



APPEARANCE REVIEW BOARD

MEETING MINUTES

May 21, 2015

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,
arrived at 2:08 pm

Matt Taylor

Daisy Staniszki

Justin Ramb

Tim Lemons

Jeffrey Bush, arrived at 2:02 pm

OPENING SESSION:

- Chairman Greg Witherspoon called the meeting to order at 2:00 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 Matt Taylor and seconded by Justin Ramb to approve the revised March 19, 2015 ARB Meeting Minutes. The motion carried unanimously.

A motion was made by Matt Taylor and seconded by Justin Ramb to approve the April 16, 2015 ARB Meeting Minutes. The motion carried unanimously.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA:

1. 503 W. Central Blvd

Owner/Applicant:

Mulvaney Brian/Michael Mooney

Location:

503 W. Central Blvd

District:

5

Project Planner:

Ken Pelham

ARB2015-00033

Request for a Major Certificate of Appearance Approval for the installation of a sign.

Recommended Action:
with the following conditions:

Staff recommends APPROVAL of the request

1. The signs shall be installed generally in the locations and manner proposed, and as directed as follows:

- a) The logo sign on the Division Avenue façade shall be centered on the window.
- b) The logo and text sign on the West Central Boulevard façade shall be slightly lower than shown in the application graphic, and centered vertically within the wall panel, so that the top of the logo has equal wall space above and below. The sign shall be positioned horizontally as proposed, with the logo centered above the door.

c) The window appliqué signs shall be as shown, near the bottom of the glass so as not to greater interfere with transparency in the pedestrian zone. Windows, outside of the window signs, must be clear glass.

2. Any holes or blemishes left from the removal of previous signs shall be patched and finished to match the surrounding wall finishes prior to installation of the new signs.

3. If a permit for temporary sign is approved prior to issuance of the Certificate of Appearance Approval for the signs pro-posed herein, the Owner shall remove such temporary signs prior to installation of the new ones. Any temporary signs must be less than 30 square feet combined, and will be reviewed at staff level.

4. 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 signs.

Ken Pelham, City Planning, clarified that the package presented to the Board was for the proposed sign. Tim Lemons wanted clarification on the sign color. Mr. Pelham showed the image from the package that was the proposed sign.

A motion was made by Jeff Bush and seconded by Justin Ramb to approve the item based on the conditions in the staff report. The motion carried unanimously 6-0, Board Member Mike Beale was not present at the time of vote.

REGULAR AGENDA:

1. 100 W. Livingston – Ace Café Master Sign Plan

Owner/Applicant:	Ace North America, LLC./Andrew Lauchner
Location:	100 W. Livingston Street
District:	5
Project Planner:	Doug Metzger

ARB2015-00025	Request for a Major Certificate of Appearance Approval for the Phase I Master Sign Plan.
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Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. General

- a. A Master Sign Plan consistent with this proposal and conditions of approval shall also be reviewed and approved by the Planning Official through a Letter of Determination prior to approval of any permits for new signage.
- b. Care shall be taken to prevent damage to the façade of the buildings during sign installation. All wiring, transformers, clips, lamps, ballasts, etc. are to be concealed in the sign cabinet and supports.
- c. All signs require ARB Minor [Staff] Review approval to ensure consistency with the Master Sign Plan prior to issuance of sign permits.
- d. This project is located in the Downtown Special Sign District and shall comply with all the rules and regulations of the district.
- e. After issuance of the Planning Official Determination and final approval by the ARB the Master Sign Plan shall be updated to reflect the conditions of approval.
- f. The Master Sign Plan shall be amended to include Phases II and III of the project through a Planning Official Determination and ARB Major Review prior to submittal of sign permits for each phase.

2. Signage

- a. Flags
 - i. Sign 20, the “Tower Flag Pole/Flag” is not approved and shall not be permitted.

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- ii. Consistent with the approved PD Ordinance Signs 15 A & B “Building 2 Parapet Flags” are approved on the roof of café building [Building 2] but are limited to a total of 12 flags on the west and south façade roofline.
 - iii. Sign 18 “Livingston & Garland Flagpole/Flags” are approved as submitted.
 - iv. Flag area shall not be counted towards the maximum total sign area for the project.
- b. Tower Signs
- i. Sign 4 A & B “Tower Upper North & South Channel Letters” and Sign 5 A & B “Tower Lower North & South Clocks” are approved. The area of the clocks shall not be counted against the total sign area for the project.
 - ii. Sign 6 A “Tower Upper West Channel Letters” and Sign 7 A “Tower Lower East Wall Sign” are approved.
 - iii. Sign 6 B “Tower Upper East Channel Letters” and Sign 6 B “Tower Lower East Wall Signs” are not approved. The PD Ordinance prohibits signage on the east face of the tower.
 - iv. ~~The tower signs shall be counted as part of the maximum total sign area for the project.~~
- c. Tenant Signs
- i. Signs 2, 3, 10, 11 & 12 “Tenant Signs” are approved for design and location.
 - ii. Sign 19 A, B & C “Building 1 Livingston Window Signs” are approved for design and location. If the window signs are mounted less than 12-inches from the window then their area shall count towards the maximum total sign area for the project.
 - iii. Sign 10 A, B & C “Building 1 Westside Logo Wall Signs” are approved for design and location.
 - iv. In the Downtown Special Sign District panformed panel signs, such as all the signs above are not prohibited but they are discouraged. Staff recommends that these tenant signs **shall** be modified to have a solid sign faces with push through routed letters
- d. Projecting/Blade Signs
- i. Sign 1 “Livingston St. Blade Sign” [which was not in the submittal package] and Sign 8 “Tower Entrance Blade Sign” are approved for design and location.
 - ii. All projecting blade signs shall have a minimum 9-feet of clearance above finished grade and shall project no more than 4-feet from the building façade.
 - iii. Sign 1 projects into the right-of-way, at the time of permitting the Building Official and Transportation Engineering Division will need to determine if a right-of-way encroachment agreement shall be required for Sign 1.
- e. Monument Sign
- i. Sign 17 “Livingston and Garland Tenant Sign” is an on-site monument sign oriented towards the interior of the site. The Applicant is proposing two options [A and B] for the design of the sign. ARB Staff approves Option B.
 - ii. The panformed tenant panels of Sign 17 are not approved. These panels ~~shall~~ **can** be changed to solid sign face panels with routed push-through copy.
 - iii. The changeable copy area of the sign shall be converted to a programmable digital screen that shall be formatted to appear as a changeable copy sign with black lettering on a white background during daylight hours and white lettering with a black background during night time hours. Video may be incorporated into the digital screen. The screen message shall only change once a minute.
- f. Mural
- i. Sign 27 “Building 2 Wall Mural” is proposed to be 27-feet wide by 19 feet tall located on the east wall of Building 2 facing the SunRail tracks. The total mural area of 513 square feet cannot be accommodated in the maximum allowable sign area of this project. Therefore the mural must have an artistic theme not related to any of the proposed commercial activities on the Ace Café site. The mural must be hanf painted in order to not be considered a sign.
 - ii. The mural artwork shall be submitted for an ARB Minor Review and Planning Official Determination to ensure the subject of the mural does not meet the definition of a sign.
 - iii. Since the proposed mural is adjacent to the railroad right-of-way as right-of-entry approval must be secured from FDOT and CSX prior to installation.

Tim Lemons declared a conflict. Doug Metzger, City Planner, gave a PowerPoint presentation

showing the locations of the proposed signage, the signs approved, the signs denied and the signs that will need further documentation needed, such as a possible encroachment agreement. Mr. Metzger pointed out certain changes that needed to be made in the conditions. The Board thanked Mr. Metzger.

A motion was made by Justin Ramb and seconded by Jeff Bush to approve the item based on the conditions in the staff report making changes to condition#b4, c4. And e2. The motion carried unanimously 6-0 with Tim Lemons abstaining from the vote.

2. 400 S. Orange Avenue – City Commons Plaza Renovations/Orange Avenue Treatment

Applicant:	Torie Brooks, URS City of Orlando
Location:	400 S. Orange Ave.
District:	5
Project Planner:	Jason Burton

ARB2015-00022	Request for a Major Certificate of Appearance of Approval for the stamped asphalt color change.
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ARB Staff recommends APPROVAL of the request to change the pavement color of Orange Ave between South and Anderson Street from Granite to River Red as submitted with no additional conditions of approval.

Doug Metzger, City Planner, gave a PowerPoint presentation on the proposed color changes to Orange Avenue pavement.

Board Member Daisy Staniszkis expressed concern that color change should've been considered when the asphalt was first being poured; by repainting over the current asphalt it would be very apparent. She also explained that the new color would require more maintenance due to tire marks, oil stains and traffic lines and wanted to know how often the City would maintain.

Mr. Metzger explained that there is no set timeframe on when maintenance would occur, but there should be budgeted funds in the Streets Department for the maintenance of the color. Mr. Burton added that from his discussion with Public Works the street should be on a 3-5 year repainting program.

Board Member Matt Taylor asked for clarification as to why Streets Department wanted to change the color.

Mr. Metzger explained that the Streets Department wants this street to be a celebratory area connecting Dr. Phillips Center and City Commons Plaza. Mr. Burton added that the street currently looks like stamped asphalt and that was not the City's intent, so when they change the color they believe it will look more like pavers.

Board Member Mike Beale expressed that he was pleased with the way the stamped asphalt and color came out and felt that it should remain the way it currently is. He also added that the project hasn't materially changed and is surprised that the project is back before the Board.

Board Member Jeff Bush explained that the current color blends the two plaza materials better than the proposed orange.

Board Member Justin Ramb suggested making the street more artistic by adding a mural, rather than trying to match the plazas.

Board Member Matt Taylor asked if there are more options available. Mr. Burton explained that the color options are limited due to size of the area and magnitude of the project.

A motion was made by Mike Beale and seconded by Matt Taylor to deny the item based on the conditions in the staff report. The motion carried 6-1 with Tim Lemons voting against the denial.

3. 225 S. Garland Avenue – Lincoln/Tremont Tower

Owner/Applicant:	TSLF Church Street Retail LLC/Thomas Wannan
Location:	225 S. Garland Avenue
District:	5
Project Planner:	Doug Metzger

ARB2015-00024	Request for a Courtesy Review of a 25-story tower with 180 hotel rooms, 206, 500 s.q. ft of office space, plus additional support retail and 590 parking spaces.
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Recommended Action:	ARB Staff has reviewed the applicant's submittal and development plans and has the following comments:
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1. STREETSCAPE

- a. Design Guidelines - All streetscape shall be designed and constructed in accordance with the standards and specifications of the Downtown Orlando Streetscape Guidelines.
- b. Maintenance – Unless approved thru a separate agreement the City shall only maintain those portions of the streetscape within the public right-of-way or City Services easement. The City shall not be responsible for nor maintain any section of streetscape not constructed in accordance with the Downtown Orlando Streetscape Design Guidelines.
- c. Minimum Width - The streetscape on South Street and S. Garland Avenue shall be a minimum of 15-foot wide from back-of-curb and shall provide a 6-foot Streetscape Furniture and Street Tree Zone [Furniture Zone] combined with an unencumbered 9-foot Pedestrian Clear Zone [Pedestrian Zone]. There shall be no vertical impediments in the Pedestrian Zone.
- d. South Street— The sidewalk from back-of-curb to 15-feet from back of curb shall be Lawrenceville brick to match the sidewalk treatment on the east side of the railroad tracks on South Street.
- e. South Street Loading Zone—The site plan depicts an optional delivery zone on South Street. The delivery zone shall require approval of the Transportation Engineering Division. If approved a minimum 9-foot pedestrian zone with no vertical impediments shall be maintained from back-of-curb of the delivery zone.
- f. South Garland Avenue — The streetscape treatment on S. Garland shall be Streetscape Treatment 4, and match the streetscape treatment to the north of the project on Garland Avenue — concrete sidewalk panels with a Lawrenceville brick window pane.
- g. Corner Treatment— The northeast corner of the South Street and S. Garland Avenue intersection on the project site shall be Lawrenceville brick. The concrete sub-base of the corner treatment shall be 6-inches thick.
- h. City Services Easement—A City Services Easement shall be dedicated by the Applicant for any area of the streetscape zone that occurs outside the right-of-way. Building overhangs, cantilevers and or balconies may project into the easement area but not the right-of-way. There shall be a minimum clearance of 17'-6" for any projections in the City Services Easement.
- i. Control Boxes—All valve boxes, utility boxes or vaults and their covers located inside the streetscape zone shall be traffic bearing grade and flush with the sidewalk surface.

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- j. Streetlights—All streetlights on South Street and Garland Avenue shall be double acorn LED lights with shields.
- k. Tree Wells — Street tree wells on South Street and S. Garland shall be 6-feet by 9-feet.
- l. Street Trees — The street trees on South Street and Garland Avenue shall be high-rise live oaks. Palms are acceptable on Garland Avenue to highlight the entry to the project.
- m. 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.
- n. Root Barriers - Where a canopy tree is installed within 10 feet of any existing or proposed underground utility line, a root barrier 2' in height and at least 9' in length shall be installed along the underground utility or the utility may be wrapped in root barrier.
- o. Crosswalks – The 15-foot minimum streetscape zone from back of curb shall be the priority in all instances. Crosswalks at driveways and curb cuts shall be raised to be at the same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. Driveway slope transitions from the street grade to the sidewalk grade shall occur in the 6-foot Furniture Zone. Crosswalk surfaces shall be treated with the same streetscape treatment materials as the sidewalk surface, or a material, color or texture that contrasts with the surface of the vehicular use area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to define the pedestrian path for night time safety.
- p. Vehicle Drop-Off and Pick-Up Areas – Off-Street Vehicle Drop-Off and Pick-Up Areas shall occur outside the dedicated 15-foot streetscape zone, with a minimum 5-ft planted buffer placed between the sidewalk and the drop-off area. This buffer area shall contain a knee wall of up to 3 feet in height along the inside edge of the buffer, with additional plantings in the remainder of the area against the sidewalk.
- q. Appearance Approval – Final site plan, streetscape, hardscape and landscape plans including materials, finishes and plant palette shall be submitted for an ARB Major Review approval prior to submittal for building permits.

