APPEARANCE REVIEW BOARD

AGENDA    February 19, 2015

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 March 9, 2015 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 XXII, 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, February 26, 2015. 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 December 18, 2014 Meeting Minutes.

NEW BUSINESS: None.
1. Election of Chairman and Vice-Chairman for 2015

CONSENT AGENDA:
1. 450 South Orange Avenue – Red Lobster Corporate Headquarters

  Applicant/Owner: Jack McNertney/CNL Plaza LLC
  Location: 450 South Orange Avenue
  District: 5
  Project Planner: Ken Pelham

  ARB2015-00006 Request for a Major Certificate of Appearance Approval for new high-rise sign on the CNL I Tower.

  Recommended Action: Staff recommends APPROVAL of the request with the following conditions:
  1. The Red Lobster high-rise sign shall be installed in the location and manner proposed. As described in the drawings, the final height of the sign may differ slightly from the estimated 4’-6” shown based on the height of the existing eyebrow. Staff also supports a final size that may be slightly larger than the eyebrow as well.
  2. Any holes or blemishes left from the removal of the CNL sign on the west façade of the building shall be patched and finished to match the surrounding wall finishes prior to installation of the Red Lobster high-rise sign.
  3. The existing CNL high-rise sign on the south façade of the building shall be removed to comply with the high-rise sign code that states two differing high-rise signs on the same building shall not be visible from the same vantage point. All holes and remnants of the south façade CNL sign shall be filled and repaired to match the existing building finish.
  4. CNL shall be permitted to have one high-rise on the building. That sign shall be located on the east façade of the building and shall be submitted for an ARB Minor Review prior to permitting and installation.
  5. ARB approval does not constitute approval to fabricate and install the sign. All required building, sign, structural, and wind load requirements shall be met and all appropriate building and sign permits shall be obtained prior to installation of the Red Lobster sign.

REGULAR AGENDA:
1. 315 West Concord Street – Lexington Court

  Applicant/Owner: Paul Missigman/Concord Lexington LLC
  Location: 315 West Concord Street
  District: 5
  Project Planner: Doug Metzger

  ARB2013-00103 Request for a Major Certificate of Appearance Approval for final building colors and exterior painting.

  Recommended Action: Staff recommends APPROVAL of the request with the following conditions:
  1. The number of colors and architectural bay color schemes be reduced and simplified.
  2. Priority is given to using accent or darker bay colors on the upper cells of the architectural bays or on narrow vertical elements of the architectural bays.
  3. The treatment above the primary entry on Concord be simplified and designed in a way that makes the entry architectural bay the most prominent on the south façade.
4. That the revised color elevations be submitted for ARB Minor Review and approval prior to the commencement of exterior painting of the building.

2. 100 W. Livingston – Ace Café Phase II

Applicant/Owner: Tim Lemons/Ace North America, LLC.
Location: 417 West Robinson Street
District: 5
Project Planner: Doug Metzger

ARB2015-00007 Request for a Major Certificate of Appearance Approval for the Phase II expansion of Ace Café to include renovation of the barn and restroom facility and container style structured for the event lawn.

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

1. General
   a. ARB Staff supports the redevelopment and re-use of the existing structures on-site as part of Phase Two.
   b. Phase Three of the project will require an additional and separate Major Certificate of Appearance Approval.

2. Architecture
   a. Elevations — Architectural renovations, elevations, plans, materials and colors of the barn and restroom facility are approved as submitted.
   b. Container Structures — The general design of the container structure on the Event Lawn is acceptable. However, since the facility is specified as “design/build” the final plans, materials and colors shall require an ARB Minor Review prior to submittal of building permits.
   c. Barn Deck — Final design, materials and colors for the “barn deck” shall be submitted for ARB Minor Review prior to submittal of building permits for the structure.
   d. Dumpster Enclosure — The proposed design and materials of the proposed dumpster enclosure are approved. However a “man-door” or pedestrian gate access shall be incorporated into the enclosure design to accommodate employee access to the dumpster enclosure for future re-cycling programs currently being developed by City Staff.
   e. ARB Approval — Final Architectural elevations for all Phase Two structures shall be submitted for ARB Minor Review prior to issuance of building permits. Elevations shall include the location of all proposed exterior signage, lighting fixtures, architectural ornamentation, mechanical equipment, venting and exhaust fixtures.

3. Site Plan
   a. Streetwall — The 5-foot tall street wall design with a 2-foot masonry and brick base, 2.5 foot tall aluminum picket fencing and 5-foot tall brick with masonry cap column is approved as submitted.
   b. Perimeter Walls — The proposed streetwall design can be increased to 6-feet in height along the east property boundary and on the south property boundary from Garland Avenue to the corner of the structure on the adjacent property. The southern wall may be opaque to 6-feet for all or a portion of the remaining south boundary at the Applicant’s discretion in order to screen the adjacent uses. The perimeter wall shall be constructed with the Phase One development of the project.
   c. Dumpster Location — The dumpster location which has been a concern in previous submittals is approved in its proposed location. The west side of the drive aisle leading to the dumpster enclosure and the dumpster enclosure shall be screened with a 3-foot tall hedge. Understory trees shall also be utilized to help screen views of the enclosure from Garland Avenue.
   d. Fencing — All fencing on site shall be decorative, open, CPTED-approved fencing, such as aluminum or wrought-iron picket, excluding fences or walls that are used to buffer impacts of or to adjacent properties. Chain link fencing is prohibited.
   e. Phase Three — The undeveloped area of Phase Three shall be seeded or sodded with bahia grass at a minimum. Until a building permit is issued for Phase Three the undeveloped area shall be secured with a post and rope or chain system in order to prohibit parking on the undeveloped site.

4. Mechanical Equipment
   a. Venting and Exhaust — All restaurant venting and restaurant exhaust shall be directed to the roof of the building(s), and shall not be visible from the public right-of-way. Restaurant venting is not permitted on any façade
of the building. All other venting and exhaust for mechanical systems and utilities shall be a minimum of 10 ft. above grade, and shall be designed and integrated with the building so as to be seamless with the overall architecture of the building.

b. Mechanical Equipment - All ground and roof mounted mechanical equipment and transformers shall be screened from view with parapets, fencing and/or landscaping to meet the requirements of the Land Development Code.

c. Backflow Preventer - Backflow preventer/s shall be located so as not to be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final site plan.

d. ARB Approval — A final mechanical equipment, venting and roof plan including architectural elevations with venting shall be submitted for an ARB Minor Review prior to submittal for exterior building permits.

5. Landscape

   a. Tree Mitigation — There are several substantial existing trees on the Phase 2 site. A report from the City Arborist on the health and viability of the existing trees is required. Removal of existing healthy specimen trees will require mitigation based on the recommendation of the City Arborist.

   b. ARB Approval — Final landscape and hardscape plans shall be submitted for ARB Minor Review prior to submittal for exterior building permits for Phase One.

6. Lighting

   a. Lighting Standards – Lighting shall comply with the City’s Land Development Code. A signed and sealed lighting plan with photometric consistent with the lighting ordinance is subject to approval by the Planning Official and ARB Minor Review. The submittal shall also include details of all proposed lighting fixtures on the exterior of the site. The final lighting and photometric plan shall be submitted for an ARB Minor [Staff] Review prior to submittal of final building permits.

   b. Security Lighting - Security lighting shall not be substituted for parking or pedestrian area lighting fixtures. Security lighting is restricted to lighting service, storage, loading and other similar uses. Security lighting shall not extend beyond the fascia or roofline of any building.

   c. Light Shields - Security lighting and pedestrian area lighting fixtures shall be fully shielded and similar in color with the surface to which the fixture is attached.

   d. Service Areas - Lighting under awnings, canopies, and porte-cochères should be recessed. If not recessed, the box type or other lighting fixture shall be opaque on all sides (no light shall emanate from any side of the fixture).

   e. Pedestrian Areas – Pedestrian area lighting fixtures should be pedestrian in scale, as well as decorative in appearance, style and finish.

7. Signage

   a. Master Sign Plan — A Master Sign Plan shall be submitted for review and approval by the planning official and ARB prior to obtaining a building permit for any new signs. The sign plan shall be approved, denied, or approved with conditions by planning official letter of determination and ARB Major Review. The sign plan must include, at a minimum, the locations, dimensions, areas, and types of each sign, and must conform to applicable provisions of the Orlando City Code and PD ordinance. The Property must be built and maintained in accordance with the approved sign plan.

     The Master Sign Plan must conform to the architectural elevations. The Master Sign Plan shall be updated prior to issuance of a Certificate of Occupancy for Phase Two.

   b. Downtown Special Sign District — This project is located in the Downtown Special Sign District and shall comply with all the rules and regulations of the district.

8. Model

Prior to permitting, a physical 1”= 100’ model of the project (or each building as it’s developed) should be provided for the DDB/CRA model.

OTHER BUSINESS: NONE.

OLD BUSINESS:

1. Meeting Attendance

ADJOURNMENT:

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, MARCH 19, 2015 AT 2:00 PM.