

MEETING INFORMATION

MEETING MINUTES

JUNE 20, 2024

Live-Virtual Meeting

In Person: City Hall, Sustainability Conference Room. 400 S. Orange Ave.

To join Virtually:

<https://orlando.gov.zoom.us/j/99228810801>

Time

2:00 p.m.

Board Members Present:

Clarisse Gates-
Chairperson

John Griffin- Vice
Chairperson

Cecilia Maier

Chad Cowart

Briana Johnson

Keith Oropeza

OPENING SESSION

Clarisse Gates, Board Chairperson called the meeting to order at 2:00 p.m. Ronald Waitekus, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.

PUBLIC COMMENTS: None

MINUTES:

Board Member Keith Oropeza MOVED to waive the reading of the minutes and to approve the minutes of the January 18, 2024 ARB meeting. Board Member John Griffin SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

ANNOUNCEMENTS

- New Board Members Keith Oropeza and Briana Johnson welcomed.

REGULAR AGENDA

1.Case No: ARB2024-10020, 113 WEST MARKS ST. (Lift Station #2)

Applicant:	Steven Hallowell, Wright-Pierce, Inc. 601 South Lake Destiny Rd. Suite 290, Maitland, FL 32811
Owner:	City of Orlando, 5100 L B McLeod Rd. #7407 Orlando, FL 32811
District:	Commissioner District 4
Project Planner:	Richard Forbes
Description:	A Major review for approval of the construction of a new lift station to replace the older station.

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

Staff Conditions of Approval:

1. ARB Approval
 - A. Minor modifications to this ARB approval shall require additional ARB staff review and approval. Major modifications may require additional ARB Major review approvals.
 - B. ARB approval does not grant permission to construct and/or install. All necessary permits must be obtained prior to commencement of construction activity.

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.

 - B. General Streetscape Requirement
 - 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 North Garland Avenue and West Marks Street . They should include banner arms and a 110 volt power outlet.at the top of the pole.
 - iii. Corner Treatments—Corner treatments must provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they are crossing.

- iv. 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.
- v. 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.
- vi. Curbing and Curb Cuts—All existing curb cuts must be removed with the construction of the new streetscape. 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.
- vii. Landscape and Hardscape Plans—Detailed landscape and hardscape plans including any required buffer areas must be approved prior to issuance of foundation permits.

C. Streetscape Treatments:

- i. Width—The minimum streetscape width on North Garland Avenue and West Marks Street must be a minimum of 15-feet from back-of-curb. The parkway zone must be a minimum of 7-feet along the entire project frontage. The pedestrian clear sidewalk zone must be a minimum of 8-feet in width.
- ii. Treatment 4 —The streetscape treatment on North Garland Avenue and West Marks Street must match Treatment 4 of the Downtown Streetscape Design Guidelines.
- iii. Pedestrian Crossing— The pedestrian crossing at driveway cuts must at the same grade as the sidewalk adjacent to the driveway. The crossing must be paved with an integrated colored concrete and scored on a 12-inch by 12-inch grid. The transition from street grade to sidewalk grade must occur in the parkway zone. The driveway ramp may be concrete.
- iv. Street Trees—The street trees on North Garland Avenue and West Marks Street must be “sky climber” live oak (or equivalent) trees.
- v. Remove existing curb cut to north of site and install Type A curb and gutter to match existing.

- D. Fencing—All fencing on the site must be an open, CPTED-approved fence, such as a decorative aluminum picket. Except for temporary construction fencing, chain link fencing is prohibited.

3. Architecture

- A. Staff recommends a softer roof color and will need additional review. The color of the perimeter wall will need additional staff review.
- B. False window design in electrical building will require additional staff review.

4. Lighting

- A. A lighting plan that complies with the requirements of the City's lighting codes [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted for ARB staff review and approval prior to submittal of vertical building permits.

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened from view, at a minimum, to the height of the mechanical equipment with parapets, louvered panels and/or perforated metal screen walls that are architecturally similar and compatible with the building design.
- B. Venting & Exhaust—All 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. Transformers—Electrical transformers located outside of the building envelope must be screened with decorative, opaque walls and gates up to 6-feet in height or they should be screened with a vegetative buffer and understory trees. The transformer should be moved away from the sidewalk if possible.
- D. Backflow Preventer—Backflow preventers [BFP] must be located so as to not be directly visible from the right-of-way or located between the building and the street. The BFP shall be screened from view where necessary. Staff recommends moving the BFP behind the wall to screen it if possible.

Richard Forbes, Appearance Review Official, described the request of the applicant. He spoke to the conditions that have been put in place by staff.

Steven Hallowell spoke as the applicant and stated they will not be able to meet the current streetscape requirement. He also explained that electrical utilities will need to be moved and this will result in an additional transformer north of the lift station.

Ruth Hamberg spoke as the Landscape Architect and explained several restrictions with the site to include the billboard that is currently in place. Due to these restrictions tree height is limited.

Board Comments:

- Board Member Oropeza felt that the landscape plan looked good given all of the site restrictions. He also stated that he favors the darker green coloring for the roof and feels the metal on the surrounding fence should be black.
- Board Member Cowart had concerns about the pedestrian right of way but understands site is limited. He also felt that green was an appropriate color for the roof of the building.
- Board Member Maier stated the wall color should be similar to the building color so that they match.
- Vice Chairperson Griffin had concerns over the fence height, and felt it was important that one should be able to see over the fence for surveillance purposes.
- Chairperson Gates stated she would like to see the roof of the building a softer color. She would also like to see the wall and building colors coordinated.

Board Member Keith Oropeza MOVED to APPROVE item ARB2024-10020 subject to staff conditions, and the following additional conditions:

- Roof to be dark green, the applicant is to submit color samples to staff for approval.
- Surrounding walls are to match primary color of the building structure.
- An alternative streetscape is to be allowed due to physical restraints of the building site.

Vice Chairperson Griffin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (6-0).**2. Case No: ARB2024-10014, 410, 416, 420 MARIPOSA ST./ 411, 417 E. Jackson St.**

Applicant: Scott Zimmerman, BDG Mariposa Grove, LLC, 501 N. Magnolia Ave, Orlando, FL 32801
 Owner: AGPM Acquisitions, LLC & FL Jacksonoffice LLC, 501 N. Magnolia Ave. Orlando, FL 32801
 District: Commissioner District 4
 Project Planner: Richard Forbes
 Description: **A Courtesy review of a 12 story structure with 138 units of senior affordable and mixed income units with 120 space garage and ground floor retail commercial and leasing space.**

Recommended Action: Courtesy Review, no action required.

Richard Forbes, Appearance Review Official, described the request of the applicant. He spoke to the staff comments. He also added the additional comment that perhaps the entrance could be emphasized with color or a larger canopy.

Scott Zimmerman spoke as the applicant and stated that their goal is to create 100% affordable senior housing with low-cost maintenance. Building costs are the number one concern.

Steve Herman spoke as the architect and answered board member questions regarding the façade and design choices. He explained many choices were made in an effort to limit building costs.

Board Comments:

- Board Member Oropeza has concerns that there is not enough contrast in colors. He also stated to preserve accessibility around the building more of an urban streetscape could be used that utilizes tree wells and grates, then up against the building some sort of planters in front of the windows.
- Board Member Maier felt that the building was going in a brutalist direction and suggested possibly removing the color and adding more textures. However, if the color is to remain more texture is still needed. She also stated highlighting the columns around the parking garage could enhance the façade of the building.
- Vice Chairperson Griffin said applying an artwork screen to the building would help reduce the flat appearance of the building. He also stated that creating a vertical element using pots or planters could help alleviate landscape concerns in the tight streetscape area against the building.
- Board Member Johnson felt like the retail area was developed nicely and created a walkable urban experience. She did have concerns with having units on the first floor as this creates security concerns. Also concerned that the residential entry needs

emphasis and the lobby is small. Another concern Board Member Johnson had was the choice of color, she felt coral was reminiscent of old Florida but did not represent Downtown. Further she said there was zero relief for the façade and elevation. More texture is needed as the façade reads as flat.

- Board Member Cowart agrees with Board Member Johnson on many of her concerns. He felt that there needs to be more texture on the surface and more focus on color treatments. As to the streetscape he felt tree wells could be a good option as it will open more room to navigate around the building.
- Chairperson Gates said the current placement of the coral color is hard to understand and feels it should be placed on a corner instead. She also stated that the stair tower could possibly become a focal point. Another concern is that the parking garage has a lot of punched openings, and it reads as very flat. She suggested focusing mainly on one element such as the ground floor or the stair tower.

NEW BUSINESS:

- No Items

OTHER BUSINESS:

- No Items

ADJOURMENT:

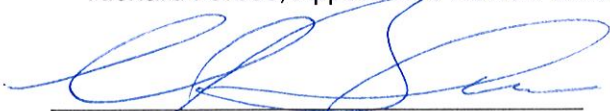
Chairperson Clarisse Gates adjourned the meeting at approximately 4:06 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, July 18, 2024 AT 2:00 PM

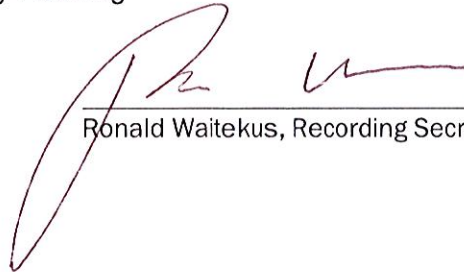
STAFF PRESENT

Mercedes Blanca, Executive Secretary, CRA/DDB
Ronald Waitekus, Recording Secretary, City Planning
Richard Forbes, Appearance Review Official, AIA, City Planning

Doug Metzger, AICP, City Planning
Stacy Fallon, City Attorney's Office



Mercedes Blanca, Executive Secretary



Ronald Waitekus, Recording Secretary