2. SERVICE AREAS, MECHANICAL EQUIPMENT, UTILITIES, VENTING

- a. Service Areas/Utilities - All utilities, trash disposal and pick-up, or any other maintenance facilities should be located on the interior of the parking garage or building, 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 requirements of the Land Development Code [LDC] including transformers, traffic signal control boxes, and other above ground utility structures.
- c. Traffic Signal Cabinet — The traffic signal cabinet on the northeast corner of Garland and South shall be relocated to be outside the streetscape zone and screened on three sides with a vegetative buffer.
- d. Telecommunications Equipment Screening - Buildings should be designed to accommodate for future placement of telecommunications equipment (including any communications equipment required by the police or fire department). It is recommend that screening areas be designed into rooftop areas so that the placement and screening of potential telecommunications equipment does not become an afterthought.
- e. Streetscape - In no instance shall any above grade transformer, utility box, traffic signal control box, lighting fixture, utility pole or backflow preventer be located in the 9-foot Pedestrian Clear Zone.
- f. Venting & Exhaust - All restaurant venting and restaurant exhaust shall be directed to the roof of the building; shall not be visible from the public right-of-way and is not permitted on any street facing façade of the building. All other exterior venting and exhaust for mechanical and utility rooms shall be a minimum of 12 ft. above grade; shall be designed and integrated into the building so as to be seamless with the overall architecture of the building and shall not vent over pedestrian areas.
- g. 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. Fencing - Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fencing is prohibited (except for screened construction fencing).
- h. Appearance Approval — Exterior venting and rooftop mechanical equipment design and location shall be included on the final building elevations for the ARB Final [Major] Review submittal.

3. ARCHITECTURE

- a. In general, ARB Staff is pleased with the proposed design of the tower and the proposed building elevations. However, ARB Staff does have several recommendations regarding minor refinements in the design of the exterior of the building.
- b. South Elevation — The south elevation is acceptable as submitted.
- c. West Elevation — ARB Staff recommends extending Material 2—Glass Type A and Material 3—Glass Type B down to the finished floor elevation of Parking Level 8 in order to break up the mass and rectilinear treatment of the parking garage Metal Mesh [Material 6].
- d. North Elevation — In order to break up the mass of the parking garage screening, Material 6-Metal Mesh ARB Staff recommends extending Material 3-Glass Type B down to the finished floor elevation of level 7 of the parking garage.
- e. East Elevation — Because of the separation created by the SunRail tracks the east elevation will be highly visible. In order to break-up the large mass of Material 6-Metal mesh screening the parking garage ARB Staff recommends incorporating a large section of Material 3-Glass Type B into the entire height of the parking garage mesh material to match the width and location on the façade of the Material 3 section at the top of the east elevation. As an alternative ARB Staff recommends incorporating 2 “columns of Material 7-Pre-cast Concrete the same width and location on the façade as the two vertical bands of Material 7 at the top of the east elevation.
- f. Building Crown — The design of the top or crown of the building is acceptable. However ARB Staff also recommends that significant architectural lighting be incorporated into the crown the that the Tremont Tower will be beacon in the Orlando skyline.
- g. Service Area — Decorative garage doors or gates that are architecturally integrated with the architectural style of the building shall be utilized at the entrance to service areas or loading docks. The doors or gates shall remained closed when the area the doors or grates screen is not being utilized.
- h. 10-foot Pedestrian Connection to Garland — The 10-foot pedestrian path between the future SunRail platform and the existing ballroom that leads to Garland Avenue shall include pedestrian level lighting to increase the security and comfort for pedestrians after dark. It is suggested that the decorative lighting be incorporated into the façade of the Tremont Tower in order to avoid adding vertical obstructions in the pedestrian area. It is also recommended that planter pots with drip irrigation be installed in the path area to provide a more pleasant environment for pedestrians.
- i. Screen Wall — The north façade of the ground floor parking area shall include a minimum 36” tall opaque screen wall between the parking garage and 10-foot pedestrian path adjacent to the ballroom building in order to separate the two uses and to help keep headlight glare from spilling into the pedestrian path area.
- j. Potential Future SunRail Platform — Until the train platform is in operation it is recommended as an interim treatment that the platform area be secured with a CPTED fence such as aluminum picket. This will discourage loitering and vagrancy in the platform area until the platform is operational. It is also recommended that the west wall of the platform area be enhanced with murals, art panels or a similar treatment in order to break up the mass of the wall and to provide a more enlivened passenger waiting area.
- k. Materials — Durable materials such as stone, brick, pre-cast, etc. are encouraged at the ground level. A granite waterable base 24 to 36 inches tall should be added to all exterior walls of the hotel site including the west wall of the SunRail Platform.
- l. Transparency – The ground floor building walls of all structures facing a right-of-way shall contain a minimum of 30% of transparent materials, located between 3 and 7 feet measured from ground level. Spandrel glass, reflective glass and glass block are not counted as transparent materials. Transparent materials on walls not parallel to the street and on doors shall not be counted toward the minimum transparency requirement.
- m. Glazing - 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 drywalled, or have permanent partitions installed on the interior to block natural surveillance. Tinted or reflective glass shall not be permitted.

