



# APPEARANCE REVIEW BOARD

## MEETING MINUTES

December 18, 2014

### OPENING SESSION:

- Chairman Greg Witherspoon called the meeting to order at 2:01 P.M.
- Ed Petersen, acting 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 Jeffrey Bush and seconded by Daisy Staniszki to approve the November 11, 2014 ARB Meeting Minutes. The motion carried unanimously.

### ANNOUNCEMENTS

- There were no announcements.

### CONSENT AGENDA

#### 1. 62 W. Colonial Drive – Helmly Mattress Signs

Owner/Applicant: Roy Hestler, Mgr. / Jon H. Bowman  
 Location: 62 W. Colonial Drive  
 District: 5  
 Project Planner: Ken Pelham

ARB2014-00110 Request for a Major Certificate of Appearance Approval for 144 s.f. of new signage.

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

### MEETING INFORMATION

#### Location

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

#### Time

2:02 p.m.

#### Board Members Present:

- Greg Witherspoon, Chair
- Jeffrey Bush
- Daisy Staniszki
- Justin Ramb
- Tim Lemons

#### Board Members Absent:

- Mike Beale, Vice Chair
- Matt Taylor

#### DDB Executive Staff Present:

- Thomas Chatmon
- Walter Hawkins

1. The signs shall be installed approximately in the locations shown in the plans.
2. Minor changes from this approval must receive additional staff review, or full Board review if significant.
3. The signs will be reviewed for compliance with these conditions at time of permitting.
4. Banner signs are not permitted in this type of situation, and the existing banner signs must be removed; however they may be replaced with hanging wall signs (aka, "blade signs") in the same locations, or in accordance with the guidelines herein. The overall size of each blade sign shall not exceed 10 square feet in area, and no blade sign shall be installed within 25 feet of another. Redesign of the banner signs to blade signs must come back to ARB for Minor Review.
5. Existing, unpermitted window signs must be removed. Any signs desired that are not included in this ARB application must be reviewed in an additional application.
6. Raceways shall be painted to match the wall.
7. Any holes, hardware, or blemishes from previous signs shall be patched and finished to match the wall.
8. 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 Tim Lemons and seconded by Jeffrey Bush to approve the Consent Agenda. The motion carried unanimously.*

Chairman Greg Witherspoon noted that the items on the Regular Agenda would be taken in reverse order from what the printed agenda showed.

#### REGULAR AGENDA:

#### 2. 655 West Church Street – Soccer Stadium

Owner/Applicant: City of Orlando/ Forest Eber  
Location: 655 W. Church Street  
District: 5  
Project Planner: Doug Metzger

ARB2014-00091 Request for a Major Certificate of Appearance Approval for a new 18,000 Seat Soccer Stadium.

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

##### 1. Appearance Review Board [ARB] Approval Required

- a. This project is located in the Downtown Development Board/Community Redevelopment Area [DDB/CRA] Overlay District, which requires review by the Appearance Review Board (ARB) for any new construction, substantial improvement and any major and/or minor exterior changes visible from the public ROW.
- b. An ARB Major Certificate of Appearance Approval [CofAA], issued after an ARB Final Review, is required for this project prior to issuance of a Building Permit.

##### 2. Streetscape

- a. Design Guidelines - All streetscape adjacent to the soccer stadium shall be designed and constructed in accordance with the standards and specifications of the Downtown Orlando Streetscape Guidelines or as otherwise approved by the City.
- b. Maintenance - Unless approved through a separate agreement the Downtown Community Redevelopment Agency [CRA] shall only maintain those portions of the soccer stadium improvements within the public right-of-way. The CRA shall not be responsible for nor maintain any section of streetscape not constructed in accordance with the Downtown Orlando Streetscape Design Guidelines or as otherwise approved by the City.
- c. Minimum Width - At a minimum the streetscape zone on W. Church Street shall be 14-feet from back-of-curb and shall include Streetscape Furniture and Street Tree Zone [Furniture Zone] combined with an unencumbered Pedestrian Clear Zone. The minimum streetscape width on W. Central Avenue shall be 13-feet and shall provide a Furniture and Streetscape Zone and an unencumbered Pedestrian Clear Zone. At a minimum Glenn Lane shall provide a 5-foot pedestrian clear zone or 6-feet if located on the back of curb.
- d. Streetscape Finishes and Furniture - Streetscape treatments adjacent to the soccer stadium site should be consistent with the existing W. Church Street and W. Central Avenue streetscape treatments. This includes concrete sidewalks with saw cut joints; double-acorn LED street lights, the lights shall be perpendicular to the adjacent centerline; 4'x6'

street tree grates with a 1-foot concrete ribbon band for high-rise oak street trees. Construction standards and specifications shall be consistent with the requirements of the Downtown Orlando Streetscape Design Guidelines. Other streetscape treatments and alternatives may be approved through an ARB Minor Review.

- e. Curbing - Unless otherwise approved all streets shall have Type "F" curb with gutter.
  - f. Structural Soil - To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all oak street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.
  - g. Root Barriers - Where a canopy tree is installed within 10 ft. of any existing or proposed underground utility line a root barrier should be installed.
  - h. Utility Boxes—Utility boxes and covers in the streetscape zone shall be traffic bearing grade.
  - i. Crosswalks - Decorative crosswalks shall be installed at the Glenn Lane and Service Yard driveway crossings as well as pedestrian crossings in the Premium Parking and Drop-Off Area. Crosswalks at driveways shall be raised to be at the same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The driveway slope transition from street grade to the sidewalk grade shall occur in the Streetscape Furniture Zone. The crosswalk surface shall be treated with a material, color or texture that contrasts with the driveway surface. Reflective paint alone is not an acceptable treatment, however may be used in conjunction with pavers or other surfaces to define the pedestrian path for night time safety. Refer to Detail 3.2K of the streetscape guidelines for more information.
  - j. Sidewalk Café / Outdoor Dining - Outdoor dining areas exterior of the stadium walls that utilize street right-of-way will require a Sidewalk Café Permit [SWC Permit]. All outdoor dining areas, whether in or out of the right-of-way will require an ARB Minor Certificate of Appearance Approval for layout, furniture and stanchions prior to opening for business.
  - k. Outdoor Speaker Permit— Audio and/or speaker systems on the exterior of the stadium that project towards the right-of-way shall require and outdoor speaker permit that complies with the conditions of the LDC and City's Noise Ordinance.
  - l. All above ground utility lines adjacent to the stadium should be placed underground during construction of the proposed streetscape improvements.
  - m. Vehicle Hardening—Any streetscape sidewalks that may be used to support motorized vehicles, maintenance vehicles or loading and unloading, including the east side pedestrian path between Church Street and Central Avenue shall be 6-inches thick in order to support the weight of motorized vehicles.
  - n. Glenn Lane Streetscape—Single acorn streetlights shall be added to the planting strip on Glenn Lane along the Premium Parking Area. The proposed tree spacing in the landscape plan shall be re-configured to accommodate the single acorn streetlights. Pedestrian level lighting, such as bollards shall be added in the Service Yard buffer planting strip or incorporated into the design of the screen wall on Glenn Lane only.
  - o. Stadium Ingress and Egress Paving Treatments— At each stadium ingress and egress point colored concrete with unique scoring may be utilized from the entry area to the back of curb provided those area are constructed to meet the construction standards of the Downtown Streetscape Design Guidelines. All other pedestrian areas around the exterior of the stadium shall be saw cut concrete, or as otherwise approved through an ARB Minor [Staff] Review.
  - p. Central Avenue Egress—It is recommended that colored concrete with unique scoring should be added to the Central Avenue mid-stadium egress area.
  - q. ARB Approval - Final streetscape hardscape, landscape and furnishing plans shall be submitted for an ARB Minor [Staff] Review prior to submittal for final building permit.
- 3. Service Areas, Mechanical Equipment, Utilities, Venting**
- a. Service Area/Utilities - All utilities, trash disposal pick-up, and other maintenance facilities should be located on the interior of buildings, and not adjacent to the pedestrian sidewalks or streetscape zones to the fullest extent possible.
  - b. Mechanical Equipment - All ground and roof mounted mechanical equipment shall be screened from view and meet the conditions of the City Land Development Code [LDC] including transformers and other above ground utility structures and cabinets.
  - c. Telecommunications Equipment Screening - Buildings should be designed to accommodate future placement of telecommunications equipment (including any communications equipment required by the police or fire department). It is recommend that screening areas be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.
  - d. Streetscape - In no instance shall any above grade transformer, utility box, traffic signal control box, backflow preventer or vertical impediment be located in the Pedestrian Clear Zone.
  - e. Venting & Exhaust - All restaurant venting and restaurant exhaust shall be directed to the roof of the stadium structures, shall not be visible from the public right-of-way, and is not permitted on any façade of the stadium structures. All other venting and exhaust for mechanical equipment and utilities shall be a minimum of 12 ft. above grade, and shall be designed and integrated into the stadium structures so as to be seamless with the overall architecture of the structures. Venting shall not occur over or be directed towards primary pedestrian areas.
  - f. Backflow Preventer - 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.

- g. Dumpsters - All dumpsters and trash compactors shall be internal to buildings and screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with the principal structure.
- h. Fencing - All fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited except for construction fencing.
- i. ARB Approval – The final location of exterior or rooftop mechanical equipment, utilities and vents shall be submitted for an ARB Minor [Staff] Review prior to submittal for final building permit.

#### 4. Lighting

- a. Lighting Standards - ~~Lighting shall comply with the City's approved lighting ordinance [Ord. 2013-73]. A signed and sealed lighting plan with photometrics consistent with the lighting ordinance or a photometric plan is subject to approval by the Planning Official and ARB Major Review. The submittal shall also include details of all proposed lighting fixtures on the exterior of the soccer stadium site. The final lighting and photometric plan shall be submitted for an ARB Minor [Staff] Review prior to submittal of final building permits.~~  
Lighting shall comply with the City's approved lighting ordinance [Ord. 2013-73] where applicable. A signed and sealed lighting plan with photometrics consistent with the lighting ordinance is subject to approval by the Planning Official and ARB Major Review. The submittal shall also include details of all proposed lighting fixtures on the exterior of the soccer stadium site and all sports lighting. For purposes of the Lighting Plan the following conditions are assumed:
  - i. Streetscape lighting is exempt from meeting City's Lighting Ordinance
  - ii. The Eastern Pedestrian Path Lighting is considered streetscape lighting for CPTED purposes and is exempt from meeting lighting ordinance.
  - iii. Stadium Sports lighting is exempt from meeting lighting ordinance and shall be controlled operationally through the Planning Official Determination.
  - iv. All other lighting must meet requirements of City's Lighting Ordinance [1 f.c. @ property line]
  - v. The final lighting and photometric plan shall be submitted for a Planning Official Determination and an ARB Minor [Staff] Review prior to submittal of final building permits.
- b. Security Lighting - Security lighting shall not be substituted for parking or pedestrian area lighting fixtures. Security lighting is restricted to lighting service, storage, loading and other similar uses. Security lighting shall not extend beyond the fascia or roofline of any building.
- c. Light Shields - Shields for security lighting and pedestrian area lighting shall be fully shielded and similar in color with the surface to which the fixture is attached.
- d. Service Areas - Lighting under awnings, canopies, and porte-cocheres should be recessed. If not recessed, the box type or other lighting fixture shall be opaque on all sides (no light shall emanate from any side of the fixture).
- e. Pedestrian Areas - Pedestrian area lighting fixtures should be pedestrian in scale, as well as decorative in appearance, style and finish.
- f. East Side Pedestrian Path—The pedestrian path on the east side of the stadium between Church Street and Central Avenue will be an important neighborhood pedestrian connection. Significant pedestrian level lighting of the walkway area that provides a secure pedestrian environment after dark shall be provided and shall be in continuous night time operation.

#### 5. Master Sign Program

- a. Intensified Entertainment District - The sign program for the Orlando Soccer Stadium should establish the district as a regional entertainment destination. With its strategic location near the Amway Center, and the proposed Sports and Entertainment District the soccer stadium should utilize many of the sign concepts from the City's Major Attraction Overlay District and Downtown Special Signage District; these special districts include digital signs and limited off-site signage rights that are oriented to the inside of the stadium.
- b. Master Sign Plan - Prior to issuance of a Certificate of Occupancy for the soccer stadium a Master Sign Plan shall be approved by the Planning Official thru an administrative determination, the City Council via ordinance and shall also receive a Major Certificate of Appearance Approval from the Appearance Review Board.
- c. Maximum Copy Area - Maximum allowable copy area shall be established in the Master Sign Plan.
- d. Blended Maximums - Maximum allowable sign area shall be allocated and documented as part of the Master Sign Plan.
- e. Sign Program Guidelines - The Master Sign Plan shall establish a uniform sign format or program for the soccer stadium site and include individual sign areas, design criteria, sign type, sign size and location of all exterior signs and sign spaces. The Master Sign Plan shall also include a wayfinding sign package and wayfinding system for the exterior of the stadium.
- f. Exemptions - Inward facing Digital Screens and Roof Signs visible only to the sky shall not be deducted from the total sign allocation for the site, yet should be separately calculated and submitted as part of the Sign Master Plan.
- g. Amendments - The Sign Master Plan may be amended as needed from time-to-time thru an Appearance Review Board Minor Review.



- h. Sign Permit – A sign permit is required for all permanent and individual signs.
- i. ARB Review – All permanent signage shall be subject to aesthetic and design review by the Appearance Review Board to ensure the overall theme and design criteria of the complex is maintained.

#### 6. Vehicle Use Areas

- a. Service Yard –
  - i. The pedestrian crosswalk across the Service Yard entry drive shall be at the same grade as the sidewalk on both sides of the drive and shall be constructed of a material that contrasts with standard concrete entry drive surface such as colored concrete, stamped concrete, or high density pavers. Reflective paint and striping alone is not acceptable but may be incorporated in the design of the crosswalk.
  - ii. The Service Yard parking area lighting fixtures shall match the Premium Parking Area parking lot lighting fixture.
- b. Premium Parking Area –
  - ~~i. The perimeter fence shall be reduced from 8 feet to 6 feet in height.~~
  - ii. The entry gate shall be relocated to the east end of the entry island to accommodate vehicle staging in the entry drive.
  - iii. Provide a pedestrian path on the north side of the entry similar to the pedestrian path on the south side of the entry drive.
  - iv. Pedestrian Lighting fixtures shall not be installed in the pedestrian path.
  - v. Pedestrian crossing of the drive aisles shall be constructed of a material that contrasts with standard concrete entry drive surface such as colored concrete, stamped concrete, or high density pavers. Reflective paint and striping alone is not acceptable but may be incorporated in the design of the crosswalk.
  - vi. The pedestrian walkway area around the Premium Drop-off Area shall be in a paver pattern that contrasts with the paver pattern in the drop-off area.

#### 7. Landscape and Hardscape Plans

- a. Church Buffer – Provide a minimum 4 foot-wide landscape buffer along the western boundary of the church property that includes a 4-foot tall CTED fence beginning at the W. Church St. right-of-way line for 25-feet. After the first 25-foot fence height shall transition from a 4-foot tall fence to a 6-foot tall fence for the rest of the length of the bufferyard.
- b. Service Yard Screening – A minimum 4-foot tall landscape buffer shall be provided along the Glenn Lane perimeter of the Service Yard.
- c. Premium Parking Area Screening – a minimum 3-foot tall landscape buffer shall be provided along the perimeter of the Premium Parking Area.
- d. East Façade Tree Plantings – Five 4-foot by 6-foot tree grates with high rise oak canopy trees shall be added along the eastern edge of the pedestrian walkway north of the Pine Street stadium entry. The tree wells shall be centered between the pedestrian lighting fixture locations. Structural soil as specified in the Downtown Streetscape Design Guidelines shall be used in the tree grate and surrounding areas.
- e. Landscape and Hardscape Plans – Final Landscape and hardscape plans shall be submitted for ARB Minor [Staff] Review prior to submittal for final building permits.

#### 8. Architecture

- a. Durable Materials – A durable material such as stone, brick, pre-cast concrete, polished concrete terrazzo block or ThermoChromax that extends from finished grade to 8-ft. above finished grade shall be provided along the exterior facades of the stadium. Exposed, painted 8" by 16" concrete block and split-faced concrete block are not suitable materials. The use of stucco as an exterior building finish is permitted above 8-feet.
- b. Principal Entrances – The principal pedestrian stadium entrances shall be architecturally treated and emphasized with canopies, awnings, enhanced hardscape, landscape or other material changes or architectural features.
- c. Articulation – Not more than 30 ft. of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, pilasters, etc. Long single plane exterior walls should be avoided.
- d. Transparency – It is understood that the functions and facilities of a stadium complex are unique and oriented inward however, providing 15% of transparency along the exterior ground floor of the stadium structures is encouraged. Reflective glass, spandrel glass and glass block are not considered transparent materials.
- e. Glazing – All glass at the ground level should 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.
- f. Exterior Doors – At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior solid doors that provide ingress or egress to the stadium in order to provide visibility for entering and exiting pedestrians. Mechanical and equipment room doors are exempt from this requirement.
- g. Stormwater Run-Off – Water shall not spill out onto the sidewalk or plaza areas from any downspout, nor shall any downspout project into the public ROW. Canopies shall incorporate downspouts or other rain water management systems that prevent water spillage or drainage onto the pedestrian path or ROW.

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- h. ~~Glenn Lane [West] Façade~~ – Staff recommended that a roof line brise soleil [sun shade] be installed above the large window bay of the building entry module in lieu of the proposed brise soleil canopies to the north and south of primary entry module.
- i. West Central Avenue [North] Façade –
- i. Staff recommends providing an architectural element such as a canopy, archway or additional architectural fenestration at the eastern stadium entrance and mid-block exit. The mid-block exit is the terminus of Parramore Avenue and should have significant architectural detailing at the ground level of this key intersection.
  - ii. Art Panels
    - Artwork for the fabric scrim art panels shall be reviewed and included in the Master Sign Plan.
    - The artwork in the future may be changed as part of an ARB [Minor] Staff Review.
    - The scrim panels shall be periodically replaced as needed in order to maintain and preserve the visual integrity and vibrancy of the artwork and the fabric scrim.
- j. W. Pine Street [East] Façade –
- i. The recesses along east façade conflict with Crime Prevention Through Environmental Design [CPTED] principles and are a security concern during non-event times at the stadium. Additional lighting, surveillance options and/or additional barriers and buffers to increase pedestrian safety and security along the eastern pedestrian path should be considered.
  - ii. Fencing–Security fencing between the stadium structures of the east façade shall be moved as far east as feasible to improve security and reduce potential hiding areas adjacent to the pedestrian pathway.
  - iii. Staff recommends providing an architectural element such as a canopy, archway or additional architectural fenestration at the eastern stadium entrance at the W. Pine Street stadium access.
  - iv. Art Panels
    - Artwork for the fabric scrim art panels shall be reviewed and included in the Master Sign Plan.
    - The artwork in the future may be changed as part of an ARB [Minor] Staff Review.
    - The scrim panels shall be periodically replaced as needed in order to maintain and preserve the visual integrity and vibrancy of the artwork and the fabric scrim.
- k. Appearance Approval – Final architectural elevations shall be provided for approval for ARB Minor [Staff] Review prior to submittal of final building permits.
- l. Model - Prior to permitting, a physical 1"= 100' model of the stadium should be provided for the DDB/CRA model in the Downtown Information Center on S. Orange Avenue.

Mr. Doug Metzger gave an overview of the changes to the project and reviewed staff conditions using PowerPoint. He provided a history of the ARB and MPB reviews and approvals, and showed images of current conditions on the site. In addition, he used images to take a virtual walking tour around the proposed stadium, showing how it would look from different perspectives. He described the “baseline budget design” and potential “additional alternative design” elements that may or may not be in the ultimate design based on final construction cost estimates. Mr. Metzger explained that the board was reviewing and approving both the “baseline budget design” and the “additional alternative design” elements with this review.

Material samples were passed around to the Board members as Mr. Metzger discussed the enhanced materials in the updated design. He also noted the proposed fabric scrims on the exterior of the building were required to be included in the Master Sign Plan that would come before the ARB at a future date. Mr. Metzger reviewed some of the more significant Conditions of Approval and supplied an addendum to the ARB Staff Report that clarified the lighting conditions, and deleted conditions 6-b-i and 8-h.

Board members expressed praise for the refined design of the stadium, complimenting the architectural statement and the work the design team has done since the ARB Courtesy Review in October. They also noted some concerns about the following: height of the canopy at the Church Street stadium entrance; scoreboard design and materials; time frame of the final budget; landscaping and building material integration; impact on the neighborhood; the closing of Parramore Avenue; parking locations; and the prioritization of the different alternative designs within the budget constraints. The board members also discussed the importance of designing the project to allow for possible outdoor dining areas and commercial activity along Church Street that may become viable project enhancements in the future when current market conditions change.

*A Executive Secretary*  
Mr. Thomas Chatmon commended the designers for coming up with a project that was the appropriate



scale for the location and that he hoped that the final budget would accommodate the alternative design elements. Mr. Chatmon also noted that a task force had been set up to explore ways to integrate the stadium into the Parramore neighborhood and to develop programs to celebrate the heritage of the Parramore area around the stadium site. Since the soccer stadium will be one of the Community Venues, Mr. Chatmon pointed out that the Blueprint Program City employment program would be coordinating job opportunity efforts between neighborhood residents and the stadium.

*A motion was made by Jeff Bush, deleting conditions #6-b-i and #8-h, adding the clarified lighting conditions in the staff addendum, and to approve the item based on the remainder of the conditions in the staff report. The motion was seconded by Justin Ramb. The motion was APPROVED 5-0.*

### 1. 100 West Livingston Street - Ace Cafe

Owner/Applicant: Ace Café/Tim Lemons  
 Location: 100 West Livingston Street  
 District: 5  
 Project Planner: Douglas Metzger, AICP

ARB2014-00067 Request for a Major Certificate of Appearance Approval for Phase I Master Plan, landscape, hardscape, and exterior improvements.

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

#### 1. General

- a. ARB Staff supports the redevelopment and the proposed phase one re-use of the existing structures on-site.
- b. Phase Two A and Phase Two B of the project will require an additional and separate Major Certificate of Appearance Approval.

#### 2. Architecture

- a. Elevations— Architectural renovations, elevations and plans are approved as submitted.
- b. ARB Approval— Final Architectural elevations for all Phase One structures shall be submitted for ARB Minor Review prior to issuance of building permit. Elevations shall include the location of all proposed exterior signage, lighting fixtures, architectural ornamentation, venting and exhaust fixtures.

#### 3. Site Plan

- a. Vehicle Display Areas— The stamped asphalt paving patterns, pavement color and striping are approved as submitted. Any changes or alterations to the design shall require an ARB Minor Review prior to submittal for exterior building permits.
- b. Moveable Display Pots— The Cor-Ten Steel weathered moveable planter pots are approved for use in the Vehicle Display Area. The finish shall compliment the proposed stanchion and parking lot light fixtures. ~~18 display pots are depicted on the site plan, an additional 11 planter pots shall be incorporated into the display area.~~
- c. Stanchions— The proposed stanchions and "velvet" rope system for the Vehicle Display Area is approved as submitted.
- d. Vehicle Display Area Lighting— The proposed Sternberg Glenview 1940 or equivalent parking lot light is approved as submitted for the Vehicle Display Area and other parking areas on-site. A final exterior lighting plan including layout and photometrics shall be submitted for ARB Minor Review prior to submittal of exterior building permits.
- e. Streetwall—The 5-foot tall street wall design with a 2-foot masonry and brick base, 2.5 foot tall aluminum picket fencing and 5-foot tall brick with masonry cap column is approved as submitted.
- f. Perimeter Walls— The proposed streetwall design can be increased to 6-feet in height along the east property boundary and on the south property boundary from Garland Avenue to the corner of the structure on the adjacent property. The southern wall or fence may be opaque to 6-feet for all or a portion of the remaining south boundary at the Applicant's discretion in order to screen the adjacent uses. The perimeter wall shall be constructed with the Phase One development of the project.
- g. Dumpster Location— Utilities, dumpsters, compactors, and other "back-of-house" facilities must be located on the interior of the lot or buildings to the maximum extent reasonably feasible, and should not be adjacent to sidewalks and other pedestrian areas if reasonably possible. The dumpster enclosure in Phase One shall be relocated to the south side of the barn. The proposed Phase One dumpster location is too close to Garland Avenue and interferes with the potential use of the open space area and shade provided by the existing tree canopy that is proposed to be preserved. As a temporary condition the dumpster enclosure shall be enclosed with the same fencing treatment being utilized to screen the barn. At the time of development of Phase Two or two years, whichever comes first, a final location for the dumpster shall be sited

and a masonry enclosure that architecturally compliments the adjacent structures shall be constructed. The final dumpster location and enclosure design shall be submitted for an ARB Minor [Staff] Review prior to submittal of building permits.

- h. Fencing – All fencing on site shall be decorative, open, CPTED-approved fencing, such as aluminum or wrought-iron picket, excluding fences or walls that are used to buffer impacts of or to adjacent properties. Chain link fencing is prohibited.
- i. Barn Screening – The decorative wood and lattice fence proposed to screen the barn area until the barn is renovated is approved as submitted.
- j. Phase Two B – The undeveloped area of Phase Two B shall be seeded or sodded with bahia grass at a minimum. Until a building permit is issued for Phase Two B the undeveloped area shall be secured with a post and rope or chain system in order to prohibit parking on the undeveloped site.
- k. ARB Approval – Prior to submittal for exterior building permits the exterior site plan and associated details shall be submitted for an ARB Minor review.

#### 4. Mechanical Equipment

- a. Venting and Exhaust – All restaurant venting and restaurant exhaust shall be directed to the roof of the building(s), 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 systems 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.
- b. Mechanical Equipment - All ground and roof mounted mechanical equipment and transformers shall be screened from view to meet the requirements of the Land Development Code.
- c. Backflow Preventer - 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. They shall be clearly identified on the final site plan.
- d. ARB Approval – A final mechanical equipment, venting and roof plan including architectural elevations with venting shall be submitted for an ARB Minor Review prior to submittal for exterior building permits.

#### 5. Landscape

- a. Tree Mitigation – There are several substantial existing trees on site. A report from the City Arborist on the health and viability of the existing trees is required. Removal of existing healthy specimen trees will require mitigation based on the recommendation of the City Arborist.
- b. Landscape Plan – The proposed landscape plan is approved as submitted. A separate landscape plan for the Phase Two A and B of the project shall be required to receive an ARB Major Approval prior to submittal of a building permit for the Phase Two development.
- c. ARB Approval – Final landscape and hardscape plans shall be submitted for ARB Minor Review prior to submittal for exterior building permits for Phase One.

#### 6. Lighting

- a. Lighting Standards – Lighting shall comply with the City's approved lighting ordinance [Ord. 2013-73]. A signed and sealed lighting plan with photometrics consistent with the lighting ordinance or a photometric plan is subject to approval by the Planning Official and ARB Major Review. The submittal shall also include details of all proposed lighting fixtures on the exterior of the site. The final lighting and photometric plan shall be submitted for an ARB Minor [Staff] Review prior to submittal of final building permits.
- b. Security Lighting - Security lighting shall not be substituted for parking or pedestrian area lighting fixtures. Security lighting is restricted to lighting service, storage, loading and other similar uses. Security lighting shall not extend beyond the fascia or roofline of any building.
- c. Light Shields - Security lighting and pedestrian area lighting fixtures shall be fully shielded and similar in color with the surface to which the fixture is attached.
- d. Service Areas - Lighting under awnings, canopies, and porte-cocheres should be recessed. If not recessed, the box type or other lighting fixture shall be opaque on all sides (no light shall emanate from any side of the fixture).
- e. Pedestrian Areas – Pedestrian area lighting fixtures should be pedestrian in scale, as well as decorative in appearance, style and finish.

#### 7. Streetscape

- a. Design Guidelines - All streetscape adjacent to the site shall be designed and constructed in accordance with the standards and specifications of the Downtown Orlando Streetscape Guidelines or as otherwise approved by the City.
- b. Maintenance – Unless approved through a separate agreement the Downtown Community Redevelopment Agency [CRA] shall only maintain those portions of the Ace Cafe improvements within the public right-of-way. The CRA shall not be responsible for nor maintain any section of streetscape not constructed in accordance with the Downtown Orlando Streetscape Design Guidelines or as otherwise approved by the City.



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- c. Streetscape Zones – All vertical obstructions and utility poles including street light poles, shall be located in the Streetscape Furniture . The Pedestrian Clear Zone shall be clear and unobstructed by vertical impediments in the sidewalk or architectural projections overhead. Awnings and canopies with a minimum 14-foot clearance may be permitted to overhang the Pedestrian Clear Zone. This pedestrian zone may occupy both public and private property.
  - d. W. Livingston Streetscape – It is recommended that the hardscape paving pattern along W. Livingston Street be preserved. A minimum of 15-feet from the back of curb where feasible shall be reserved for the streetscape along W. Livingston. The sycamore street trees along W. Livingston shall be removed and replaced with Pheonix dactylifera [date palm] to match the date palms on the north side of W. Livingston Street.
  - e. N. Garland Streetscape – Prior to issuance of a Certificate of Occupancy for Phase One of this project the N. Garland streetscape shall be constructed by the applicant from the south property line to the W. Livingston intersection. The N. Garland streetscape shall include an 18-foot sidewalk from back-of-curb. A 6-foot wide furniture zone with 6-foot by 9-foot tree wells and double acorn street lights shall be included in the 18-feet. A 2-foot wide landscape buffer shall be provided between the sidewalk and the Garland Avenue streetwall. The streetscape shall meet the requirements of Streetscape Treatment 4 [window pane] and 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 hardscape and utilities. The applicant shall provide a 10-foot City Services Sidewalk Easement o accommodate the entire streetscape zone.
  - f. ARB Approval – A final streetscape plan shall be submitted for an ARB Minor Review prior to issuance of building permits.

## 8. Signage

- a. Master Sign Plan – A Master Sign Plan shall be submitted for review and approval by the planning official and ARB prior to obtaining a building permit for any new signs. The sign plan shall be approved, denied, or approved with conditions by planning official letter of determination. The sign plan must include, at a minimum, the locations, dimensions, areas, and types of each sign, and must conform to applicable provisions of the Orlando City Code and PD ordinance. The Property must be built and maintained in accordance with the approved sign plan. The Master Sign Plan must conform to the architectural elevations. The Master Sign Plan shall be updated prior to issuance of a Certificate of Occupancy for Phase Two.
- b. Downtown Special Sign District – This project is located in the Downtown Special Sign District and shall comply with all the rules and regulations of the district.
- c. Flags – Flags are allowed on the roof of the proposed café building as depicted, but are hereby limited to 6 flags per west, and south elevation of the building.
- d. Sign Tower–Signage shall only be permitted on the north, west and south sides of the sign tower. All signage on the tower shall be considered to be low-rise signs that extend above 30 feet if approved by a master plan or re-zoning application. The bottom of the circular Ace Café logo signs shall be no higher than 30 feet above finished grade.

## 9. 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).

Board member Tim Lemons declared a conflict on this item.

Mr. Doug Metzger gave an overview of the project and reviewed staff conditions using PowerPoint. He provided aerial and street-level photos, historical photos of the original Ace Café in London, and renderings and elevations of the proposed improvements. During his presentation, he also described the parking challenges and noted that today's review was only for Phase One of the project and that Phase Two would have to come before the board for approval in the future. He then reviewed the ARB Staff Conditions of Approval.

Board members expressed concerns about the location of the dumpster during the various phases of the project. Tim Lemons explained the history, noting that because the project was a substantial improvement, all aspects of the site had to be brought up to code, including the 1920s building façade. Board members also pointed out concerns with the following: the alignment of Gertrude's Walk; a DuPont Center parking arrangement; the fence securing the "barn" building until it is redeveloped; and the number of potted trees on site. Tim Lemons noted that he would be working with City staff to get relief from some of the requirements.

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A motion was made by Jeff Bush and seconded by Justin Ramb to approve the item based on the conditions in the staff report, eliminating the last sentence from condition #3-b and modifying condition #3-f to read "The southern wall OR FENCE may be opaque...". Motion APPROVED 4-0, with Tim Lemons 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. Lemons disclosed substantial direct prior knowledge of the facts surrounding agenda item #1 and ex parte contact with a person with substantial interest at stake in the item.

NEW BUSINESS: None.

OTHER BUSINESS:

ARB Minor Reviews completed since the November ARB Meeting:

1. ARB2014-00106 - 777 N. Orange Avenue - Construction Fencing
2. ARB2014-00102 - 445 S. Magnolia - DPAC Arts Plaza Sign Revision
3. ARB2014-00108 - 55 W. Church Street - Illuminated Sign for Boxing Gym
4. ARB2014-00111 - 195 N. Rosalind - Solar Panel Installation, Lake Eola Park
5. ARB2013-00089 - 250 N. Orange Avenue - Extension of Previous Major CofAA

OLD BUSINESS: None.


ADJOURNMENT: CHAIRMAN GREG WITHERSPOON ADJOURNED THE MEETING AT 4:05 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, JANUARY 15, 2015 AT 2:00 PM.

STAFF PRESENT

Kyle Shephard, Assistant City Attorney II  
Brooke Bonnett, Economic Development  
Thomas Chatmon, DDB/CRA  
Jason Burton, City Planning  
Doug Metzger, City Planning  
Kenneth Pelham, City Planning  
Holly Stenger, City Planning

Walter Hawkins, DDB/CRA  
Richard Forbes, Historic Preservation  
Christel Brooks, DDB/CRA  
Chris Deloatche, DDB/CRA  
Frank Usina, Community Venues  
Cassandra Lafser, Office of the Mayor  
Ed Petersen, Board Secretary

  
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Thomas Chatmon, Executive Secretary

  
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Ed Petersen, Board Secretary