



APPEARANCE REVIEW BOARD

MEETING MINUTES

September 18, 2014

OPENING SESSION:

- Vice Chairman Mike Beale called the meeting to order at 2:01 P.M.
- Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum was confirmed.
- Vice Chairman Mike Beale read the Welcome, General Rules of Order and the Appeals process.

MINUTES

A motion was made by Matt Taylor and seconded by Daisy Staniskis to approve the August 21, 2014 ARB Meeting Minutes. The motion carried unanimously.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA

1. 111 North Orange Avenue

Owner/Applicant: MTJ Orlando LLC/ Roger Williams

Location: 111 N. Orange Avenue

District: 5

Project Planner: Kenneth Pelham

ARB2014-00051

Request for a Major
Certificate of Appearance
Approval for blade signs.

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

1. The signs must have a vertical clearance of at least 9' above the sidewalk.
2. The signs shall be centered vertically on or between the joints in the stone facing.
3. Minor changes from this approval must receive additional staff review, or full Board review if significant.
4. ARB approval does not constitute a building permit, and does not constitute approval of the site design and building modifications. All relevant permits must be obtained. If a right-of-way utilization permit is required and denied, and a significant redesign of the sign or its location will be needed, such redesign must be brought back to the ARB for a Major Review.

MEETING INFORMATION

Location

Sustainability Conference
Room

2nd Floor, City Hall

One City Commons

400 South Orange
Avenue

Time

2:00p.m.

Board Members Present:

Mike Beale, Vice Chair

Matt Taylor

Daisy Staniszki

Justin Ramb

Tim Lemons

Jeffrey Bush

Board Members Absent:

Greg Witherspoon, Chair

Mr. Kenneth Pelham gave a brief overview of the submitted application.

Approval of the consent agenda was MOVED by Justin Ramb, SECONDED by Tim Lemons. Motion APPROVED 5-0, with Mike Beale 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. Beale disclosed substantial direct prior knowledge of the facts surrounding consent agenda item #1 and ex parte contact with a person with substantial interest at stake in the item.

REGULAR AGENDA:

1. 255 South Orange Avenue – Citrus Center

Owner/Applicant:	Parkway Realty Services/Teresa Brantley
Location:	255 S. Orange Avenue
District:	5
Project Planner:	Doug Metzger

ARB2014-00083	Request for a Major Certificate of Appearance Approval for entry renovation, architectural screens, lighting hardscape, lighting, monument sign and retail signage.
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Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. PROPOSED LOBBY STOREFRONT SYSTEM AND COLUMN CLADDING— is approved as submitted. All glass at the ground level shall 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.

2. PROPOSED ENTRANCE CANOPY

- a. Canopy is approved as submitted.
- b. Storm water Run-off - Water shall not spill out onto the sidewalk or plaza areas from the canopy or any downspout, nor shall any downspout project into the public ROW. The proposed canopy shall incorporate downspouts or other rain water management systems to prevent water spill onto the pedestrian path or ROW. Final design for storm water run-off will be reviewed during the building permit process.

3. ENTRY PLAZA IMPROVEMENTS

- a. The proposed planter areas, beach pebbles, granite curb and flamed granite pavers are approved as submitted.
- b. The pedestrian connection to the ATM shall also be the flamed granite pavers to match the proposed entry pavers and to meet ADA accessibility requirements.

4. ARCHITECTURAL MESH TREATMENTS

- a. ~~The architectural screening above the entry area and in other places on the façade shall be limited to the vertical recessed areas of the façade. The mesh panels shall be inset into the recesses in order to expose some of the angled areas of all the recesses and preserve the strong vertical framing elements between the recesses above the main building entrance.~~
- b. The architectural mesh shall stop at the bottom of the recessed areas and preserve the strong horizontal band above the entry plaza. Architecturally this band ties the podium and base of the building into the strong horizontal bands at the bottom and the top of the tower.
- c. Final design of the architectural mesh system shall be submitted for ARB Minor [Staff] Review prior to submittal for building permits.
- d. The applicant shall use the tighter weave mesh presented at the meeting.

5. LIGHTING—up lighting of the vertical accents to the entry area and vertical accents north and south of the entry area is proposed.

- a. The emphasis of the lighting plan shall be focused on highlighting the primary building entry and plaza area.
- b. The level of pedestrian area lighting shall be increased by adding lighting fixtures to the façade of the building below each of the recessed vertical accent panels in order to increase the visibility and pedestrian safety in the area after dark.
- c. The pedestrian lighting plan shall be submitted for an ARB Minor [Staff] Approval prior to submission for building permits.

6. SIGNAGE

- a. The parking garage sign is approved as submitted.
- b. The address numbers on the canopy are approved as submitted.
- c. The proposed retail blade sign is approved but the retail tenant text shall be doubled in size to increase pedestrian visibility.
- d. The proposed tenant monument sign at the building entry is approved, but per the Land Development Code the property is only permitted on monument sign on S. Orange Avenue so the existing retail monument sign shall be removed and the sidewalk area around that monument sign repaired to match the existing brick sidewalk surface.

6. Building Paint Scheme—it is *recommended* that the parking garage levels remain the existing white building color instead of the proposed “Downpour” color.

7. ARB Approval—ARB approval does not provide approval to construct or install the proposed improvements. All necessary building, engineering and sign permits shall be obtained prior to commencement of installing the proposed improvements.

8. Building Paint Scheme

a. The recessed areas along the S. Orange Avenue façade shall be painted a contrasting /darker color than the proposed “Downpour” façade color in order to enhance the effect of the architectural mesh during daylight hours. An ARB Minor [Staff] approval shall be required for the final paint scheme.

Mr. Doug Metzger gave a PowerPoint presentation, explaining the elements of the project and reviewed staff conditions. Michael Neiswander, 55 Ivan Allen Jr. Blvd, Atlanta, GA 30308, applicant, explained the reason for the mesh, the color scheme and the lighting included in the application package. He also showed the Board pictures of the current mock up on the building.

The Board thanked the applicant for the changes presented to the existing building. Extensive conversation ensued between staff, the Board Members and the applicant regarding the color scheme for the building, as well as the stainless steel mesh options, reasoning and alternatives.

A motion was made by Tim Lemons to approve the staff conditions, striking condition #3b and #4a, adding condition #8, the motion was seconded by Matt Taylor with an amendment adding condition #4d; the amendment was accepted by Tim Lemons and seconded again by Matt Taylor. The motion carried 4-2.

NEW BUSINESS:

1. New Orlando Police Department (OPD) Headquarters

Holly Stenger gave a presentation outlining the new Orlando Police Department (OPD) Headquarters. She let the Board know about the public meeting on October 7, 2014. The Board thanked her for the information.

OTHER BUSINESS:

ARB Minor Reviews completed since the August ARB Meeting:

1. ARB2014-00081 – 142 E. Jackson Street – First United Methodist Church – 2 Outdoor Playground Canopies
2. ARB2014-00080 – 48 W. Robinson Street – Dr. Phillips Properties – Parking Lot Removal
3. ARB2014-00082 – 455 S. Orange Avenue – Dr Phillips Center - Demolition
4. ARB2014-00085 – 860 N. Orange Avenue – Park North – Fence
5. ARB2014-00077 – 861 N. Orange Avenue – Renovations
- ARB2014-00088 – 910 & 914 W. Livingston Street – Livingston Street Church of God – Demolition

Matt Taylor inquired if next month during the Soccer Stadium Courtesy Review, would there be a contrast study presented showing the proposed Orlando Soccer Stadium with other Soccer Stadiums Internationally, so that the Board can understand the concept of what a stadium design should be. Staff said they would get with the applicant to see if that will be part of their presentation.

OLD BUSINESS: NONE.

ADJOURNMENT: VICE CHAIRMAN MIKE BEALE ADJOURNED THE MEETING AT 3:34 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, OCTOBER 16, 2014 AT 2:00 PM.

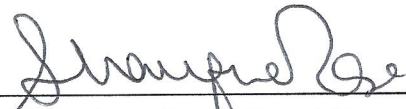
STAFF PRESENT

Walter Hawkins, Director of Urban Development
Kyle Shephard, Assistant City Attorney II
Doug Metzger, City Planning
Shaniqua Rose, Board Secretary
Commissioner Jim Gray, District 1
Kenneth Pelham, City Planning

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



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary