



APPEARANCE REVIEW BOARD

MEETING MINUTES

November 11, 2014

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

OPENING SESSION:

- Chairman Greg Witherspoon 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.
- 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 Daisy Staniszki to approve the October 16, 2014 ARB Meeting Minutes. The motion carried unanimously 7-0.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA

1. 101 South Garland Avenue – Church Street Exchange Building – PlanSource

Owner/Applicant:	Church Street Exchange Building/Brian Kitner
Location:	101 S. Garland Ave
District:	5
Project Planner:	Kenneth Pelham

ARB2014-00103	Request for a Major Certificate of Appearance Approval for a new flush mounted building letters.
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Recommended Action:	Staff recommends APPROVAL of the request with the following conditions:
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1. The sign shall be installed as shown in the plans; the copy area should not extend beyond the imaginary vertical projection of the two innermost columns in the wall below.
2. The text of the sign must illuminate white at night, as shown. Logos may illuminate in color.
3. Existing blemishes from the previous sign in this location shall be patched and finished to match the wall finishes, or covered by the new sign.
4. Minor changes from this approval must receive additional staff review, or full Board review if significant.
5. The sign will be reviewed for compliance with these conditions at time of permitting.

6. Future high-rise signs may require separate approval by the Municipal Planning Board. 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.

2. 680 N. Orange Avenue – Residence Inn by Marriott

Owner/Applicant: Orange RI Hotel Venture, LLC / Gary Brown
Location: 680 N. Orange Avenue
District: 5
Project Planner: Kenneth Pelham

ARB2014-00089 Request for a Major Certificate of Appearance Approval for master sign plan for new hotel including High-Rise signs.

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

1. The signs shall be generally located and installed as shown in the proposal, pending City Council approval of the high rise sign code changes recommended by MPB on 10/21/14. Should the City Council not approve the changes, all high rise signs must be identical in size, shape, color, and text.
2. The text of high rise signs must illuminate white at night. Logos may illuminate in color. The copy text “Marriott” is not considered to be a logo.
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.

A motion was made by Mike Beale and seconded by Matt Taylor to approve the Consent Agenda. The motion carried unanimously 7-0.

REGULAR AGENDA:

1. 450 South Orange Avenue - Red Lobster

Owner/Applicant: CNL/Red Lobster/Jack McNertney
Location: 450 S. Orange Avenue
District: 5
Project Planner: Doug Metzger

ARB2014-00104 Request for a Major Certificate of Appearance Approval for an additional 41 s.f. monument sign to an existing monument sign.

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

1. Prior to permitting and installation of the monument sign addition a variance allowing the monument sign to be up to 117.6 square feet in area shall be approved by the City of Orlando Board of Zoning Adjustment [BZA].
2. In order to create a more cohesive appearance and to provide a visual separation between the existing and proposed sign panels a 1.5-inch to 2-inch tall bronze separation band shall be added between the top of the existing monument sign and the bottom of the proposed Red Lobster sign panel. The height of the Red Lobster sign shall be decreased to accommodate this sign separator.
3. A podocarpus or viburnum suspensum hedge installed at a height of 48-inches and maintained at a height of 72-inches shall be installed on the south side of the proposed monument sign in order to screen the Red Lobster sign panel mounting brackets.
4. The sides and top of the Red Lobster sign shall match the stainless steel finish of the face of the sign.

5. ARB approval does not constitute approval to fabricate and install the sign. All required building, sign, structural, and wind load requirements shall be met and all appropriate building and sign permits shall be obtained prior to installation of the Red Lobster sign addition.

6. The applicant shall reexamine the mounting brackets on the back of the sign in order to reduce and streamline the visual impact of the mounting system to pedestrian traffic. The revised mounting system shall be submitted for an ARB Minor Review.

7. The sign text should be push through lettering cut into the stainless steel to be consistent with the original sign.

Mr. Doug Metzger gave a PowerPoint presentation explaining the location of the sign and reviewed staff conditions of approval and recommendations.

Mike Beale wanted to know if the stainless steel of the new sign would the same color as the original sign. Jack McNertney, the applicant, explained that the new sign color is going to match as close as possible to the original sign.

Tim Lemons inquired about the sign mounting system and lettering of the sign; conditions were added to address his concerns.

A motion was made by Tim Lemons, adding conditions #6 and #7 and seconded by Daisy Staniszkis to approve the item based on the conditions in the staff report. The motion carried unanimously 7-0.

2. 101 Lake Avenue – Citi Tower

Applicant/Owner:	Wayne Dunkelberger
Location:	101 Lake Avenue
District:	5
Project Planner:	Doug Metzger

ARB2014-00001	Request for a Major Certificate of Appearance Approval for a new 25 story multi-family tower with 236 units, 10,100 s.f. of ground level commercial space and a 6-level, 310 space integrated parking garage..
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Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. **Transparency:** The ground floor building walls facing all streets shall contain a minimum of 30% of transparent materials. A minimum of 15% transparency shall be provided on all floors facing the street above the ground level. 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, reflective, or spandrel glass does not count towards meeting the transparency requirements.

2. Streetscape:

- a. Street Trees – High rise live oaks shall be planted in the on-street parking bump-outs along Lake Avenue [approximately 60' on center] High-rise live oaks shall be used as canopy trees on all streets.
- b. One to two street trees shall be installed in tree wells along Church Street in 6'by 9' tree wells.
- c. Structural Soil – To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.
- d. Street Lights – Double acorn streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements. The street lights shall be

located no closer than 2-feet to any sidewalk connections to the on-street parking areas or intersection hardscape.

e. Understory Trees – Understory trees may be used as accent trees in the parkway areas between the street trees but shall be located no closer than 10 feet to any street light and 20' to any canopy tree.

f. Lymmo Station Stop – The layout of the LYMMO Station Stop on the northeast corner of the Church Street and Lake Avenue intersection shall be shown on future construction drawings for the Church Street streetscape.

g. Pedestrian Paths – Sidewalks and streetscape on all streets shall be constructed based on the requirements for Streetscape Treatment 4 of the Downtown Streetscape Design Guidelines. All cells in the sidewalk will be finished with 2"-3" troweled edges and a medium broom finish that is perpendicular to the centerline of the street consistent. Intersection corner treatments and on-street parking spaces shall be Lawrenceville brick and installed according to the guidelines for Downtown Streetscape Treatment 4.

h. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.

i. The pedestrian crossing at the loading zone and garage entry shall be raised to be at same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The crosswalk surface shall be Lawrenceville brick. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety. The mid-block curb cuts into the garage shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.

j. The sidewalk on Pine Street shall be widened to 8-feet.

k. Two understory trees shall be added to the E. Pine Street Parkway Strip; crepe myrtles shall not be used.

l. 4-foot wide landscape areas shall be added where feasible along the foundation of the building along Church Street.

m. Final streetscape and landscape plans shall be reviewed at the time of building permit submittal.

3. Pedestrian Connection: A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entry into the service area from Pine Street.

4. Principal Entrances. Principal pedestrian entrances from the street shall be architecturally treated and emphasized with canopies, awnings, or other material changes at the ground level. The three corners of the building on the ground level with active space should be further emphasized with a canopy or other architectural projection/element.

5. Parking Garage:

a) The parking garage shall be articulated architecturally on all elevations, and designed to achieve an architectural unity with the remainder of the building by reflecting the character, scale, materials and massing of the occupied spaces of the building. Garage screening shall be provided that reflects the fenestration pattern, finish materials and colors of the rest of the building.

b) Exterior wall materials for parking garages shall be compatible with the exterior wall materials and finishes of the building.

c) The parking garage shall be designed to minimize direct views of parked vehicles from streets and sidewalks and to avoid spillover light, glare, noise and exhaust fumes onto public use areas or adjacent properties. Lighting that may be potentially visible from the garage shall be shielded.

d) Angled exterior ramping shall not be visible from the right-of-way and shall be obscured from view through the use of exterior metal screening, or other alternative methods.

e) The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet.

f) Decorative gates architecturally integrated with the building design shall be utilized to screen the entry into the trash compactor and delivery/service area and shall be closed when the area is not in use.

g) Art Panels—the art panels shall be fabricated utilizing automotive grade paint and sealed with a UV filtering clear coat. Final design and artwork for the panels shall require an ARB Minor Review prior to issuance of building permits.

6. Architecture: It is strongly encouraged the column support of the roof cantilever be thickened and treated as a sculptural element with strong architectural lighting and detailing to create an iconic skyline element.

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7. **Lighting:** A lighting plan compliant with the City's lighting ordinance [ORD. #2013-73] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Minor Review prior to issuance of building permits. It is encourage that the top of the building be significantly lit in order to make CitiTower a beacon in the night time skyline.
 8. **Materials:** Durable materials such as stone, brick, pre-cast, or thermochromax shall be utilized for the ground floor of the building except where storefront glass is provided.
 9. **Existing Trees on Site:** There are multiple large canopy trees on this site and within the ROW. These trees shall remain, at minimum, until such time as a building permit has been issued for the foundation of the building and construction commences. The existing trees shall be inspected by the City Arborist. A tree removal permit shall be obtained and removal of the existing trees shall be mitigated per the direction of the City Arborist either on-site or through a contribution to the City Street Tree Fund.
 10. **Windows:** The windows on the residential units shall be recessed from the façade to provide additional design texture and shadow lines to the building façade.
 11. **Exterior Doors:** A minimum 4"x6" security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.
 12. **Curb cuts:** All existing curb cuts shall be removed and the streetscape and curbing restored.
 13. **Service Area/Utilities:** All utilities, trash disposal pick-up, and other maintenance facilities should be located on the interior of the parking garage, and not adjacent to the pedestrian sidewalks to fullest extent possible.
 14. **Venting & Exhaust:** All potential restaurant venting and restaurant exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building. All other venting and exhaust for mechanical and other utilities shall be a minimum of 10 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building. Final architectural elevations that include the location of all exterior vents shall be submitted for ARB Minor Review prior to issuance of building permits.
 15. **Transformer Area Screening:** The transformer area on Church Street shall be screened with decorative, opaque fencing and gates up to 6-feet in height.
 16. **Mechanical Equipment:** All mechanical equipment shall be screened and meet the conditions of the LDC.
 17. **Backflow Preventer:** Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final utilities plan.
 18. **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.
 19. **Signage:** A Master Sign Plan including both the residential, retail and high-rise signage shall submitted for a separate ARB review prior to the issuance of building permits for exterior signage. It shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of proposed signage. High-rise signs are permitted consistent with Sec. 64.246 of the Land Development Code but will require an ARB Major Review prior to permitting.
 20. **Telecommunications Equipment Screening:** Buildings should be designed to accommodate future placement of telecommunications equipment. Screening areas should be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.
 21. **Model:** Prior to permitting, a physical 1"=100' scale model of the project should be provided for the DDB/CRA model.

Mr. Doug Metzger gave a PowerPoint presentation explaining the changes to the overall project since the January 16, 2014 Courtesy Review and reviewed staff conditions of approval.

Wayne Dunkelberger, the applicant, presented the Board with samples of the building color, building texture, the glass that will be used on the building and the mesh for the garage and art panels. Mr. Dunkelberger clarified for the Board that the art panels would be painted on the metal mesh, as well as on the building and that fabric would not be used for the art panels.

The Board was pleased with the art panels on the project and complimented Mr. Dunkelberger on the exceptional design of the project.

A motion was made by Jeff Bush and seconded by Matt Taylor to approve the item based on the conditions in the staff report. The motion carried unanimously.

NEW BUSINESS:

Lucerne Promenade (725-818 Main Lane) – Lucerne Hospital Redevelopment – Richard DeMarco (ARB2014-00105)

Mr. Matt Taylor declared a conflict on the project.

Richard DeMarco and the Project Architect gave a PowerPoint presentation outlining the project, its location and key features.

The Board was pleased to see the Central Business District expanding to the South and thanked the applicant for considering this development. There was concern about the pedestrian interface with the development along Orange Avenue. Board Members suggested the applicant consider potential low/high rise residential buildings instead of the proposed residential units in order to open views into the Promenade.

OTHER BUSINESS:

ARB Minor Reviews completed since the June ARB Meeting:

1. ARB2014 – 00087 – 710 Main Lane – Lucerne Hospital – Demolition
ARB2014 – 00098 – 523 N. Garland Ave – FDOT – Ultimate I-4 Laydown Yard

OLD BUSINESS: NONE.

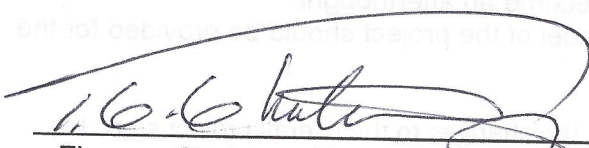
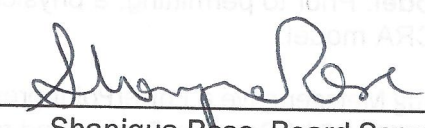
ADJOURNMENT: CHAIRMAN GREG WITHERSPOON ADJOURNED THE MEETING AT 4:10 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, DECEMBER 18, 2014 AT 2:00 PM.

STAFF PRESENT

Kyle Shephard, Assistant City Attorney II
Thomas Chatmon, Executive Secretary
Doug Metzger, City Planning
Shaniqua Rose, Board Secretary

Kenneth Pelham, City Planning
Holly Stenger, City Planning
John C. Groenendaal III, City Planning
Jason Burton, City Planning


Thomas Chatmon, Executive Secretary
Shaniqua Rose, Board Secretary