



# APPEARANCE REVIEW BOARD

MEETING MINUTES

July 21, 2016

## MEETING INFORMATION

### Location:

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

### Time:

2:00p.m.

### Board Members Present:

Jeffrey Bush, Chair

Justin Ramb, Vice Chair

Catherine Price

Fulvio Romano

Greg Witherspoon

Matt Taylor

### Board Member Absent:

John Paul Weesner

## OPENING SESSION:

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

## MINUTES

**A motion was made by Matt Taylor and seconded by Catherine Price to approve the June 16, 2016 ARB Meeting Minutes. The motion carried unanimously 6-0.**

## ANNOUNCEMENTS

- There were no announcements.

## CONSENT AGENDA:

### **1. 514 E. Church Street (520) – Thornton Commons LLC – 520 East Church Street**

Owner/Applicant:

Thornton Commons LLC/Wayne

Dunkelberger

Location:

514 E. Church Street

District:

4

Project Planner:

Doug Metzger

ARB2015-00043

Request for a Major  
Certificate of Appearance  
Approval for a new  
construction of a 364 units,  
6,520 sf retail and 630  
parking spaces.

Recommended Action:  
with the following conditions:

Staff recommends APPROVAL of the request

### **1. Streetscape**

#### **A. Streetscape Design Guidelines**

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas.

iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the 15-foot streetscape zone outside of the right-of-way.

**B. General Streetscape Requirements:**

- i. Street Trees – High rise live oaks trees shall be planted as the primary street tree in the planter islands and parkway strip. Sylvester Palms may be used as accent trees at the building entrances.
- ii. 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 Orlando Streetscape Guidelines.
- iii. Street Lights – Double acorn LED streetlights, consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.
- iv. Corner Treatments—The corner treatment at all corners shall be Lawrenceville Brick, with a 6-inch thick concrete sub-base for the first 6-feet from back of curb and all ADA ramps transitioning to a 4-inch thick concrete sub-base to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.
- v. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids. Box lids must be painted a color that matches the adjacent streetscape material.
- vi. Pedestrian Crossings—The pedestrian crossings at the garage and service area entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. A pavement treatment a minimum of 7-feet wide that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian area. 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. Slope transitions to the street shall occur between the sidewalk and edge of pavement. The mid-block curb cuts into the garage and service areas shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.
- vii. Building Entries—Building entries must face the street and be recessed. Doors should not open directly into the pedestrian clear zone.
- viii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.

**C. Outdoor Dining Areas/Sidewalk Cafes**

- i. Outdoor dining areas and sidewalk cafes are permitted on streets with a minimum 10-foot wide pedestrian clear zone.
- ii. Outdoor dining areas and sidewalk cafes shall maintain a minimum 5-foot wide pedestrian clear between the planting strip or furniture zone and the stanchion base of the outdoor dining area.
- iii. Outdoor dining areas and sidewalk cafes shall comply with all the regulations of Sec. 54-28 of the City Code.
- iv. Outdoor dining areas that utilize a portion of the right-of-way must obtain a sidewalk café permit.

**D. E. Church Street**

- i. Width—The minimum streetscape width on E. Church Street shall be 15-feet from the back-of-curb of the on-street parking spaces. The parkway strip shall be a minimum of 5-feet wide [7-feet shown in current plans] along the entire project frontage. The pedestrian clear zone shall be a minimum of 10-feet in width [8.5-feet shown in current plans]. High-rise live oak trees must be planted in the bump-outs between the on-street parking spaces.
- ii. Treatment 5 —The E. Church Street streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

**E. S. Eola Drive**

- i. Width—The minimum streetscape width on S. Eola Drive shall be 15-feet from the back-of-curb of the on-street parking spaces. The parkway strip shall be a minimum of 5-feet wide [7-feet wide in current plans] along the entire project frontage. The pedestrian clear zone shall be a minimum of 10-

feet in width [7.5-feet shown in proposed plans]. High-rise live oak trees must be planted in the bump-outs between the on-street parking spaces.

ii. Treatment 5 —The S. Eola Drive streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

#### **F. Mariposa Street [north side]**

i. Width—The minimum streetscape width on the north side of Mariposa Street shall be ~~13~~ 10-feet from the back-of-curb. The parkway strip shall be a minimum of ~~7~~ 5-feet wide along the entire project frontage. The pedestrian clear zone shall be a minimum of ~~6~~ 5-feet in width.

ii. Treatment 5 —The north side of the Mariposa Street streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

iii. Street Trees—The street trees on the northside of Mariposa Street shall be Sylvester Palms.

#### **I. S. Osceola Avenue**

i. Width—The minimum streetscape width on S. Osceola Avenue shall be 15-feet from the back-of-curb. The parkway strip shall be a minimum of 7-feet wide along the entire project frontage. The pedestrian clear zone shall be a minimum of 8-feet in width. This width should provide additional area for landscaping adjacent to the S. Osceola parking garage frontage on the south side of the subject property.

ii. Treatment 5 —The north side of the Mariposa Street streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

iii. Street Trees—The street trees on S. Osceola Avenue shall be high-rise live oak trees.

## **2. Architecture**

**A. Skyline Architecture** — A distinctive and signature architectural treatment shall be incorporated into the roof line at the significant corners of the project, the corner of E. Church Street and S. Osceola Avenue and also at the corner of E. Church Street and S. Eola Drive. The skyline element shall be submitted to ARB Staff for review and approval prior to issuance of building permits.

**B. Windows**—The windows on all facades shall be recessed from the façade to provide additional design, texture and shadow lines to the building façade. The addition of window sills or trim treatments is also recommended.

**C. Permit Elevations** — Color building elevations and black and white perspective massing illustrations shall be included in the building permit package to ensure consistency with the ARB approval.

#### **D. E. Church St. Façade**

~~i. The wood ceramic tile at the mid-point of the north façade shall be extended up the building façade to the top of the parapet in order to separate the mass of the east and west side of the Church St. façade.~~

~~ii. A dark gray trim band between the first and second floor shall be extended horizontally across the building façade to provide an architectural transition between the ground floor architectural masonry and the stucco material above.~~

#### **E. Mariposa Facade**

~~i. Elevation—The wood ceramic tile shall be added at the mid-point of the south façade above the amenity deck and shall be extended up the building façade to the top of the parapet in order to separate the mass of the east and west facades.~~

~~ii. A dark gray trim band between the first and second floor shall be extended horizontally across the building façade to provide an architectural transition between the ground floor architectural masonry and the stucco material above.~~

iii. Garage Openings—The metal mesh and frames proposed for the parking garage openings shall be inset into the opening like windows. The finish of the frames shall match the mullion system of the residential windows.

- iv. **Garage Door**—The parking garage door shall be decorative in nature. A standard roll-up door is not acceptable. The final door design shall be submitted to ARB Staff for review and approval prior to issuance of building permits.
- v. **Screening**—The parking garage shall be designed to minimize direct views of parked vehicles from streets and sidewalks. An opaque minimum 36-inch tall wall shall be installed to avoid headlight and spill-over light glare. Noise and exhaust fumes onto public use areas or adjacent properties shall be mitigated. Lighting that may be potentially visible from the garage shall be shielded. .
- vi. **Pedestrian Connection**—A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entries into the parking garage.
- vii. **Ramping**—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. Interior ramping and walls that might be visible thru the garage openings shall be painted a dark gray or black.

~~**F. S. Eola Street Façade**—A dark gray trim band between the first and second floor shall be extended horizontally across the building façade to provide an architectural transition between the ground floor architectural masonry and the stucco material above.~~

**G. S. Osceola Street Façade —**

- ~~i. A dark gray trim band between the first and second floor shall be extended horizontally across the building façade to provide an architectural transition between the ground floor architectural masonry and the stucco material above.~~
- ii. **Garage Door**—The parking garage door shall be decorative in nature. A standard roll-up door is not acceptable. The final door design shall be submitted to ARB Staff for review and approval prior to issuance of building permits.

**H. Transparency**

- i. 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 other floors facing the street above the ground level.
- ii. 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%.
- iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

**3. Lighting**

A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Final Review and approval prior to issuance of building permits.

B. It is encourage that the top or skyline architecture of the buildings be significantly lit in order to distinguish the building in the night time skyline.

C. Night time building elevations shall be submitted with to ARB Staff prior to issuance of building permits.

**4. Mechanical Equipment**

**A. 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 street facing façade of the buildings. All other venting and exhaust for mechanical and other utilities shall be a minimum of 12 ft. above grade and shall be integrated with the building

design and painted to match the surrounding building color so as to be seamless with the overall architecture of the building.

**B. Transformer Area Screening**—Transformer areas outside the building envelope shall be screened with an opaque wall and gated up to 6-feet in height. A hedge, 36-inches tall at the time of planting and maintained at a minimum 48-inches tall shall also be installed to screen the transformer enclosure.

**C. Mechanical Equipment**—All ground mounted and rooftop mechanical equipment shall be screened from view at eye level and meet the screening conditions of the Land Development Code.

**D. 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.

**E. 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.

**F. Overhead Powerlines**—Existing overhead powerlines on the development site shall be undergrounded during construction.

**G. Final Elevations**—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the building permit package.

## **5. Signage**

A Master Sign Plan [MSP] including both the residential, retail and high-rise signage shall submitted for a separate ARB Major Review approval prior to the issuance of a Certificate of Occupancy for the tower or retail spaces. The MSP 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 unless incorporated into the MSP.

## **6. 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.

## **7. ARB Construction Observation**

A. Prior to the commencement of vertical construction the general contractor, developer and architect will schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.

B. The general contractor shall schedule periodic meetings with the ARB Staff as needed to update staff on the project progress and potential issues complying with the ARB conditions of approval.

C. Prior to issuance of a Certificate of Occupancy ARB Staff shall review the project site for compliance with the ARB conditions of approval.

## **2. 1173 N. Orange Avenue – Workscapes**

Owner/Applicant:

Triple D Enterprise of Orange County/Michael Chowk

Location:

1173 N. Orange Avenue

District: 3  
Project Planner: Ken Pelham

ARB2016-00038 Request for a Major Certificate of Appearance  
Approval for two Workscapes high-rise signs.

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

1. The sign must not project more than 12-inches from the wall.
2. In accordance with City code Sec. 64.246, the “W” logo maybe illuminated in green as proposed; however the “workscapes” line of text, if illuminated, must glow white at night.
3. Any holes or blemishes left from the removal of previous signs must be patched and finished to match the surrounding wall finishes prior to installation of the new signs.
4. The Planning Official Determination [LDC2009-00002] for the existing high-rise signs required that no other signs shall be placed on the building. However, several round, red wall signs have been installed on the first-floor exterior. These must be removed.
5. ARB approval does not constitute approval to fabricate and install the sign. All required building, sign, structural, electrical and wind load requirements must be met and all appropriate building and sign permits must be obtained prior to installation of the signs.

### **3. 200 S. Orange Avenue – Suntrust Center**

Owner/Applicant: 200 Orange Realty LP/Kenneth Soday  
Location: 200 S. Orange Avenue  
District: 5  
Project Planner: Doug Metzger

ARB2016-00040 Request for a Major Certificate of Appearance  
Approval for a 42 s.f. monument sign in the  
Suntrust Plaza area.

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

1. The existing monument signs just north of the plaza are shall be removed prior to installation of the new monument sign. Any holes or blemishes left from the removal of existing monument signs must be patched and finished to match the surrounding area.
2. The new monument sign shall be located in the gravel area north of the plaza lawn. The base of the sign shall be setback a minimum of 5-feet from the edge of the S. Orange Avenue sidewalk. ARB Staff shall field verify the location of the sign prior to installation.
3. ARB approval does not constitute approval to fabricate and install the sign. All required building, sign, structural, electrical and wind load requirements must be met and all appropriate building and sign permits must be obtained prior to installation of the signs.

A motion was made by Catherine Price and seconded by Greg Witherspoon to approve the Consent Agenda as presented. The motion carried unanimously.

## **REGULAR AGENDA:**

### **1. 738 Highland Avenue – Park Lake Townhomes**

Owner/Applicant: Dill Investment Partnership/Ryan Studzinski

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Location: 738 Highland Ave  
District: 4  
Project Planner: Doug Metzger

ARB2016-00004 Request for a Major Certificate of Appearance  
Approval for a 21 new townhouses at Park Lake  
Street and Lake Highland.

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

**1. Streetscape**

**A. Streetscape Design Guidelines**

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines [DSDG] as they may be amended from time-to-time and the additional conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
- i. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

**B. General Streetscape Requirements:**

- i. Treatment — All streetscape shall be designed and constructed consistent with the requirements of Treatment 5 in the Downtown Streetscape Design Guidelines with a minimum 7.5-foot parkway strip and a minimum 5-foot wide sidewalk along the entire project's street frontages.
- ii. Street Trees – The existing oaks on Park Lake Street and crepe myrtles on Highland Avenue shall be preserved. All proper tree protection measures shall be utilized during construction to preserve and protect the viability of the existing trees.
- iii. Tree Ring – Along with the redevelopment of this property the damaged concrete tree ring around the large oak on Park Lake Street shall be repaired and/or replaced.
- iv. Street Lights – Single acorn 40-watt LED streetlights, consistent with the DSDG and spaced according to OUC lighting requirements shall be installed along the Park Lake Street and Highland Avenue project frontage in the parkway strip between the curb and sidewalk.
- v. Street Wall—a 36-inch tall masonry wall shall be installed between building 1 and building 2 in order to screen views into the driveway area between the buildings.
- vi. Curbing—The existing curbing along the entire project frontage is damaged and degrading. The applicant shall replace all the curbing along the project's street frontages with Type "B" vertical concrete curbing.
- vii. Corner Treatments—Corner treatments shall be reconstructed to provide two directional accessibility ramps at the Park Lake/Highland Ave. intersection. The ramps shall be perpendicular to the centerline of the adjacent streets.
- viii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing in those areas restored during construction.
- ix. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, and painted per the downtown streetscape standards.
- x. Pedestrian Crossings—The pedestrian crossings at the driveway cut shall be level and at the same grade as the sidewalk is adjacent to the driveway. A pavement treatment that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian zone. Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.
- xi. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be placed in the required pedestrian clear zones [sidewalks].

- xii. Specialty Paving — Specialty paving and other materials not consistent with the Downtown Streetscape Design Guidelines shall not be permitted inside the right-of-way or city services easements of the streetscape zone. Specialty paving, other materials and vertical structures are permitted outside of the City maintained streetscape zone.
- xiii. ARB Final Review—Final streetscape plans shall be submitted for ARB Staff Review prior to submittal for building permits.

### **C. Tree Preservation/Mitigation**

- i. Preservation — There are several mature specimen trees remaining on the site, especially around the project edges. The applicant is attempting to preserve some of those trees located in the streetscape zone. ARB Staff encourages the applicant to use their best efforts to preserve as many of the edge mature trees as feasible. Each preserved tree will enhance the value and aesthetic vitality of the project area.
- ii. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree removal permit process the applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and whether or not any mitigation will be required for the removal of significant trees.

## **2. Architecture**

### **A. Design Intent**

- i. ARB Staff supports the architectural direction and theme of the Park Lake Townhome project.
- ii. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Staff Review and approval prior to submittal for building permits.

### **B. General Architectural Comments**

- i. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade in order to provide additional design texture and shadow lines on the building façades. The addition of window sills or trim treatments is also recommended.
- ii. Perimeter Fence — A six-foot tall decorative fence shall be installed along the west and south property lines. The fence shall include a decorative top and posts.

### **C. Transparency**

- i. Transparency Requirement — A minimum of 15% transparency shall be provided on all floors facing the street.
- ii. Light Transmittance — 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%.
- iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.
- v. Garage lights, or windows shall be added to all the garage doors.

- 3. **Lighting Plan** — A lighting plan that complies with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Staff Review and approval prior to issuance of building permits.

## **4. Mechanical Equipment**

- A. Venting & Exhaust**—All venting and exhaust shall be directed to the roof or the rear of each building. All vents and grill work shall be painted to match the adjacent building color.

- B. Transformers**— Transformers shall not be located between a building and the adjacent street. Transformer areas shall be screened on three sides with landscaping and/or decorative, opaque fencing, up to 6-feet in height. Landscaping shall be a minimum of 36-inches tall at the time of



planting.

**C. Mechanical Equipment**—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code.

**D. Backflow Preventer**—Backflow preventers shall be located so as to not be directly visible and as far away as possible from the right-of-way. The equipment should be screened from view where necessary. The backflow preventers shall be clearly identified on the final utilities plan.

**E. Fencing**—~~Any interior fencing on the site shall be an open, CPTED approved fence, such as aluminum picket, or welded wire. Chain link fencing is prohibited.~~

**F. Overhead Utility Lines**— Existing overhead utility lines on Park Lake Street shall be undergrounded during construction.

**G. Final Elevations**—The location and configuration of all exterior venting and mechanical equipment shall be submitted with the site plan and building elevations for ARB Staff Review prior to submittal of building permits.

## **5. ARB Construction Observation**

A. Prior to the commencement of vertical construction the general contractor, developer and architect will schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.

B. The general contractor shall schedule periodic meetings with the ARB Staff as needed to update staff on the project progress and potential issues complying with the ARB conditions of approval.

C. Prior to issuance of a Certificate of Occupancy ARB Staff shall review the project site for compliance with the ARB conditions of approval.

## **6. Model**

Prior to permitting, a physical 1"= 100' scale model of the project should be provided for the DDB/CRA model located in the Downtown Information Center.

7. Pergola treatment must be used on all rooftop decks with the option of a retractable awning.

8. All HVAC equipment must be screened.

Doug Metzger gave a PowerPoint presentation outlining the changes to the project as originally presented during the Courtesy Review. The Board thanked Mr. Metzger for his presentation.

Discussion ensued about the top floor changes, materials for the top floor deck, color of awnings, screening of the HVAC equipment and pergola use on the deck.

**A motion was made by Fulvio Romano to accept staff conditions with the modification to strike condition #4f and add conditions #7 and 8. The motion was seconded by Catherine Price. The motion carried unanimously.**

## 2. 634 E. Colonial Drive

Owner/Applicant: Allen G. Liang  
Location: 634 E. Colonial Drive  
District: 5  
Project Planner: Doug Metzger

ARB2016-00019 Request for a Major Certificate of Appearance  
Approval for a new 6,392 sf, 2 story retail/office building.

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

### 1. Streetscape

- A. FDOT Standards — All streetscape design and construction is required to comply with the Florida Department of Transportation design and construction requirements.
- B. Curbing — All curbing for the project shall be ~~Type F~~ Type B vertical curb with gutter pan. All existing driveway cuts shall be removed and the curbing replaced with ~~Type F~~ Type B curb.
- C. Colonial Sidewalk — The existing sidewalk along E. Colonial Dr. shall be removed and replaced from the western boundary of the 634 parcel to the eastern boundary of the 642 parcel with an 8-foot wide concrete sidewalk starting on the back-of-curb.
- D. City Services Easement — A city services easement shall be provided by the applicant for any portion of the sidewalk zone outside of the right-of-way.
- E. Driveway Crossings and Internal Crosswalks — A pavement treatment that contrasts with the vehicle lanes, such as stamped and/or colored concrete shall be provided at the Colonial driveway crossing and for any internal crosswalks in order to clearly define the pedestrian zone. An 8 to 12-inch concrete band shall be provided on the outside edges of the crosswalks. Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to define the pedestrian path for night time safety.