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- n. Exterior Doors – At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior solid doors to provide visibility for entering and exiting pedestrians.
 - o. 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 to prevent water spill onto the pedestrian path or ROW.
 - p. Final Appearance Approval – Prior to submittal for a building permit final architectural elevations and perspective renderings shall be submitted for ARB Final [Major] Review.
 - q. Model - Prior to issuance of a Certificate of Occupancy, a physical 1"= 100' model of the principal structures of the PD should be provided for the DDB/CRA model.

4. LIGHTING

- a. Lighting Standards - Site lighting shall comply with the City's lighting code.
- b. Parking Garage Lighting - Interior fixtures must be shielded to prevent light spilling from the garage. Wattage shall not exceed 400 watts per bulb.
- c. 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.
- d. Light Shields - Shields for security lighting shall be similar in color with the surface to which the fixture is attached.
- e. Other 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).
- f. Pedestrian Areas - Lighting fixtures shall be decorative in appearance, style and finish and shall not exceed 15' in height.
- g. Final Appearance Approval – Proposed lighting fixtures and photometrics shall be provided for the ARB Final Review.

5. SIGNAGE

- a.. Master Sign Plan — Prior to submittal of sign permits a Master Sign Plan shall be submitted for a Planning Official and ARB Major Review. The Master Sign Plan shall include the dimensions, style and location of proposed project and tenant signage.
- b. Mid-rise Projecting Sign — The bottom of the proposed blade signs for the hotel shall be located no higher than 20-feet above grade. The sign face shall be no wider than 4-feet and no taller than 40-feet. The sign shall project no more than 5-feet from the façade.

Doug Metzger, City Planning, gave an overview of the project by PowerPoint; he highlighted the changes from the original project. He explained that many of the conditions remained the same as the recently proposed Hyatt Place Project on the same site. The Board thanked Mr. Metzger for his presentation.

Steve Bellflower, Hunton Brady Architect, explained that the design intent is to be more modern and to balance the design of the entire building, while not creating a heavy top.

Scott Stahley, Lincoln Property Company Senior Vice President explained to the Board the concept of the ground level.

The Board was pleased with the new design and the proposed project on this important corner of Downtown Orlando. The Board expressed that lighting the building is very important. The Board is looking forward to reviewing the final plans and all of the final details of the project.

NEW BUSINESS: None.

OTHER BUSINESS:

ARB Minor Reviews completed since the June ARB Meeting:

1. ARB2015-00027 - 126 S. Lucerne Circle E. - Signage
2. ARB2015-00015 - 431 E. Central Blvd. - World of Beer - Awnings

OLD BUSINESS: NONE.


ADJOURNMENT: CHAIRMAN GREG WITHERSPOON ADJOURNED THE MEETING AT 3:31 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, JUNE 24, 2015 AT 2:00 PM.

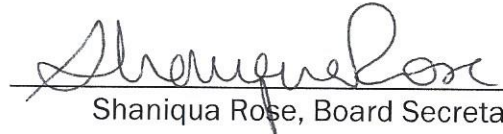
STAFF PRESENT

Kyle Shephard, Assistant City Attorney II
David Bass, Assistant City Attorney
Doug Metzger, City Planning
Shaniqua Rose, Board Secretary

Kenneth Pelham, City Planning
Walter Hawkins, Acting Executive Secretary
Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary