



# APPEARANCE REVIEW BOARD

MEETING MINUTES

November 10, 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

Matt Taylor

Greg Witherspoon

Catherine Price

Fulvio Romano

### Board Members Absent

John Paul Weesner

## OPENING SESSION

- Chairman Jeffrey Bush called the meeting to order at 2:08 P.M.
- Christel Brooks, Administrative Specialist 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 Justin Ramb and seconded by Catherine Price to approve the September 15, 2016 ARB Meeting Minutes. The motion carried unanimously 6-0.

## ANNOUNCEMENTS

- There were no announcements.

## CONSENT AGENDA

None.

## REGULAR AGENDA

### 1. 617 W. Central Blvd. – Tubbs Brewing

Owner/Applicant:	W. Central, LLC. / Ryan Young
Location:	121 S. Orange Avenue #820
District:	5
Project Planner:	Doug Metzger

ARB2016-00059	Request for a Major Certificate of Appearance Approval for a façade renovation, new perimeter wall/ fence, new water tower feature, major identity signage and other facilities associated with a new outdoor beer garden.
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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 improvements in the streetscape zone, including new driveway cuts, are 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.
- ii. City Services Easement—For City maintenance purposes, a city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.
- iii. Corner Clip—In order to accommodate a signal mast arm at the corner of W. Central and Terry Ave., the applicant must provide a 12-foot corner clip. This will avoid the location of the mast arm in the sidewalk area.
- iv. Driveway Cut—The driveway cut on W. Central Blvd. shall be removed, but the pedestrian entry gate into the outdoor entertainment area may remain.
- v. Pedestrian Crossings—The pedestrian crossing at the proposed driveway cut on N. Terry Avenue shall be level and at the same grade as the sidewalk on either side of the driveway.

## 2. Architecture

### A. Design Intent

- i. ARB Staff fully supports the architectural direction and theme of the Tubbs Brewing project.
- ii. Final architectural plans, elevations, materials and finishes shall be reviewed by ARB staff during the building permit process.

### B. General Architecture Comments

- i. W. Central Avenue Planters – The proposed planters along the W. Central façade, because of the lack of sufficient streetscape width, shall not be permitted to encroach into the W. Central right-of-way.
- ii. Entry Canopy – The bottom of the proposed entry canopy shall be a minimum of 12-feet above finished grade. The applicant will need to secure a right-of-way encroachment agreement with the City for any portion of the canopy that extends into the W. Central Ave. right-of-way.
- iii. Window Surrounds and W Beams – The proposed 10-inch projecting window surrounds and vertical “W” beams shall be permitted so long as the applicant can demonstrate that these features do not extend into the W. Central Ave. right-of-way.
- iv. Exterior Doors—A minimum 4”x6” security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.
- v. Windows—A minimum of 15% transparency shall be provided on all floors facing the street. All glass at the ground level shall be clear. Minimum light transmittance shall be 80%. High performance or Low-e glass with a minimum transmittance of 60% may be considered as an alternative. No windows at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.
- vi. Outdoor Dining Area—Final detailing and layout of the proposed outdoor dining area will be reviewed by ARB Staff during the building process.

## 3. Site Plan and Landscaping

### A. Perimeter Walls and Fencing

- i. Fence/Wall Height – VAR2016-00111 was approved by the Board of Zoning Adjustment in October of 2016. The maximum height of the wall on W. Central and the fence on N. Terry is permitted to be 8-feet in height.

- ii. Masonry/Corten Steel Wall – The proposed masonry/corten steel wall shall run the entire length of the W. Central. ~~The wall shall be setback 2 feet from right of way line along W. Central.~~ The proposed entry gate on W. Central shall be no more than 12-feet tall.
- iii. Green Screen Fence— the green screen fence along N. Terry Ave. and shall be no more than 8-feet tall. The proposed N. Terry gate shall be no more than 12-feet tall.
- iv. Other Fencing – Any other fencing on the site shall be an open, CPTED-approved fence, such as architectural mesh, welded wire or aluminum-picket fencing. Chain link fencing is prohibited.
- v. North Property Line Landscape— The landscape treatment along the north property line must be extended from it's terminus in the proposed landscape plan to the west property line.
- B. Loading/Delivery Area
  - i. Paving – The loading/delivery area shall, at a minimum, be paved with asphalt.
  - ii. Separation – The loading and delivery area shall be clearly delineated and separated from the outdoor entertainment area through the use of concrete vertical curbing or a concrete ribbon curb with bollards.
- C. Dumpster Enclosure – The dumpster area shall be enclosed by masonry walls with decorative metal gates. The enclosure shall have a smooth stucco finish and shall be painted to match the color of the warehouse building.

#### 4. Lighting

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 Staff review and approval prior to issuance of building permits.

#### 5. Mechanical Equipment

- A. Venting & Exhaust—All potential venting and exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. If visible from the right-of-way the equipment shall be screened with louvers or architectural mesh that extends to the full height of the equipment. Exhaust venting is not permitted on any street facing building façade. All other venting and exhaust for mechanical equipment and other utilities shall be a minimum of 12 ft. above grade, shall be integrated with the building design so as to be seamless with the overall architecture of the building, and must not be directed over pedestrian areas. Exterior vent panels shall be painted to match the building façade color surrounding them.
- B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened on three sides with a hedge that is 36-inches tall at the time of planting and maintained at the height of the transformer.
- 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 or parapet for rooftop mechanical equipment may be required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
- 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. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations. Final building elevations with venting depicted on the elevations shall be submitted for ARB Staff review prior to issuance of building permits.

## 6. Signage

The signage as presented in this application is generally acceptable. However, prior to submittal of sign permits the applicant shall submit a Master Sign Plan for ARB Minor Review depicting all proposed on-site signage. The Master Sign Plan shall include the design, size, square footage and type of all proposed exterior signage for the building and the outdoor entertainment area.

## 7. ARB Approvals and Construction Observation

- A. ARB approval does not grant permission to begin or to construct any proposed improvements. All required building and engineering permits must be obtained prior to commencement of construction.
- B. Prior to the commencement of 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.
- C. The general contractor shall schedule periodic meetings with the ARB Staff, as needed, to update staff on the project progress and any potential ARB compliance issues.
- D. Prior to final inspection ARB Staff shall review the project site for compliance with the ARB conditions of approval.

Doug Metzger gave a PowerPoint presentation that reviewed the aspects of the proposed project and the Staff conditions of approval.

Discussion ensued regarding the aspects of the project including the proposed design and height of the perimeter fence.

Fulvio Romano was pleased with the landscaping and overall concept of the project. Greg Witherspoon echoed those remarks and said it was improvement from the September ARB meeting. Catherine Price recommended that the second sentence of item "3Aiii" be removed from the conditions.

A motion was made by Fulvio Romano to approve the minutes with the condition that the second sentence in the item "3Aiii" and the motion was seconded by Greg Witherspoon. The motion carried unanimously 6-0.

## 2. 726 Lucerne Terrace – Westminster Parking Garage – **Applicant requested case be deferred to Dec. 15, 2016 Meeting**

Owner/Applicant:	Presbyterian Retirement Communities, Inc. / William E. Burkett, PE
Location:	105 E. Robinson Street, Suite 501
District:	5
Project Planner:	Doug Metzger

ARB2016-00068	Request for a Major Certificate of Appearance Approval for a five-story, 443 space parking garage with 7,800 s.f. of ground floor commercial space.
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Recommended Action: Deferred at applicant's request.

Per the request of the applicant this item was pulled from the agenda and deferred to the December 15, 2016 meeting.



### 3. East of the Intersection of SR-50 (Colonial Dr) and I-4 Crossing

Owner/Applicant: City of Orlando / Nathan Butler, HKS Architecture  
Location: 225 E. Robinson Street, Suite 405  
District: 5  
Project Planner: Doug Metzger

ARB2016-00070 Request for a Major Certificate of Appearance Approval to construct a new pedestrian bridge with associated approach ramps across W. Colonial Drive between Orange Ave. and Interstate 4.

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

#### 1. Streetscape

##### A. Streetscape Design Guidelines

All at-grade streetscape design and construction is required to comply with the design, material 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.

##### B. General Streetscape Requirements:

- i. At-Grade Street Lights – Single acorn 40-watt LED streetlights, consistent with the Downtown Streetscape Design Guidelines and spaced based on OUC lighting requirements shall be installed at the plaza area on the south side of Colonial.
- ii. Valve and Junction Boxes—All at-grade junction, valve and control boxes shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.

#### 2. Architecture

- A. ARB Staff supports the architectural direction, theme and materials of the Colonial Overpass project.
- B. Vandalism—It is recommended by ARB Staff that an anti-vandalism coating be applied to all reachable surfaces.
- C. Benches — Benches shall have a center divider to prohibit the ability to recline or lay down on the benches.
- D. Final architectural plans, elevations, materials and finishes shall be reviewed by ARB Staff at the time of permit submittal to ensure consistency with the ARB approvals.

#### 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 prior to issuance of building permits.

#### 4. Modifications

Minor modifications to the approved ARB plans will require ARB Staff approval prior to construction or installation. Substantial modifications may require a return to the full ARB for review and approval

#### 5. Permit Approvals

- A. Signage—All signage shall be submitted to ARB staff for review prior to submittal of sign

permits.

- B. ARB Approval — ARB Approval does not grant permission to construct or install. All necessary permits must be obtained prior to commencement of construction activities.

Jeffrey Bush declared a conflict.

Doug Metzger gave a PowerPoint presentation that reviewed the aspects of the proposed project and the Staff conditions of approval.

Discussion ensued regarding the different aspects of the project including the anti-vandalism coating and the mesh fencing on the bridge.

Nathan Butler was asked by the Board to give a brief presentation on the anti-vandalism and the mesh fencing on the bridge. Mr. Butler also provided samples of the mesh fencing and other bridge materials.

Scott Sech with Horizon Engineering Group then explained the materials and the purpose of the design of the bridge. He also discussed the color of the bridge matching the I-4 color scheme.

After the presentation the Board discussed the bridge as a gateway into Downtown Orlando, and that the bridge should be unique to Orlando and not match Ultimate I-4. The Board also identified several aspects of the bridge that needed to be improved, including lighting on the bridge structure, the mesh fencing, and the color and design of the bridge piers.

A motion was made by Justin Ramb to defer to the project to the next ARB meeting on December 15, 2016 with the request to extend the architectural language with respect to the geometry of the piers and final mesh design. Additionally, the anti-vandalism coating should be a requirement and not a recommendation. The motion was seconded by Catherine Price and carried unanimously 5-0.

## **NEW BUSINESS**

Justin Ramb and Matt Taylor have received complaints about the green lighting adorned on the 420 E. Church Street project. ARB staff will follow up with the complaints and reach out to the developers to fix the issue.

## **OTHER BUSINESS**

ARB Minor Reviews completed since the September ARB Meeting:

1. ARB2016-00060 – 617 N. Magnolia – Core Construction sign
2. ARB2016-00061 – 200 E. Robinson Street – Emergency generator enclosure.
3. ARB2016-00063 – 617 E. Central Blvd - Painting storm drains.
4. ARB2016-00064 – 335 N. Magnolia Ave, Ste 102 – Your Pie sign
5. ARB2016-00065 – 725 Main Lane – Proposed modification is to provide an entry point and café seating on the SE corner of the proposed grocery space.
6. ARB2016-00067 – 105 N. Rosalind Ave – Paint and seal band shell at Lake Eola.
7. ARB2016-00072 – 54 W. Church St. – Master Sign Plan Modification

OLD BUSINESS

NONE

ADJOURNMENT

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, DECEMBER 15, 2016 AT 2:00 PM.

STAFF PRESENT

Melissa Clarke, Assistant City Attorney  
Walter Hawkins, Acting Executive Secretary  
Doug Metzger, City Planning  
Terrance Miller, City Planning  
Chris DeLoatche, Interim Board Secretary  
Christel Brooks, Administrative Specialist  
Kenneth Pelham, City Planning  
Jason Burton, City Planning  
Shannan Stegman, City Planning

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Walter Hawkins, Acting Executive Secretary

A handwritten signature in blue ink, appearing to read "Christel Brooks", written over a horizontal line.

Christel Brooks, Administrative Specialist