APPEARANCE REVIEW BOARD

AGENDA September 18, 2014

MEETING INFORMATION

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

Time
2:00p.m.

Board Members
Greg Witherspoon, Chair
Mike Beale, Vice Chair
Tim Lemons
Jeffrey Bush
Daisy Staniszkis
Matt Taylor
Justin Ramb

OPENING SESSION:
☐ Call Meeting to Order
☐ Roll Call/Determination of a Quorum
☐ Welcome, General Rules of Order and Appeals

WELCOME!
We are glad you have joined us for today's meeting. The Appearance Review Board (ARB) is an advisory board to the Orlando City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to review applications for Certificates of Appearance Approval. All ARB recommendations are subject to final action by City Council. We anticipate the minutes of today's meeting will be presented at the City Council meeting on October 20, 2014 for approval of ARB recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

GENERAL RULES OF ORDER
The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairman recognizes you, state your name and address. ROBERT’S RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the ARB Recording Secretary at (407) 246-2558 at least 24 hours in advance of the meeting.

APPEALS
ARB cases are quasi-judicial matters (implementing actions) and are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board’s decision must be supported by “competent substantial evidence.” Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent Hearing Officer in accordance with the provisions of Chapter 2, Article XXXII, of the City Code. A request for a new hearing (appeal) must be filed with the Appearance Review Board Recording Secretary by 2:00 P.M., Thursday, September 25, 2014. There is a $250 fee for this appeal. The ARB Recording Secretary is located in the Downtown Development Board Division of the Economic Development Department on the sixth floor of City Hall.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251. Thank you for participating in your government and making Orlando truly "The City Beautiful."
APPROVAL OF MINUTES:

1. Approval of August 21, 2014 Meeting Minutes.

CONSENT AGENDA:

1. 111 North Orange Avenue

   Owner/Applicant: MTJ Orlando LLC/ Roger Williams
   Location: 111 N. Orange Avenue
   District: 5
   Project Planner: Doug Metzger
   ARB2014-00051 Request for a Major Certificate of Appearance Approval for blade signs.

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

   1. The signs must have a vertical clearance of at least 9’ above the sidewalk.
   2. The signs shall be centered vertically on or between the joints in the stone facing.
   3. Minor changes from this approval must receive additional staff review, or full Board review if significant.
   4. ARB approval does not constitute a building permit, and does not constitute approval of the site design and building modifications. All relevant permits must be obtained. If a right-of-way utilization permit is required and denied, and a significant redesign of the sign or its location will be needed, such redesign must be brought back to the ARB for a Major Review.

REGULAR AGENDA:

1. 255 South Orange Avenue – Citrus Center

   Owner/Applicant: Parkway Realty Services/Teresa Brantley
   Location: 255 S. Orange Avenue
   District: 5
   Project Planner: Doug Metzger
   ARB2014-00083 Request for a Major Certificate of Appearance Approval for entry renovation, architectural screens, lighting hardscape, lighting, monument sign and retail signage.

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

   1. PROPOSED LOBBY STOREFRONT SYSTEM AND COLUMN CLADDING— is approved as submitted. 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%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted or reflective glass shall not be permitted. Spandrel glass shall not be counted toward transparency.

   2. PROPOSED ENTRANCE CANOPY
      a. Canopy is approved as submitted.
      b. Storm water Run-off - Water shall not spill out onto the sidewalk or plaza areas from the canopy or any downspout, nor shall any downspout project into the public ROW. The proposed canopy shall incorporate downspouts or other rain water management systems to prevent water spill onto the pedestrian path or ROW. Final design for storm water run-off will be reviewed during the building permit process.
3. ENTRY PLAZA IMPROVEMENTS  
   a. The proposed planter areas, beach pebbles, granite curb and flamed granite pavers are approved as submitted.  
   b. The pedestrian connection to the ATM shall also be the flamed granite pavers to match the proposed entry pavers and to meet ADA accessibility requirements.  

4. ARCHITECTURAL MESH TREATMENTS  
   a. The architectural screening above the entry area and in other places on the façade shall be limited to the vertical recessed areas of the façade. The mash panels shall be inset into the recesses in order to expose some of the angled areas of all the recesses and preserve the strong vertical framing elements between the recesses above the main building entrance.  
   b. The architectural mesh shall stop at the bottom of the recessed areas and preserve the strong horizontal band above the entry plaza. Architecturally this band ties the podium and base of the building into the strong horizontal bands at the bottom and the top of the tower.  
   c. Final design of the architectural mesh system shall be submitted for ARB Minor [Staff] Review prior to submittal for building permits.  

5. LIGHTING—up lighting of the vertical accents to the entry area and vertical accents north and south of the entry area is proposed.  
   a. The emphasis of the lighting plan shall be focused on highlighting the primary building entry and plaza area.  
   b. The level of pedestrian area lighting shall be increased by adding lighting fixtures to the façade of the building below each of the recessed vertical accent panels in order to increase the visibility and pedestrian safety in the area after dark.  
   c. The pedestrian lighting plan shall be submitted for an ARB Minor [Staff] Approval prior to submission for building permits.  

6. SIGNAGE  
   a. The parking garage sign is approved as submitted.  
   b. The address numbers on the canopy are approved as submitted.  
   c. The proposed retail blade sign is approved but the retail tenant text shall be doubled in size to increase pedestrian visibility.  
   d. The proposed tenant monument sign at the building entry is approved, but per the Land Development Code the property is only permitted on monument sign on S. Orange Avenue so the existing retail monument sign shall be removed and the sidewalk area around that monument sign repaired to match the existing brick sidewalk surface.  

6. Building Paint Scheme—it is recommended that the parking garage levels remain the existing white building color instead of the proposed “Downpour” color.  

7. ARB Approval—ARB approval does not provide approval to construct or install the proposed improvements. All necessary building, engineering and sign permits shall be obtained prior to commencement of installing the proposed improvements.  

NEW BUSINESS:  
1. New Orlando OPD Headquarters – Holly Stenger  

OTHER BUSINESS:  
ARB Minor Reviews completed since the August ARB Meeting:  
1. ARB2014-00081 – 142 E. Jackson Street – First United Methodist Church – 2 Outdoor Playground Canopies  
3. ARB2014-00082 – 455 S. Orange Avenue – Dr Phillips Center - Demolition
4. ARB2014-00085 – 860 N. Orange Avenue – Park North – Fence  
5. ARB2014-00077 – 861 N. Orange Avenue – Renovations  
7. ARB2014-00084 – 151 E. Washington Street – Joy Ride Bike Rental – Alterations to Kiosk  

OLD BUSINESS:  

ADJOURNMENT:  
THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, OCTOBER 16, 2014 AT 2:00 PM.