

**MEETING
INFORMATION****MINUTES - NOVEMBER 15, 2018*****Location***

Manatee A & B Conf.
Rm.6th Floor, City Hall
400 South Orange
Avenue

Time

1:00 p.m.

Board Members Present:

Fulvio Romano, Chair

Mike Mulhall

Jeff Arms

Margaret Brock

Patrick Panza

Absent:

Daniel Gordon

John Paul Weesner, Vice
Chair

OPENING SESSION

- Chair Fulvio Romano called the meeting to order at 1:15 p.m.
- Ashley Edwards, Recording Secretary, conducted the Roll Call.
- Ashley Edwards, Recording Secretary, read the Welcome, General Rules of Order and the Appeals process.
- Due to lack of quorum, Doug Metzger presented the Courtesy Review for 336 N. Orange Ave first on the agenda.
- Jeff Arms joined the meeting at 1:37 p.m.
- Ashley Edwards, Recording Secretary confirmed a quorum.
- Mike Mulhall joined the meeting at 2:03 p.m.

NEW BUSINESS:**MINUTES**

- Patrick Panza moved to approve the August 30, 2018 ARB Meeting Minutes. The motion was seconded by Jeff Arms. The motion carried 4-0.

PUBLIC COMMENT: NONE.**CONSENT AGENDA: NONE.**

REGULAR AGENDA

1. 336 N. Orange Ave

Owner/Applicant: Brooks Stickler
Location: 336 N. Orange Ave
District: 5
Project Planner: Doug Metzger

ARB2018-10037 Courtesy Review for the construction of a 10-story multi-family building with 325 residential units and a 606 space parking garage.

Recommended Action: Courtesy Review, no action required.

1. ARB Final Review—Prior to submittal of building permits for vertical construction the project must be submitted for an ARB Major Certificate of Appearance Approval. The final ARB submittal must include a comprehensive overview of the project including dimensioned site plans, landscape, hardscape, utilities, signage and lighting plans as well as, architectural floor plans, color elevations and color perspective renderings.

2. 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 must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
- iii. City Services Easement—A city services easement must be provided by the applicant for any portion of the required 15-foot streetscape zone outside of the right-of-way.

B. General Streetscape Requirements:

- i. Structural Soil – To minimize root damage to adjacent pavement areas structural soil, or a Planning Official approved equivalent, must be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
- ii. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines must be used on N. Orange Ave. and W. Robinson St. and State Lane. They should include banner arms and a 110 volt power outlet.
- iii. Corner Treatments—Intersection corner treatments at N. Orange Ave. and W. Robinson St. and State Ln., must be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb transitioning to 4-inches to the outward edge of the 15-foot streetscape zone. Corner treatments must provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they are crossing.
- iv. Corner Clip—A 10 to 15-foot corner clip MAY be required at the intersection of N. Orange Ave. and W. Robinson St. in order to move the existing traffic signal pole outside of the pedestrian clear zone.
- v. Materials—Materials in the streetscape must be those approved in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the required streetscape zone.
- vi. Valve and Junction Boxes—All at grade junction, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
- vii. Building Entries—Doorways must not swing open into the required streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- viii. Curbing and Curb Cuts—All existing curb cuts must be removed. The streetscape and the curbing along the entire project frontage must be restored during construction. All curbing in the ROW must be Type A curb and gutter per the LDC and ESM.

- ix. Landscape and Hardscape Plans— Detailed landscape and hardscape plans must be submitted with the ARB Final Review application and must be approved prior to issuance of foundation permits.

C. Streetscape Treatments

- i. Width—The minimum streetscape width on N. Orange Ave. and W. Robinson St. must be a minimum of 15-feet from back-of-curb.
 - ii. Treatment 2 —The streetscape treatment on N. Orange Ave. and W. Robinson St. must match Treatment 2 of the Streetscape Design Guidelines. The furniture zone must be 6-feet wide with hex pavers. The pedestrian clear zone must be a minimum of 9-feet wide and must have a Lawrenceville brick window pane with concrete sidewalk cells. The sidewalk calls must have a 2-inch troweled edge with a medium broom finish, The broom finish must be perpendicular to the centerline of the street.
 - iii. Modified Treatment 5—The streetscape zone on State Lane must be a minimum of 15-feet from back of curb. The sidewalk must be 8-feet wide from the back of curb. The streetscape zone must include a 7-foot wide landscape zone from the back of sidewalk to the face of the parking garage. The landscape zone should match the planting requirements of Bufferyard Type A and will be maintained by the property owner. An city services easement for any portion of the 15-foot landscape zone that is out side of the right-of-way is required.
 - i. Pedestrian Crossing— The pedestrian crossing at the garage entry must be raised to be at the same grade as the sidewalk adjacent to the driveway and incorporate a paving material that contrast with the travel lane surface. The grade transition from street grade to sidewalk grade must occur in the 6-foot furniture zone. The driveway ramp may be concrete.
 - ii. Street Trees—Street tree wells must be 6-feet by 10-feet, the use of tree grates is optional. The street trees on N. Orange Ave. and W. Robinson St. should be high-rise live oak trees.
- D. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Except for construction fencing, chain link fencing is prohibited.

3. Architecture

- A. Design Intent—ARB staff supports the development of the Orange & Robinson apartment project even though staff believes the project design, at this Courtesy Review level, still needs some significant refinement. ARB staff will continue to collaborate with the development team in order to advance the building design and to help deliver a distinctive project.
- B. Skyline Architecture – Additional attention needs to be paid to the skyline architecture so the Orange and Robinson apartment building is unique in the downtown skyline during the day and night.
- C. Façade Treatments—There is a rhythm and proportion to some of the building elements that have an Art Deco and/or mid-century modern presence, there are other design elements of the building that are more contemporary. ARB staff encourages the design team to focus on and emulate a single unified style to the building design.
- D. Parking Garage—The facades of the parking garage need additional detailing and unification with the design of the rest of the building, especially the south façade of the garage and around the northwest corner of the building. ARB staff suggests that some of the accent and trim details of the Orange Ave. façade be added to the parking garage facades to better integrate the garage façade with the design of the residential part of the building.
- E.
- F. Transparency
 - i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
 - ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
 - iii. No windows must 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.

4. Lighting

- A. A lighting plan that meets the requirements of the City's lighting codes [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted for ARB Final Review and approval prior to submittal of vertical building permits.
- B. It is encouraged that the top of the building be appropriately lit in order to make the building distinct in the night time skyline.
- C. Night time building elevations must be submitted for ARB Final Review prior to submittal of building permits.

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels and/or perforated metal screen walls. The color of the rooftop mechanical equipment should also match the roof color as closely as is feasible.

- B. Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage and must not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building nor is it permitted to vent over or towards pedestrian areas. All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
 - C. Transformer—Transformers must be screened with decorative, opaque walls and gates up to 6-feet in height or they should be located inside of the parking garage.
 - D. Backflow Preventer—The proposed backflow preventer [BFP] must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. ARB Staff's preferred location is inside of the parking garage. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal.
- Final Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations in the Final ARB submittal. The ARB final submittal must also include a rooftop plans that depicts A. the proposed rooftop equipment and proposed screening equipment.

6. Signage

- A. ARB Approval—ARB approval of all signs is required prior to submittal of permits for signage.
- B. The project site is in the Mid-Town section of the Downtown Special Sign District [Sec. 64.400].
- C. High-Rise signs—Two high rise are allowed per Sec. 64.246, If the design of the two high-rise signs are different than they must be located so that they are not visible together from the same vantage point.

7. 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.

8. 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.

Doug Metzger gave a presentation on the project at 336 N. Orange Avenue. The Board thanked Mr. Metzger for his presentation.

1. 434 N. Orange Ave

Owner/Applicant:	Kathryn Smith
Location:	434 N. Orange Ave
District:	5
Project Planner:	Doug Metzger

ARB2018-10011	Request for a Major Certificate of Appearance Approval for Phases 2 & 3 of the project that includes 627 multi-family units, 40,000 s.f. of commercial space and 853 parking spaces in a 25 and 24 story tower with a podium garage. The request also includes approval of lighting, landscape and a Master Sign Plan for the project.
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Recommended Action:	ARB Staff has reviewed Phase One of the X Orlando project at 434 N. Orange Avenue and recommends approval of Phases 2 & 3 with the following conditions:
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1. ARB Review

- A. ARB Major Certificate of Appearance Approval— Prior to issuance of permits all conditions of the final ARB approvals must be addressed. Additional ARB staff review is required at time of permitting to ensure the conditions of approval have been met.

- B. Modifications—Modifications and alterations to the ARB approved design and architecture will require additional ARB staff review. Substantial changes to the approved design and architecture may require board approval.

2. Streetscape

A. Streetscape Design Guidelines:

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

B. General Streetscape Requirements:

- i. Existing Streetscape—the existing streetscape on N. Orange Avenue, W. Livingston Street and the north paseo/entry drive must be preserved and/or replaced as currently constructed after construction. Any streetscape or streetscape furnishings damaged during construction must be repaired or replaced to existing or better condition.
- ii. Paseo Street – The north/south paseo street must maintain the pedestrian connections and sidewalks on both sides of the private drive underneath the proposed towers from W. Livingston to W. Amelia.
- iii. Pedestrian Crossings— The pedestrian crossings and sidewalks along the north/south entry drive or any vehicle drop-off area must be raised to be at the same grade as the sidewalk adjacent to the driveway. Pedestrian crossings at driveway cuts and vehicle drop-off areas must be constructed of an alternative material such as brick, pavers or colored concrete that contrasts with the paving material of the driveway. Any grade transition from street grade to sidewalk grade must occur in the furniture zone. Driveway ramps may be concrete.
- iv. Building Entries—Doorways must not swing open into the required streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- v. Curbing and Curb Cuts—All existing curb cuts must be removed and the streetscape and the curbing along the entire project frontage restored during construction. All curbing in the ROW must be Type A curb and gutter per the Land Development Code [LDC] and Engineering Standards Manual [ESM].
- vi. Lymmo Stop—The applicant must coordinate with Lynx on an alternative location for the Livingston and Orange Lymmo shelter and stop. Upon completion of the construction of Phase One the developer will re-install the Lymmo shelter to existing or better condition at its original location.
- vii. Small Cell Nodes—There is an existing small cell node located on Orange Avenue just north of the Livingston intersection. There is also an approved permit for a second small cell node on Orange Ave. along the project frontage. The developer shall coordinate with the node operator on preserving or establishing an interim condition during construction for the small cell node. After Phase One construction is complete, the small cell node must be replaced at its original location if it is removed during construction.

3. Architecture

Façade Treatment Options — ARB staff recommends approval of Staff Option 4 which includes stucco finishes instead of corrugated metal, planted balcony treatments and Dichroic Glass Panels.

- B. The Podium—The ground floor design and storefront system along Orange, Livingston and Gertrude's Walk as presented in this submittal will activate all sides of the building and is approved as submitted.
- C. Skyline Architecture – The design of the "light boxes" at the top of each tower and their proposed lighting schemes as presented in this submittal are approved.
- D. Materials and Colors—The proposed materials, colors and design details, including storefront systems, glazing, residential unit windows, exterior door systems, and balcony railing details in this submittal are approved as presented.
- E. Transparency
- i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
 - ii. All glass at the ground level must be clear, except as noted in Condition E. above, with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
 - iii. No windows can 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.

4. Temporary Parking Garage Vinyl Panels

- A. Materials and Attachment Method—The proposed mounting system and vinyl material for the interim parking garage murals are approved as presented in this submittal.
- B. ~~If a permit for vertical construction of Phase Two or Phase Three has not been obtained within three years of the issuance of a Certificate of Occupancy for the previous phase the temporary vinyl panels must be removed and replaced with a permanent treatment.~~

- C. ~~Because the vinyl panels are intended to be temporary, the applicant will need to receive an ARB Major Certificate of Appearance Approval for a permanent solution to the garage screening prior to issuance of a permit for vertical construction of Phase One.~~
- D. ~~The vinyl panels are an architectural treatment and not artwork. Therefore~~ No sponsorship logos or text will be permitted on the panels.
- E. The vinyl panels should not include images of people, aliens or robots. Additionally, the proposed images, graphics and patterns on the temporary vinyl panels should be displayed at a human scale. Super graphics and vastly over-sized images are out of scale and context with the surrounding area and are not permitted.
- F. The proposed images and graphics for the panels, ~~because they exceed 120 s.f.,~~ must receive a Major Minor Certificate of Appearance Approval to ensure the panels do not contain a commercial message, or obscene or derogatory elements.
- G. Maintenance and Performance Standards —The building owner will be responsible for the following maintenance and performance standards for the vinyl panels:
 - i. Permit Required—the initial panel installation and any future panel installations, whether for replacement or repair, will require a building permit.
 - ii. Panel Replacement—If the vinyl panel fades or degrades significantly in less than three years then the panel[s] must be replaced at the building owner's expense. If, after 30-days of notification by staff, the replacement has not been completed then the property owner will be susceptible to a Code Enforcement action and fine.
 - iii. Vinyl Panel Damage—Should a vinyl panel be damaged intentionally or accidentally whether by an act of man, weather, or act of God, the building owner will have 30 days, at the building owner's expense, to repair or replace the vinyl panel. If, after 30-days, the panel repair or replacement has not been completed then the property owner will be susceptible to a Code Enforcement action and fine.

5. Green Wall System

- A. Maintenance and Performance Standards —If the ARB approves the Green Wall System, the building owner will be responsible for the following maintenance and performance standards for the green wall system:
 - i. Establishment Period—Once installed, the building owner and/or property management company will have 24 months to develop and establish the green wall systems.
 - ii. Seasonal Variation—It is understood by staff that the performance and appearance of the green wall system will vary based on the Florida seasonal changes. However, at no time should maintenance and care of the green wall system be discontinued either temporarily or permanently.
 - iii. Irrigation System Required—An irrigation system that meets city code requirements is required for all green wall system components and elements.
 - iv. Green Wall System Maintenance—the proposed green wall system must be regularly and consistently maintained. Maintenance activities include trimming, irrigating, fertilizing, and replacing dead or under performing plant material, as needed, in a regular and routine time frame at the building owner's expense.
 - v. If city staff observes that the regular and required maintenance activities are not being executed in a timely manner than, city or Code Enforcement staff will inform the property owner of the observed performance deficiency. If, after 30-days of notification by staff, the condition of the green wall system has not improved then the property owner will be susceptible to a Code Enforcement action and fine.
 - vi. Green Wall System Damage—Should the green wall system be damaged intentionally or accidentally, whether by an act of man, weather, or act of God, the building owner will have 30 days, at the building owner's expense, to repair or replace the damaged material. If, after 30-days, the damaged material has not been replaced then the property owner will be susceptible to a Code Enforcement action and fine.
 - vii. Failure of the Green Wall System—Anytime after the 24-month establishment period, either the property owner, building owner or city staff, through written communication to the others, can declare and determine that all, or any portion of the green wall system has failed, or has not met the anticipated performance standards. After notification the building owner will have 120-days to permit and replace all of, or the identified portion of, the green wall system, that has failed with one of the ARB approved alternative treatments presented in this submittal. If, after 120-days the building owner has not initiated or completed the green wall replacement the property owner will be susceptible to a Code Enforcement action and fine.

Optional Façade Treatments—ARB staff recommends approval of the stucco façade with planted green balconies and Dichroic glass fins as replacement options in the event the green wall system fails.

6. Phases Two and Three Building Sites

Post Development Conditions — If, upon issuance of the first Certificate of Occupancy for Phase One of the X Orlando project, a building permit has not been approved for Phase Two of the project then the north parking garage façade of Phase One must be planted with Landscape Buffer Type A, without canopy trees. Additionally, Landscape Buffer Type A, without canopy trees, must be planted along the north parking garage façade of Phase Two if a building permit has not been secured for Phase Three prior to issuance of a Certificate of Occupancy for Phase Two.

Access—Until a building permit is secured for Phase Two, the undeveloped area of Phases Two and Three must not be fenced and must remain accessible to the X Orlando residents, the Central Station Condominium residents and the public as a passive open space area.

7. Lighting

Lighting Plans—A lighting plan consistent with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures must be submitted for ARB staff approval prior to approval of permits for vertical construction.

Skyline Architecture—The decorative and exterior lighting plan for the "Light Cube" skyline features are approved as presented in this submittal package.

North/South Private Drive—The lighting plan for the north/south private drive is approved as presented in this submittal package.

8. Mechanical Equipment

Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels or perforated metal screen walls.

Restaurant Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building and must not be visible from the public right-of-way. Restaurant venting is not permitted to vent over or towards pedestrian areas.

Other Venting—All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Vents and louvered panels must be painted to match the surrounding façade area.

Transformer—Transformers must be screened with opaque walls and decorative gates up to 6-feet in height or they must be located inside of the parking garage.

Backflow Preventer—Backflow preventers [BFP] must not be visible from the right-of-way and should be screened from view. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also be incorporated into the interior of the parking garage.

Dumpster—All dumpsters and trash compactors shall be located internal to the buildings or screened with solid walls to match the principal structure. Decorative gates that coordinate with the principal structure must be installed and painted to match the color of the enclosure walls. Landscape screening including a low hedge and groundcover shall be provided to soften the view of the trash enclosure from the public ROW and adjacent properties.

Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.

9. Signage

Master Sign Plan—ARB staff recommends approval of the Master Sign Plan as submitted with this application.

High-Rise Signs—Per discussions with staff, the Planning Official has determined that the project will be permitted to have four [4] high-rise signs. The high-rise signs will have to meet the design, size and location requirements of Sec. 64.246 of the Land Development Code.

10. 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.

Doug Metzger updated the Board on the project at 434 N. Orange Avenue, an in depth Board discussion ensued regarding the specifics of phases 2 and 3.

Chairman Fulvio Romano opened the floor for public comment. John Ehrig presented a PowerPoint raising the issue of the size of the project, noting its detrimental effects on the adjacent property located at 480 N Orange Ave. The Board thanked Me. Ehrig for his presentation.

The following motion was made by Patrick Panza and seconded by Jeff Arms:

- **Item 3a – The Board approved façade treatment option 1; and option 3 as an alternative.**

- Item 3c – The Board approved skyline architecture option 1; and option 3 as an alternative.
- Item 3d – The Board approved profile b corrugated metal material.
- Remove strikethrough on items 4B-4D.
- Item 5a – The Board requested staff to revise the Establishment Period from 24 months to 24 to 36 months.
- The Board approved materials and attachment method; but ARB minor review is required for size and arrangement of vinyl panels.
- Item 9 –Specify maximum of 2 high rise signs for phase 1 development and remove lowermost north facing sign locations from master sign plan on the phase 3 north facing section.

Margaret Brock made a motion to amend Mr. Panza's motion to add a condition that item 4b, be revised to state if a permit for vertical construction of phase 2 or phase 3 has not been obtained within one year of the issuance of certificate of occupancy for the previous phase, the temporary vinyl panels must be removed and replaced with a permanent treatment. The motion was seconded by Jeff Arms. The motion to amend passed 5-0.

The original motion passed 5-0.

Chairman Fulvio Romano called an intermission at 4:52 p.m.

Chairman Fulvio Romano reconvened the meeting at 4:58 p.m.

1. 30 W. Livingston St.

Owner/Applicant:	Meghan Dietz
Location:	30 W. Livingston St
District:	5
Project Planner:	Doug Metzger

ARB2018-10035	Courtesy Review for a 40-story tower with 10,000 s.f. of retail, 130,000 s.f. of office, 300 residential units and 697 parking spaces in an integrated podium garage.
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Recommended Action: Courtesy Review, no action required.

ARB Staff has reviewed the Zoi House Orlando project at 30 E. Livingston and has the following Courtesy Review comments:

1. **ARB Final Review**—Prior to submittal of building permits for vertical construction the project must be submitted for an ARB Major Certificate of Appearance Approval. The final ARB submittal must include a comprehensive overview of the project including dimensioned site plans, landscape, hardscape, utilities, signage and lighting plans. Architectural floor plans, color elevations and color perspective renderings.

2. 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 must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
- iii. City Services Easement—A city services easement must be provided by the applicant for any portion of the required 15-foot streetscape zone outside of the right-of-way.

B. General Streetscape Requirements:

- i. Structural Soil – To minimize root damage to adjacent pavement areas structural soil, or a Planning Official approved equivalent, must be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
- ii. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines must be used on N. Orange Ave. and E. Livingston St. They should include banner arms and a 110 volt power outlet.
- iii. Corner Treatments—Intersection corner treatments at N. Orange Ave. and E. Livingston St. must be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb transitioning to 4-inches to the outward edge of the 15-foot streetscape zone. Corner treatments must provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they are crossing.
- iv. Corner Clip—A 10-foot corner clip may be required at the intersection of N. Orange Ave. and E. Livingston St. in order to move the existing traffic signal pole outside of the pedestrian clear zone.
- v. Materials—Materials in the streetscape must be those approved in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the required streetscape zone.
- vi. Valve and Junction Boxes—All at grade junction, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
- vii. Building Entries—Doorways must not swing open into the required streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- viii. Curbing and Curb Cuts—All existing curb cuts must be removed. The streetscape and the curbing along the entire project frontage must be restored during construction. All curbing in the ROW must be Type A curb and gutter per the LDC and ESM.
- ix. Landscape and Hardscape Plans— Detailed landscape and hardscape plans must be submitted with the ARB Final Review application and must be approved prior to issuance of foundation permits.

C. Streetscape Treatment 2:

- i. Width—The minimum streetscape width on N. Orange Ave. and E. Livingston St. must be a minimum of 15-feet from back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The concrete sub-base in the furniture zone must be 6-inches thick. The pedestrian clear zone must be a minimum of 9-feet in width.
- ii. Treatment 2 —The streetscape treatment on E. Livingston St. must match Treatment 2 of the Streetscape Design Guidelines. The furniture zone must be 6-feet wide with hex pavers. The pedestrian clear zone must be a minimum of 9-feet wide and must have a Lawrenceville brick window pane with concrete sidewalk cells. The sidewalk calls must have a 2-inch troweled edge with a medium broom finish. The broom finish must be perpendicular to the centerline of the street.
- iii. Pedestrian Crossing— The pedestrian crossing at the garage entry must be raised to be at the same grade as the sidewalk adjacent to the driveway with a continuous Lawrenceville brick crosswalk. The grade transition from street grade to sidewalk grade must occur in the 6-foot furniture zone. The driveway ramp may be concrete.
- iv. Street Trees—Street tree wells must be 6-feet by 10-feet, the use of tree grates is optional. The street trees on E. Livingston St. must be high rise live oak trees.

D. Sidewalk Café—A Sidewalk cafe may be permitted to extend into the 15-foot streetscape zone in front of the N. Orange Ave. and/or E. Livingstons St. retail/restaurant space. The sidewalk café must meet the requirements in the Land Development Code.

E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Except for construction fencing, chain link fencing is prohibited.

3. Architecture

A. Design Intent—ARB staff supports the development of the Zoi House project even though staff believes the project design, at this Courtesy Review level, still needs some significant refinement. ARB staff will continue to collaborate with the development team in order to advance the building design and to help deliver a distinctive project that will enhance both the Orlando skyline and life at the street level.

- B. Skyline Architecture – At 40+ stories this building would be the tallest building in Orlando. Additional attention needs to be paid to the skyline architecture so the Zoi House Orlando building is unique and easily identifiable in the downtown skyline during the day and night.
- C. East Façade—The design of the east façade needs to embrace the asymmetry of the west façade without needing to duplicate the west facade design. The skyline wing at the top of the west façade should also be incorporated into the design of the east façade.
- D. The Parking Podium – The nine-story blank walls of the east and south parking podium facades will loom over the much lower existing development on the same block. Therefore the exterior treatment of those facades needs to provide visual interest with a design that integrates the tower design with the podium design.
- E. Transparency
 - i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
 - ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
 - iii. No windows must 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.

4. Lighting

- A. A lighting plan that complies the requirements of the City's lighting codes [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted for ARB Final Review and approval prior to submittal of vertical building permits.
- B. It is encouraged that the top of the building be appropriately lit in order to make the building distinct in the night time skyline.
- C. Night time building elevations must be submitted for ARB Final Review prior to submittal of building permits.

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment – Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels and/or perforated metal screen walls. The color of the rooftop mechanical equipment should also match the roof color as closely as is feasible.
- B. Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage and must not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building nor is it permitted to vent over or towards pedestrian areas. All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformer—Transformers be screened with decorative, opaque walls and gates up to 6-feet in height or they should be located inside of the parking garage.
- D. Backflow Preventer—The proposed backflow preventer [BFP] must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. ARB Staff's preferred location is inside of the parking garage. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal.
- E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Except for construction fencing, chain link fencing is prohibited.
- F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations in the Final ARB submittal. The ARB final submittal must also include a rooftop plans that depicts any proposed rooftop equipment and proposed screening equipment.

6. Signage

- A. Master Sign Plan—A Master Sign Plan [MSP] for the building, including both low-rise and high-rise signage must be submitted for a separate ARB Major approval prior to the issuance of a Certificate of Occupancy. The MSP shall clearly show how signage will be allocated throughout the project including the type, style, location, and sign area.
- B. The project site is in the Mid-Town section of the Downtown Special Sign District [Sec. 64.400].
- C. High-Rise signs—Two high rise are allowed per Sec. 64.246. If the design of the two high-rise signs are different than they must be located so that they are not visible together from the same vantage point.

7. 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.

8. 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.

Doug Metzger gave a presentation on the project at 30 W. Livingston St. A Board discussion ensued regarding the size and height of the project. The Board thanked Mr. Metzger for his presentation.

OTHER BUSINESS

A. ARB Minor Reviews completed since the August ARB Meeting:

B. Creative Village Development Review Committee Projects for Approval:

1. No cases for the October CVDRC, the monthly meeting was cancelled.

OLD BUSINESS: None

DATE OF NEXT MEETING

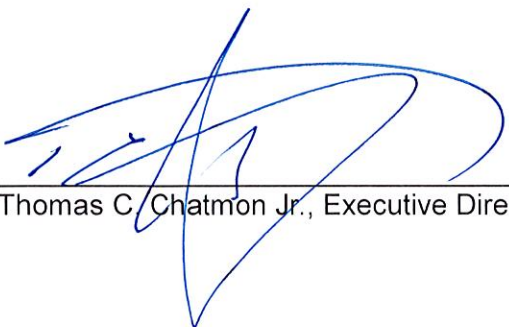
THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, DECEMBER 20, 2018 AT 2:00 PM.

ADJOURNMENT

There being no further business to come before the Appearance Review Board, Chairman Fulvio Romano adjourned the meeting at approximately 5:32 p.m.

STAFF PRESENT

Thomas C. Chatmon Jr., Executive Director
Doug Metzger, City Planning
Ashley Edwards, Board Secretary
Sarah Taitt, Assistant City Attorney II
Melissa Clarke, Assistant City Attorney II
Jason Burton, Chief Planner
Timothy Johnson, Economic Development Deputy Director
Jacques Colon, Planner II
TeNeika Neasman, Planner II
Kathleen Magruder, Planner II
Christopher DeLoatche, Planner I
Manuel Ospina – Planning Technician
Kimberley Allonce, Economic Development Coordinator III
Shaniqua Rose, Administrative Specialist



Thomas C. Chatmon Jr., Executive Director



Ashley Edwards, Recording Secretary