### 2. Architecture

- A. Design Intent — ARB Staff supports the architectural direction and theme of the project. Continued focus on the design and details at the base, middle and top of the building including architectural lighting will continue to be critical through the design and development process. Final architectural plans, elevations, materials, finishes and building color shall be submitted to ARB staff for review and approval prior to submittal for building permits.
- B. Canopies and Awnings — Canopies and awnings on the buildings may project into the city services easements. Canopies or awnings that project into the right-of-way will require FDOT approval. Canopies shall be no less than 12-feet above finished grade to meet maintenance access requirements. Awnings shall be a minimum of 9-feet above finished grade.
- C. Exterior Doors — A minimum 4"x6" view panels shall be provided in all pedestrian accessible exterior doors to provide visibility and security for pedestrians exiting the building.
- D. Windows — The windows on all facades shall be recessed 1 to 3 inches from the façade to provide additional texture and shadow lines to the building façades. The addition of window sills or trim treatments is also recommended.
- E. Transparency
  - i. The ground floor building facade facing E. Colonial shall contain a minimum of 30% of transparent materials. A minimum of 15% transparency shall be provided on all other floors facing the street above the ground level.
  - ii. 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%.

- iii. No windows at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

F. Dumpster Enclosure —The dumpster enclosure shall compliment the style and materials of the building architecture. Decorative doors or gates that are architecturally integrated with the building design shall be utilized on the dumpster enclosure. The doors or gates shall be closed when the dumpster area is not in use.

**3. Lighting** — A lighting plan that meets the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Staff review and approval prior to issuance of building permits.

#### **4. Mechanical Equipment**

- A. Venting & Exhaust—All venting and exhaust for mechanical equipment and other utilities shall be integrated into the building design and be seamless with the overall architecture of the building.
- B. Transformer Area Screening—Transformers shall not be located between the building and right-of-way and shall be screened on three sides with a fence and/or landscaping including, at a minimum, a hedge that is 36-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions in the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment shall be required. The screen wall or parapet shall be the same height as the rooftop mechanical equipment .
- D. Backflow Preventer—Backflow preventers shall not be located between the building and the right-of-way and should be screened from view with landscaping. They shall be clearly identified on the final utilities plan.
- E. Fencing—Any fencing on the site, except required buufer yard walls, shall be an open, CPTED-approved fence, such as architectural mesh, welded wire or wrought-iron picket fencing. Chain link fencing is prohibited.
- F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations and site plans. Final building elevations with venting and other mechanical equipment location shall be submitted for ARB Staff review prior to submittal of building permits.

**5. Signage** — A sign plan including all retail and office signs shall be submitted for an ARB Minor [Staff] Review and approval prior to the issuance of a sign permit. The sign plan shall clearly show how signage will be allocated between the tenants 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.

#### **6. Landscape and Hardscape**

- A. Landscape and Hardscape Plans — Final landscape and hardscape plans shall be submitted for ARB Staff Review prior to submittal of building permits.
- B. South Bufferyard—Because the project site borders the Eola Heights Historic District a landscape buffer meeting the requirements of Bufferyard B in the City's Land Development Code including a minimum 6-foot tall masonry wall, canopy trees and understory trees shall be provided along the south property line from the western boundary of the 634 E. Colonial parcel to the eastern boundary of the 642 parcel.
- C. Landscape Plan — The project shall meet the landscaping requirements of Chapter 60 of the LDC.

7. The material beneath the chair rail in the tower shall be a durable material.

8. Thicker cornice on the raised element on the building tower.

Doug Metzger gave a PowerPoint presentation outlining the changes to the project since the original presentation of the project. The Board thanked Mr. Metzger for his presentation.

Discussion ensued regarding the material beneath the chair rail, paint color of the building and cornice height around the raised elements.

**A motion was made by Catherine Price to accept staff conditions with the modification to conditions #1B and #2B and adding conditions #7 and 8. The motion was seconded by Greg Witherspoon. The motion carried unanimously.**

### **3. 115 E. Concord Street – Lake Eola Heights Townhomes**

Owner/Applicant:	Ray Design Development LLC/Kevin Kramer
Location:	115 E. Concord Street
District:	4
Project Planner:	Doug Metzger

ARB2016-00035	Request for a Major Certificate of Appearance Approval for a 12-unit townhouse development
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Recommended Action:	Staff recommends APPROVAL of the request with the following conditions:
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#### **1. Streetscape**

##### **A. Streetscape Design Guidelines**

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines [DSDG], as they may be amended from time-to-time, and the additional conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
- iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

##### **B. General Streetscape Requirements:**

- i. Treatment — All streetscape shall be designed and constructed consistent with the requirements of Treatment 5 in the Downtown Streetscape Design Guidelines with a minimum 7.5-foot parkway strip and a minimum 5-foot wide sidewalk along the entire project street frontage.
- ii. Sidewalk and Curbing—The existing sidewalk and curbing along the entire project frontage is damaged and degrading. The applicant shall replace the sidewalk. Additionally, all of the curbing along the project's street frontage shall be removed and replaced with Type "B" vertical concrete curbing.
- iii. Pedestrian Crossing—The pedestrian crossing at the driveway cut shall be level and at the same grade as the sidewalk is adjacent to the driveway. The concrete sidewalk shall be continuous through the driveway crossing in order to emphasize the pedestrian zone.
- iv. Street Trees – The existing oak in the E. Concord Street right-of-way shall be preserved. The tree shall also be protected, per Code, during the construction process to ensure its continued vitality.
- i. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids and painted per the downtown streetscape standards.
- ii. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be placed in the required pedestrian clear zones [sidewalks].

