



**MEETING
INFORMATION**

MINUTES ▪ FEBRUARY 7, 2024

Location

City Council Chambers
Orlando City Hall
One City Commons
400 South Orange Ave.

Webinar link:

<https://zoom.us/j/99841363463>

Time

4:07 p.m.

Board Members

Members Present

Eric Kleinsteuber,
Chairperson
Jeffrey Thomson, Vice-
Chairperson
David Wheeler
Shanon Larimer
Megan Core

Members Absent

Ryan Colbert
Darren Tamayo
Sarah- Olivia Slohoda

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the December 6, 2023 minutes

Board member Wheeler MOVED to waive the reading of the Historic Preservation Board meeting minutes of December 6, 2023, and to approve as written. Board member Larimer SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (5-0).

ANNOUNCEMENTS

- NONE

PUBLIC COMMENTS

- NONE

CONSENT AGENDA

1. Case: HPB2023-10303, 705 E. PINE ST.

Applicant: Kate Reddy, 705 E. Pine St., Orlando, FL 32801
Owner: Kate Reddy, 705 E. Pine St., Orlando, FL 32801
District: Lake Lawsona Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to demolish the existing garage and construct a new garage with an ADU above.

Recommended Action: Approval of the request, subject to the conditions in this report.

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. The existing garage doors should be repurposed on the new structure. If the existing doors are deteriorated, they shall be matched.
5. The HPB approves a variance of up to 10 ft to allow the rear setback to be a minimum of 5 ft. instead of the required 15 ft.
6. The applicant/owner receives zoning approval for any other setback variances required.
7. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows to match the main house.
8. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
9. Window and door trim details shall be similar between the house and garage.
10. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding

and a thicker material similar to the wood siding shall be used.

11. All window and door specifications shall be submitted to staff for minor review.

Vice-Chairperson Thompson MOVED to Approve the CONSENT AGENDA. Board member Larimer SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (5-0)

REGULAR AGENDA

2. Case: HPB2023-10364, 1247 E. LIVINGSTON ST.

Applicant: Bob Opsahl, 1247 E. Livingston St., Orlando, FL 32803
Owner: Bob Opsahl, 1247 E. Livingston St., Orlando, FL 32803
District: Colonialtown South Historic District (Commissioner District 4)

Request to appeal the denial of a minor review to allow artificial turf to be visible to the public right of way.

Recommended Action: Denial of the request.

Staff Recommendation: Denial of the application as the scope of work does not meet code or the intent of the Historic Preservation Ordinance.

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request of the applicant. Ms. Hunter presented the project, location, site photos and surveys.

Speakers:

- Bob Opsahl, 1247 E. Livingston St. Orlando, FL 32803, spoke as the applicant in support of the appeal. He stated that nothing else will grow and that is the reasoning for artificial turf.

Board Comments:

- Board Member Core asked if a hedge to hide the artificial turf was still a consideration for the applicant.
- Vice-Chairperson Thompson stated that artificial turf is not the most sustainable landscape material. He went on to say there are several types of groundcovers that can be used in an urban area.
- Chairperson Kleinsteuber stated the rules are clear that artificial turf is not allowed and there are other alternatives that could be used to cover the ground.
- Board Member Larimer felt the artificial turf should be allowed to remain only because it took code enforcement 3 years to notice the violation.

Board member Larimer MOVED to APPROVE the APPEAL. Board member Wheeler SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (3-2)

NEW BUSINESS

- No items

OTHER BUSINESS

- There were 387 HPB cases opened in 2023 with 315 approved.

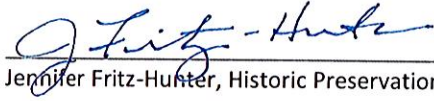
ADJOURNMENT

Chairperson Kleinsteuber adjourned the meeting at 5:13 pm.

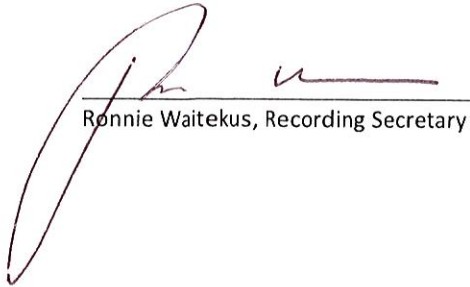
STAFF PRESENT

Richard Forbes, Executive Secretary, Appearance Review Official
Jennifer Fritz-Hunter, Historic Preservation Officer
Stacy Fallon, Assistant City Attorney

Tim McClendon, Assistant Planning Manager
Ronnie Waitekus, Recording Secretary



Jennifer Fritz-Hunter, Historic Preservation Officer



Ronnie Waitekus, Recording Secretary