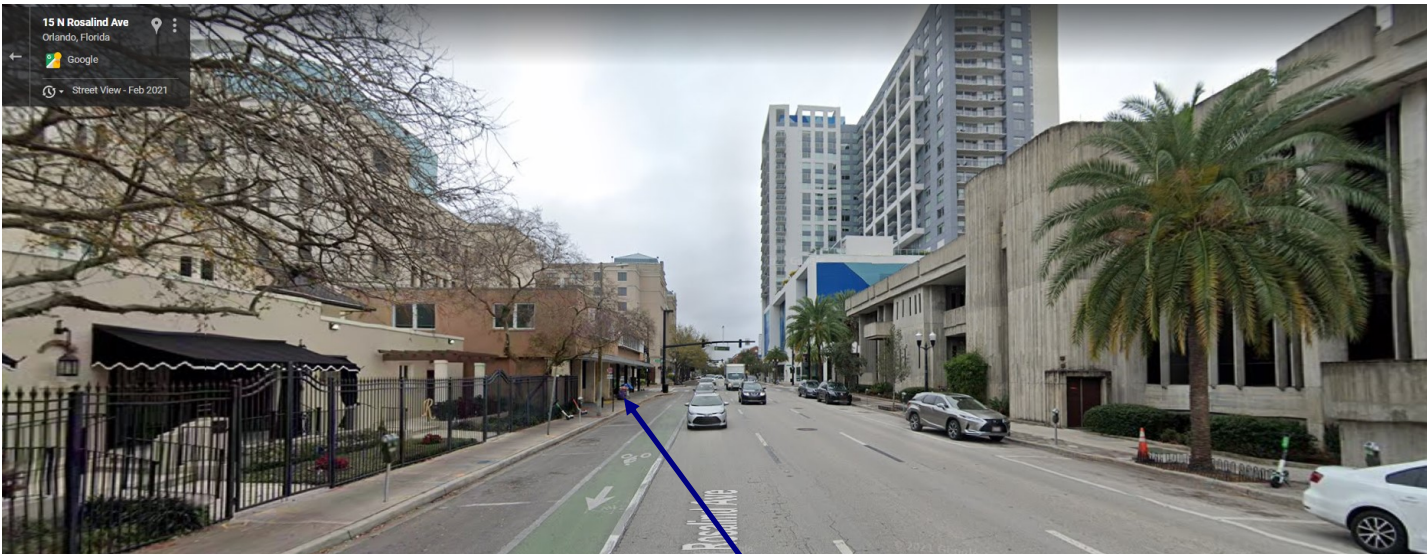
1956 Sanborn Insurance Map updated to 1962



Street Views



Subject Location

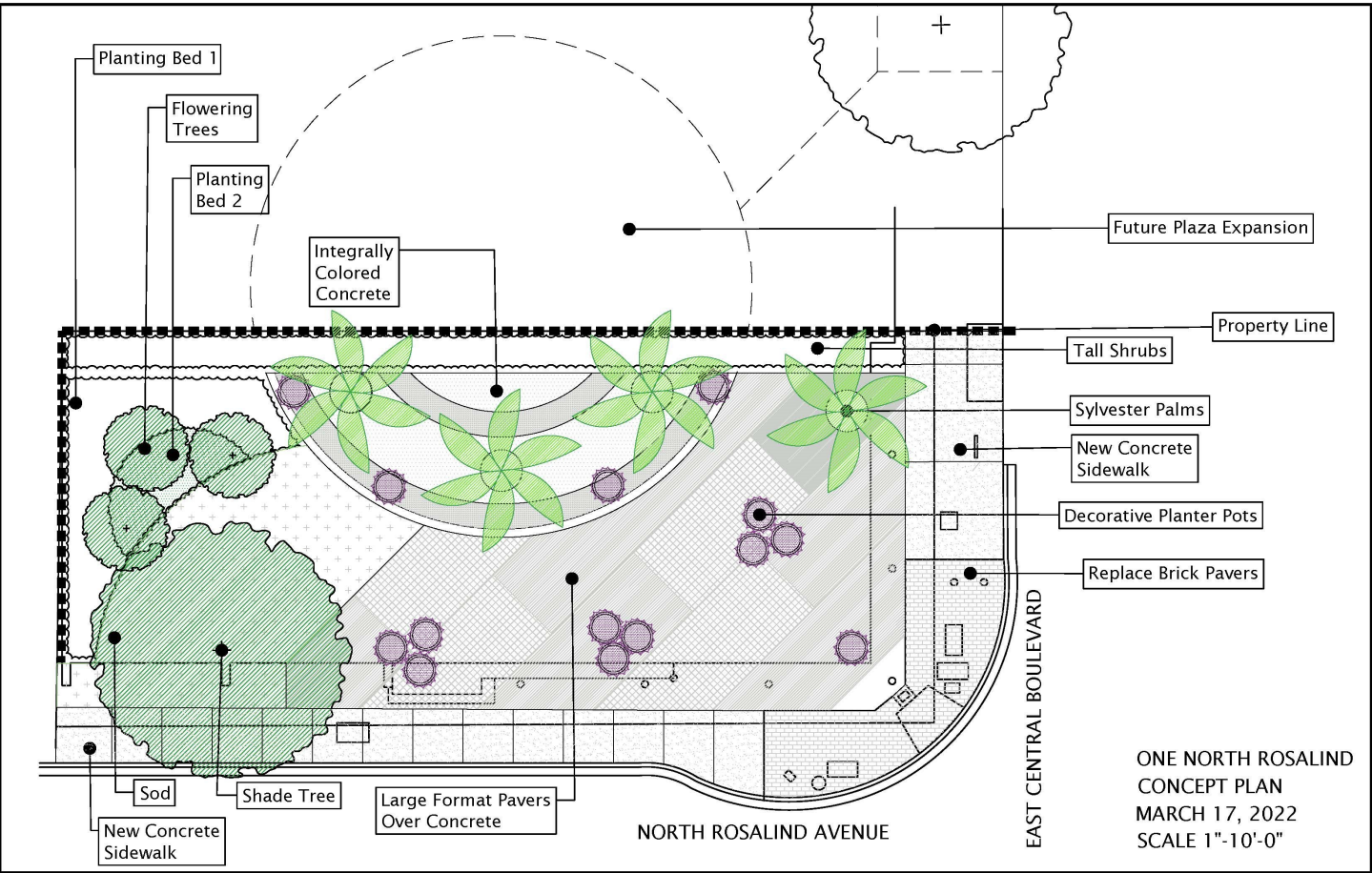


Subject Location



Subject Location

Proposed Plan of Park





Date: 3.17.22

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TO SPECIFY

Select the MBS product number along with the options below.

Drainage

- Standard diameter hole: approximately 2-3/8"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)

Concrete Color

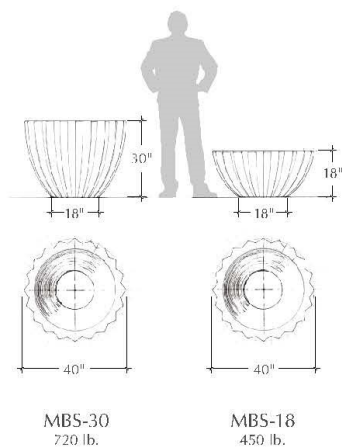
- Natural gray concrete
- 9 standard color options available
- Additional color mixing available

Finishing

- Bituminous sealer (suggested for interior applications)
- Sandblast finish

Notes

- See website to download CSI specifications
- Upcharges will apply for colors, sandblasting, sealer, and extra drain holes



All weights are approximate.

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Highrise Oak

quercus virginiana 'Qvtia'



Highrise Oak in the landscape

Common Names:

Highrise Live Oak

Native Origin :

Southeastern United States

Environment:

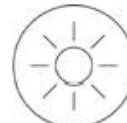
Soil: Performs best in well-drained soil; once established will grow in hard, dry soils, sand or clay
Salt: medium
Exposure: partial shade to full sun

Description:

Hardy Range: 7B - 10B
Mature Height: 30 - 40'
Mature Spread: 16 - 25'
Growth Rate: medium
Form: upright, flame shape
Persistence: semi-evergreen

Ornamental Characteristics:

Brown blooms appear in spring. Foliage is green with no change in the fall season. Fruit (acorns) are longer and more slender than other cultivar oaks. Highrise has upright branching and uniform growth.



Full Sun



Canopy



Deciduous



Low drought tolerance



Urban

Sylvester Palm

phoenix sylvestris



Sylvester Palm in landscape

Common Names:

Sugar Date Palm,
Sylvester Date Palm,
India Date Palm, Silver
Date Palm and Wild
Date Palm

Native Origin :

India

Environment:

Soil: Moist, well-drained
Salt: moderate
Drought Tolerance:
moderate
Exposure: full sun or
partial sun

Description:

Hardy Range: 8B - 11
Mature Height: 40 - 50'
Mature Spread: 10 - 15'
Growth Rate: slow

Ornamental Characteristics:

Sylvester Palms have a hefty central trunk that is noticeably swollen at the base. The leaves are pinnate and up to 10 - 15 feet long. They are a silver-green color and have spines towards the petioles. Small white branching inflorescence form along the leaves. Following the flowers is oval fruit that is 3/4 of an inch in diameter. The fruit turns purple-black when ripe.



Full Sun



Partial Shade



Slow growth



High drought
tolerance