- iii. Specialty Paving — The paver driveway may encroach into the right-of-way. The Developer and homeowners association shall enter into an agreement with the City assuming all responsibility for maintenance of the paver driveway section inside the right-of-way.
- iv. Overhead Utility Lines—To the greatest extent feasible all overhead utility lines along the project frontage should be undergrounded as part of the development of the subject site.
- v. ARB Final Review—Final streetscape plans shall be submitted for ARB Staff Review prior to submittal for building permits.

C. Tree Preservation/Mitigation

- i. Preservation — There are several mature specimen trees remaining on the site, especially around the project edges. ARB Staff encourages the applicant to use their best efforts to preserve as many of the mature trees as feasible. Each preserved tree will enhance the value and aesthetic vitality of the project area.
- ii. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree removal permit process the applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and whether or not any mitigation will be required for the removal of significant trees.

## 2. Architecture

A. Design Intent

- i. ARB Staff supports the architectural direction and theme of the Lake Eola Heights Townhouse project.
- ii. Final architectural plans, elevations, materials, finishes and building colors shall be submitted for ARB Staff Review and approval prior to submittal for building permits.

B. General Architectural Conditions

- i. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade in order to provide texture and shadow lines on the building façades. The windows on the 1<sup>st</sup> floor must match in size and style.
- ii. Perimeter Fence and Walls — A six-foot tall decorative wall shall be installed along the east property line as depicted on the site plan. The remainder of the perimeter fencing shall be decorative PVC. ARB Staff recommends that the perimeter PVC fencing be a color other than white.

C. Specific Architectural Conditions

- i. E. Concord Street Façade—The entry stoop on the E. Concord façade shall be converted to a full porch that is a minimum of 6-feet deep.
- ii. 4-Story Townhomes — The hardy board siding on the 4-story townhomes shall be expanded and increased to include the 2nd floor. An 8 to 12-inch trim band shall be added to delineate the separation between floors.

D. Transparency

- i. Transparency Requirement — A minimum of 15% transparency shall be provided on all floors facing the street.
- ii. Light Transmittance — 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%.
- iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

## 3. Lighting Plan — A lighting plan that complies with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Staff Review and approval prior to issuance of building permits.

## 4. Mechanical Equipment

- A. Venting & Exhaust—All venting exhaust shall be directed to the roof or the rear of each building.

All vents and grill work shall be painted to match the adjacent building color.

- B. Transformer— If needed transformers shall not be located between a building and the adjacent street. Transformer areas shall be screened on three sides with landscaping and/or decorative, opaque fencing, up to 6-feet in height. Landscaping shall be a minimum of 36-inches tall at the time of planting. The final plans shall be submitted for ARB Minor Review prior to submittal of building permits.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. Mechanical equipment such as HVAC equipment shall not be located between the building and the street.
- A. Backflow Preventer—Backflow preventers shall be located so as to not be directly visible and as far away as possible from the right-of-way. The equipment should be screened from view with landscaping where necessary. The backflow preventers shall be clearly identified on the final utilities plan.
- B. Fencing—Fencing , other than perimeter walls and fences, shall be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.
- C. Overhead Utility Lines— Existing overhead utility lines on E. Concord Street shall be undergrounded during construction.
- D. Final Utility Plans—The location and configuration of all exterior venting and mechanical equipment shall be included on the final building elevations and site plan. The plans shall be submitted for ARB Staff Review prior to submittal of building permits

#### 5. ARB Construction Observation

- A. Prior to the commencement of vertical construction the general contractor, developer and architect will schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.
- B. The general contractor shall schedule periodic meetings with the ARB Staff as needed to update staff on the project progress and potential issues complying with the ARB conditions of approval.
- C. Prior to issuance of a Certificate of Occupancy ARB Staff shall review the project site for compliance with the ARB conditions of approval.

6. The front elevation on Concord Street porch roof should be lowered in height and the 3<sup>rd</sup> floor dormer flush with the primary face of the facade.

Greg Witherspoon declared a conflict on this case.

Doug Metzger gave a PowerPoint presentation outlining the proposed project; he also presented the Board with an email received from the Lake Eola Heights Historic Neighborhood Association. The Board thanked Mr. Metzger for his presentation.

Discussion ensued about material for the awnings over the windows above the garage, building colors, visibility of the front doors from the right of way, consistency of the window treatments.

A motion was made by Matt Taylor to accept staff conditions with the modification to conditions #1Bviii and 2Bi, with an encouragement to explore the window treatment on the third floor of the garage elevation and 4B, as well as adding condition #6. The motion was seconded by Catherine Price. The motion carried 5-1 with Greg Witherspoon abstaining from the vote due to a conflict of interest.

#### 4. 619, 621, 623 E. Pine Street – The Olive Townhomes

Owner/Applicant:  
Location:

Tom Darling/Michael Wenrich  
619, 621, 623 E. Pine Street

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District: 4  
Project Planner: Douglas Metzger

ARB2016-00037 Request for a Major Certificate of Appearance  
Approval for a 12-unit townhouse development

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

## 1. Streetscape

### A. Streetscape Design Guidelines

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines [DSDG] as they may be amended from time-to-time and the additional conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
- iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

### B. General Streetscape Requirements:

- i. Treatment — All streetscape shall be designed and constructed consistent with the requirements of Treatment 5 in the Downtown Streetscape Design Guidelines with a minimum 7.5-foot parkway strip and a minimum 5-foot Pedestrian Crossing—The pedestrian crossing at the driveway cut shall be level and at the same grade as the sidewalk is adjacent to the driveway. The concrete sidewalk shall be continuous through the driveway crossing in order to emphasize the pedestrian zone.
- ii. Street Trees – The existing oaks in the E. Pine Street right-of-way shall be preserved. The trees shall also be protected, per Code, during the construction process to ensure their continued vitality.
- iii. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.
- iv. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be placed in the required pedestrian clear zones [sidewalks].
- v. Overhead Utility Lines—All overhead powerlines along the project frontage shall be undergrounded as part of the development of the subject site.
- i. ARB Final Review—Final streetscape plans shall be submitted to ARB Staff Review prior to submittal for building permits.

### C. Tree Preservation/Mitigation

- i. Preservation — There are several mature specimen trees remaining on the site, especially around the project edges. The applicant should attempt to preserve some of those trees. ARB Staff encourages the applicant to use their best efforts to preserve as many of the mature trees as feasible. Each preserved tree will enhance the value and aesthetic vitality of the project area.
- ii. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree removal permit process the applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and whether or not any mitigation will be required for the removal of significant trees.

## 2. Architecture

### A. Design Intent

- i. ARB Staff supports the architectural direction and theme of the Lake Eola Heights Townhome project.
- ii. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Staff

Review and approval prior to submittal for building permits.

**B. General Architectural Conditions**

- i. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade in order to provide texture and shadow lines on the building elevations.
- ii. Perimeter Fence or Walls — A six-foot tall decorative wall or fence may be installed along the rear and side property lines. The perimeter fencing shall be decorative PVC or a masonry wall. ARB Staff recommends that any perimeter PVC fencing be a color other than white.

**C. Specific Architectural Conditions**

- i. The Olive Sign—The proposed “The Olive” sign shall be permitted even though it is atypical for a residential development of this scale. The sign shall be non-illuminated channel letters or metal cut-out letters.
- ii. Garage Doors—All garage doors shall include a bay of “light” or widows.

**D. Transparency**

- i. Transparency Requirement — A minimum of 15% transparency shall be provided on all floors facing the street.
- ii. Light Transmittance — 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%.
- iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

**3. Lighting Plan** — A lighting plan that complies with the City’s lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Staff Review and approval prior to issuance of building permits.

**4. Mechanical Equipment**

- A. Venting & Exhaust—All venting and exhaust shall be directed to the roof or the rear of each building. All exterior vents and grill work shall be painted to match the adjacent building color.
- B. Transformer— If needed transformers shall not be located between the building and the adjacent street. Transformer areas shall be screened on three sides with landscaping and/or decorative, opaque fencing, up to 6-feet in height. Landscaping shall be a minimum of 36-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. Mechanical equipment such as HVAC equipment shall not be located between the building and the street.
- D. Backflow Preventer—Backflow preventer[s] shall be located so as not to be directly visible, and as far away as possible, from the right-of-way. Backflow preventers should be screened from view with landscaping where necessary. They shall be clearly identified on the final utilities plan.
- E. Fencing—Fencing , other than perimeter walls and fences, shall be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.
- F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be included on the final building elevations and site plan. Those plans shall be submitted for ARB Staff Review prior to submittal of building permits

Doug Metzger gave a PowerPoint presentation outlining the proposed project. The Board thanked Mr. Metzger for his presentation.

Discussion ensued about the window transparency and the mechanical equipment screening.

**A motion was made by Matt Taylor to accept staff and seconded by Justin Ramb. The motion carried unanimously.**



## 5. 110 E. Marks Street – Mark Street Townhomes

Owner/Applicant: Wescar Magnolia Ave/Tracey Smith  
Location: 110 E. Marks Street  
District: 4  
Project Planner: Terrence Miller

ARB2016-00036 Request for a Courtesy Review for new construction of a 10-unit townhouse development.

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

### 1. Streetscape

#### A. Streetscape Design Guidelines

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines as they may be amended from time-to-time and the conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
- iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

#### B. General Streetscape Requirements:

- i. Treatment — All streetscape shall be designed and constructed consistent with the requirements of Treatment 5 in the Downtown Streetscape Design Guidelines with a minimum 7.5-foot parkway strip and a minimum 6-foot sidewalk along the entire project street frontage.
- ii. Curbing—The existing curbing along the Marks Street frontage is damaged and degrading. The applicant shall replace all the curbing along the frontage with type B vertical concrete curbing.
- iii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
- iv. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.
- v. Pedestrian Crossings—The pedestrian crossings at the driveway cuts shall be level and at the same grade as the sidewalk adjacent to the driveway. A pavement treatment that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian zone. Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.
- vi. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone.
- vii. Specialty Paving — Specialty paving and other materials not consistent with the Downtown Streetscape Design Guidelines shall not be permitted inside the right-of-way or city services easements of the streetscape zone. Specialty paving, materials and vertical structures are permitted outside of the City maintained streetscape zone.
- viii. Street Trees— High rise Live Oak trees shall be added to the parkway strip spaced per Downtown Streetscape Design Guidelines standards.
- ix. ARB Final Review—Final streetscape plans shall be submitted for ARB Final [Major] Review and approval prior to submittal for building permits.

#### C. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree

removal permit process the applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and if any mitigation will be required for the removal of any trees.

## **2. Architecture**

### **A. Design Intent**

- i. ARB Staff supports the architectural direction and theme of the Marks Street Townhome project.
- ii. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Final [Major] Review and approval prior to submittal for building permits.

### **B. General Architectural Comments**

- i. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building façades. The addition of window sills or trim treatments is also recommended.
- ii. Perimeter Fence and Walls — A decorative CPTED fence shall be installed along the east, west and south property lines. The wall shall include a decorative top and columns or pilasters. A design & color selection shall be selected and depicted on the elevations in the Final ARB [Major] Review application.

### **C. Specific Architectural Conditions**

- i. Material Finish — A new material shall be incorporated on the front entry facades. Its is encouraged to se the same treatment of materials used on the tower features or introduce a third material that compliments the modern form and design of the building.
- ii. A more sustainable fascia board shall be used to give the tops on the building a more grounded appeal.
- iii. Garage Doors — The upper panel on all garage doors shall be clear glass as the remaining panels shall be frosted glass.

### **D. Transparency**

- i. Transparency Requirement — A minimum of 15% transparency shall be provided on all floors facing the street.
- ii. Provide transparency or vegetation on the tower features, internal to the driveway
- iii. Light Transmittance — 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%.
- iv. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- v. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

### **E. Landscape and Hardscape**

- i. Landscape and hardscape plans were not submitted with this application. Final landscape and hardscape plans shall be submitted for ARB Major review
- ii. Internal to the site, provide landscape planting areas in the driveway
- iii. Driveway shall consist of pavers with an apron leading to Marks Street
- iv. The project shall meet all landscaping requirements of Chapter 60 for the LDC.

## **3. Lighting Plan — A lighting plan that complies with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Final [Major] Review and approval prior to issuance of building permits.**

## **4. Mechanical Equipment**

- A. Venting & Exhaust—All venting exhaust shall be directed to the roof or the rear of each building.
- B. Transformers— Transformers shall not be located between a building and the adjacent street. Transformer areas shall be screened on 3-sides with landscaping and/or decorative, opaque fencing, up to 6-feet in height. Landscaping shall be a minimum of 36-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An

interior screen wall for rooftop mechanical equipment may be required to provide additional screening at eye level.

- D. Backflow Preventer—Backflow preventor[s] shall be located so as to not be directly visible and as far away as possible from the right-of-way. Backflow Preventers should be screened from view where necessary with landscaping. They shall be clearly identified on the final utilities plan.
- E. Fencing—Any interior fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket, or architectural mesh. Chain link fencing is prohibited.
- F. Overhead Powerlines— Existing overhead powerlines on the development site shall be undergrounded during construction.
- G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations and site plan in the Final ARB [Major] Review application.

Terrence Miller gave a PowerPoint presentation outlining the proposed project. The Board thanked Mr. Miller for his presentation.

Discussion ensued regarding the internal towers, transparency and the sunshade for the patio areas.

This was a Courtesy Review and therefore no action was taken by the Board.

**NEW BUSINESS:** None.

### **OTHER BUSINESS:**

ARB Minor Reviews completed since the June ARB Meeting:

- A. ARB2016 - 00011 - 210 Lake Avenue - Orlando Lutheran Towers - Outdoor patio and accessible ramp
- B. ARB2016 - 00022 - 151 E. Washington Street - Sweet on the Park - Wine Bar
- C. ARB2016 - 00039 - 532 W. Robinson Street - Straight Up Fencing - Fence
- D. ARB2016 - 00031 - 420 E. Church Street - Sandwich Board Signage

**OLD BUSINESS:** None.

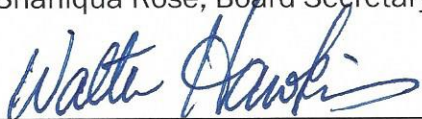
**ADJOURNMENT:** THE MEETING ADJOURNED AT 4:44 PM.

**NEXT MEETING:** THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, AUGUST 18, 2016 AT 2:00 PM.

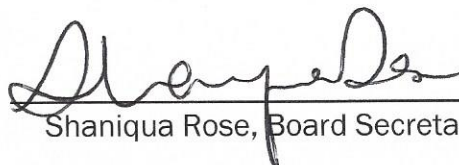
### **STAFF PRESENT:**

Kyle Shephard, Assistant City Attorney  
Walter Hawkins, Acting Executive Secretary  
Doug Metzger, City Planning  
Terrance Miller, City Planning  
Shaniqua Rose, Board Secretary

Kenneth Pelham, City Planning  
Shannen Stegman, City Planning  
Jason Burton, City Planning  
Richard Forbes, City Planning



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary