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 December 12, 2016 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, November 17, 2016. 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 September 22, 2016 Meeting Minutes.

CONSENT AGENDA:

REGULAR AGENDA:

1. 617 W. Central Blvd. – Tubbs Brewing

   Owner/Applicant: W. Central, LLC. / Ryan Young
   Location: 121 S. Orange Avenue #820
   District: 5
   Project Planner: Doug Metzger

   ARB2016-00059

   Request for a Major Certificate of Appearance Approval for a façade renovation, new perimeter wall/ fence, new water tower feature, major identity signage and other facilities associated with a new outdoor beer garden.

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

1. Streetscape
   A. Streetscape Design Guidelines
      i. All improvements in the streetscape zone, including new driveway cuts, are required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines, as they may be amended from time-to-time.
      ii. City Services Easement—For City maintenance purposes, a city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.
      iii. Corner Clip—In order to accommodate a signal mast arm at the corner of W. Central and Terry Ave., the applicant must provide a 12-foot corner clip. This will avoid the location of the mast arm in the sidewalk area.
      iv. Driveway Cut—The driveway cut on W. Central Blvd. shall be removed, but the pedestrian entry gate into the outdoor entertainment area may remain.
      v. Pedestrian Crossings—The pedestrian crossing at the proposed driveway cut on N. Terry Avenue shall be level and at the same grade as the sidewalk on either side of the driveway.

2. Architecture
   A. Design Intent
      i. ARB Staff fully supports the architectural direction and theme of the Tubbs Brewing project.
      ii. Final architectural plans, elevations, materials and finishes shall be reviewed by ARB staff during the building permit process.
   B. General Architecture Comments
      i. W. Central Avenue Planters – The proposed planters along the W. Central façade, because of the lack of sufficient streetscape width, shall not be permitted to encroach into the W. Central right-of-way.
      ii. Entry Canopy – The bottom of the proposed entry canopy shall be a minimum of 12-feet above finished grade. The applicant will need to secure a right-of-way encroachment agreement with the City for any portion of the canopy that extends into the W. Central Ave. right-of-way.
      iii. Window Surrounds and W Beams – The proposed 10-inch projecting window surrounds and vertical “W” beams shall be permitted so long as the applicant can demonstrate that these features do not extend into the W. Central Ave. right-of-way.
      iv. Exterior Doors—A minimum 4”x6” security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.
      v. Windows—A minimum of 15% transparency shall be provided on all floors facing the street. All glass at the ground level shall be clear. Minimum light transmittance shall be 80%. High performance or Low-e glass with a minimum transmittance of 60% may be considered as an alternative. No windows at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.
      vi. Outdoor Dining Area—Final detailing and layout of the proposed outdoor dining area will be reviewed by ARB Staff during the building process.
3. Site Plan and Landscaping
   A. Perimeter Walls and Fencing
      i. Fence/Wall Height – VAR2016-00111 was approved by the Board of Zoning Adjustment in October of 2016. The maximum height of the wall on W. Central and the fence on N. Terry is permitted to be 8-feet in height.
      ii. Masonry/Corten Steel Wall – The proposed masonry/corten steel wall shall run the entire length of the W. Central. The wall shall be setback 2-feet from right-of-way line along W. Central. The proposed entry gate on W. Central shall be no more than 12-feet tall.
      iii. Green Screen Fence – the green screen fence along N. Terry Ave. and shall be no more than 8-feet tall. The proposed N. Terry gate shall be no more than 12-feet tall.
      iv. Other Fencing – Any other fencing on the site shall be an open, CPTED-approved fence, such as architectural mesh, welded wire or aluminum-picket fencing. Chain link fencing is prohibited.
   B. Loading/Delivery Area
      i. Paving – The loading/delivery area shall, at a minimum, be paved with asphalt.
      ii. Separation – The loading and delivery area shall be clearly delineated and separated from the outdoor entertainment area through the use of concrete vertical curbing or a concrete ribbon curb with bollards.
   C. Dumpster Enclosure – The dumpster area shall be enclosed by masonry walls with decorative metal gates. The enclosure shall have a smooth stucco finish and shall be painted to match the color of the warehouse building.

4. Lighting – A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, shall be submitted for ARB Staff review and approval prior to issuance of building permits.

5. Mechanical Equipment
   A. Venting & Exhaust—All potential venting and exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. If visible from the right-of-way the equipment shall be screened with louver or architectural mesh that extends to the full height of the equipment. Exhaust venting is not permitted on any street facing building façade. All other venting and exhaust for mechanical equipment and other utilities shall be a minimum of 12 ft. above grade, shall be integrated with the building design so as to be seamless with the overall architecture of the building, and must not be directed over pedestrian areas. Exterior vent panels shall be painted to match the building façade color surrounding them.
   B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened on three sides with a hedge that is 36-inches tall at the time of planting and maintained at the height of the transformer.
   C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment may be required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
   D. Backflow Preventer—Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final utilities plan.
   E. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations. Final building elevations with venting depicted on the elevations shall be submitted for ARB Staff review prior to issuance of building permits.

6. Signage
   The signage as presented in this application is generally acceptable. However, prior to submittal of sign permits the applicant shall submit a Master Sign Plan for ARB Minor Review depicting all proposed on-site signage. The Master Sign Plan shall include the design, size, square footage and type of all proposed exterior signage for the building and the outdoor entertainment area.

7. ARB Approvals and Construction Observation
   A. ARB approval does not grant permission to begin or to construct any proposed improvements. All required building and engineering permits must be obtained prior to commencement of construction.
   B. Prior to the commencement of construction the general contractor, developer and architect will schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.
   C. The general contractor shall schedule periodic meetings with the ARB Staff, as needed, to update staff on the project progress and any potential ARB compliance issues.
   D. Prior to final inspection ARB Staff shall review the project site for compliance with the ARB conditions of approval.
2. 726 Lucerne Terrace – Westminster Parking Garage – Applicant requested case be deferred to Dec. 15, 2016 Meeting

Owner/Applicant: Presbyterian Retirement Communities, Inc. / William E. Burkett, PE
Location: 105 E. Robinson Street, Suite 501
District: 5
Project Planner: Doug Metzger

ARB2016-00068

Request for a Major Certificate of Appearance Approval for a five-story, 443 space parking garage with 7,800 s.f. of ground floor commercial space.

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

   A. This project is located in the Downtown Development Board/Community Redevelopment Area [DDB/CRA] Overlay District, which requires review by the Appearance Review Board (ARB) for any new construction, substantial improvement, major and/or minor exterior changes visible from the public ROW.
   B. An ARB Major Certificate of Appearance Approval [CofAA] for any new construction, substantial improvement or major modification visible from the right-of-way shall be required prior to application for a building permit for each phase or sub-phase.
   C. The application for ARB Major Certificate of Appearance Approval shall include architectural elevations and material details of all proposed buildings and vertical structures for review and approval by ARB Staff and the Appearance Review Board members.
   D. The application for ARB Major Certificate of Appearance Approval shall also include detailed site plans that include: dimensions, grading, roadway cross-sections, lighting, utilities, landscape, hardscape, signage and mechanical equipment plans including details, colors and specifications of all proposed buildings, surfaces, fixtures and plant materials.

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, as they may be amended from time-to-time, and the conditions in this staff report.
      ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
      iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.
   B. General Streetscape Requirements:
      i. Curb and Curb Cuts—All existing curb cuts and curbing along the parking garage frontage shall be removed during construction. The existing curbing shall be replaced with a vertical concrete curb.
      ii. Mid-Block Treatment—The mid-block curb cuts into the garage, residential and parking areas shall meet the mid-block curb cut standards in the Downtown Streetscape Guidelines.
      iii. Sidewalk—the existing sidewalk along the project frontage shall be removed during construction and replaced with a new 5-foot wide concrete sidewalk.
      iv. Street Lights – Single acorn 40-watt LED streetlights should be installed on Lucerne Terrace along the entire project frontage, consistent with the Downtown Streetscape Design Guidelines, and spaced based on OUC lighting requirements.
      v. Street Trees – There is an insufficient parkway strip from the back of curb to the sidewalk to support large canopy trees. Therefore, the two eagleston holly trees proposed on the landscape plan shall be replaced with high rise live oak trees so that with time a canopy will develop over the sidewalk area.
      vi. Existing Tree Canopy – The existing tree canopy in the area is significant. Therefore, street tree plantings shall be designed to supplement the existing canopy and designed to not interfere or impact it.
      vii. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.
      viii. Pedestrian Crossings—The pedestrian crossings at all access points and driveway cuts shall be level and at the same grade as the sidewalk adjacent to the driveway. A pavement treatment that contrasts with the vehicle lanes, such as stamped and stained concrete or Lawrenceville brick, shall be used in order to clearly define the pedestrian zone.
Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to outline the pedestrian path for nighttime safety.
ix. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone.
x. Specialty Paving — Specialty paving and other materials not consistent with the Downtown Streetscape Design Guidelines shall not be permitted inside the right-of-way or city services easements of the streetscape zone. Specialty paving, materials and vertical structures are permitted outside of the City maintained streetscape zone.

3. Tree Preservation/Mitigation
   A. Preservation — There are several mature specimen trees remaining on the site, especially around the project edges. It appears the applicant has tried to preserve some of those trees in their proposed plans. ARB Staff encourages the applicant to use their best efforts to preserve as many of the edge mature trees as is feasible. Each preserved tree will enhance the value and aesthetic vitality of the project.
   B. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree removal permit process the Applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and if any mitigation will be required for the removal of any trees.

4. Architecture
   A. General Architectural Requirements
      i. Balconies, Canopies and Awnings — Balconies, canopies and awnings on the buildings may project into the city services easements. Canopies or awnings that project into the right-of-way will require Transportation Engineering approval. Balconies and canopies that encroach into the streetscape zone or City services easement shall be no less than 17'-6" above finished grade to meet maintenance access requirements. Awnings shall be a minimum of 9-feet above finished grade.
      ii. Exterior Doors—A minimum 4"x6" security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.
      iii. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building façades. The addition of window sills or trim treatments is also recommended.
   B. Transparency
      i. Per Traditional City requirements the ground floor building walls facing all streets shall contain a minimum 15% of transparent materials. A minimum of 15% transparency shall be provided on all other floors facing the street above the ground level.
      ii. 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%.
      iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
      iv. Tinted, reflective, spandrel glass or glass block does not count towards meeting the transparency requirements.
   C. Parking Garage
      i. North Facade — The north façade elevation shall be designed to match the east façade elevation; brick, matching the treatment on the east façade, shall be installed on the center module of the north façade.
      ii. South Façade — In order to break up the mass of the south façade, the center module with the ramping shall be painted a color that matches the color of the brick utilized on other areas of the garage. Additionally, irregular tubing shall be added to the façade exterior to break up the large mass and irregular angles of the exposed garage ramping.
      iii. Transformers—Electrical transformers incorporated into the ground level of a parking garage shall provide a minimum of 17'-6" of clearance above grade and demonstrate that there is adequate space and access for maintenance and replacement equipment movement and turning.
   D. Pedestrian Bridge
      i. Bridge Location — Staff supports the location of the pedestrian bridge across Lucerne Terrace.
      ii. Agreements — The location of the pedestrian bridge will require approval of the Transportation Engineering Division. A right-of-way encroachment agreement between the applicant and the City will also be required.
      iii. Height — The minimum height of the pedestrian bridge above the finished Lucerne Terrace sidewalk grade shall be 17'–6", unless an alternative height is approved by the Transportation Engineering Division.
      iv. Cladding—The bridge connections shall appear level as they cross Lucerne Terrace. Exterior cladding of the connections shall ensure a level appearance.

5. Lighting
   A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, shall be submitted with the building permit documents.
   B. It is encouraged that architectural lighting be incorporated into the north and east facades, especially at the roofline, in order
to give the building a presence in the nighttime skyline.

6. Mechanical Equipment
   A. Venting & Exhaust—All potential commercial kitchen/restaurant/laboratory venting and exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. Venting is not permitted on any street facing façade. All other venting and exhaust for mechanical and other utilities shall be a minimum of 12 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building.
   B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened with landscaping on three sides and 4-feet in height at the time of planting.
   C. Rooftop Mechanical Equipment—All rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment must be the same height of the mechanical equipment.
   D. At-Grade Mechanical Equipment—At-grade mechanical equipment shall be screened with walls and/or vegetation that is the same height as the equipment it is screening. In no instance shall mechanical equipment be located between a building and any street, public or private.
   E. Backflow Preventer—Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the utilities plan.
   F. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum picket, architectural mesh or welded wire. Chain link fencing is prohibited.
   G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be submitted for ARB Staff review prior to submittal of building permits.

7. Signage
   All proposed signage shall require an ARB review prior to submittal for sign permits.

8. 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.

9. 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.

3. East of the Intersection of SR-50 (Colonial Dr) and I-4 Crossing

   Owner/Applicant: City of Orlando / Nathan Butler, HKS Architecture
   Location: 225 E. Robinson Street, Suite 405
   District: 5
   Project Planner: Doug Metzger

   Request for a Major Certificate of Appearance Approval to construct a new pedestrian bridge with associated approach ramps across W. Colonial Drive between Orange Ave. and Interstate 4.

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

1. Streetscape
   A. Streetscape Design Guidelines
      All at-grade streetscape design and construction is required to comply with the design, material and construction requirements of the Downtown Orlando Streetscape Design Guidelines, as they may be amended from time-to-time, and the conditions in this staff report.
   B. General Streetscape Requirements:
      i. At-Grade Street Lights – Single acorn 40-watt LED streetlights, consistent with the Downtown Streetscape Design Guidelines and spaced based on OUC lighting requirements shall be installed at the plaza area on the south side of Colonial.
      ii. Valve and Junction Boxes—All at-grade junction, valve and control boxes shall be traffic bearing grade boxes and lids,
2. Architecture
   A. ARB Staff supports the architectural direction, theme and materials of the Colonial Overpass project.
   B. Vandalism—It is recommended by ARB Staff that an anti-vandalism coating be applied to all reachable surfaces.
   C. Benches — Benches shall have a center divider to prohibit the ability to recline or lay down on the benches.
   D. Final architectural plans, elevations, materials and finishes shall be reviewed by ARB Staff at the time of permit submittal to ensure consistency with the ARB approvals.

3. Lighting Plan — A lighting plan that complies with the City’s lighting regulations [Chapter 63.2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Staff review prior to issuance of building permits.

4. Modifications — Minor modifications to the approved ARB plans will require ARB Staff approval prior to construction or installation. Substantial modifications may require a return to the full ARB for review and approval.

5. Permit Approvals
   A. Signage—All signage shall be submitted to ARB staff for review prior to submittal of sign permits.
   B. ARB Approval — ARB Approval does not grant permission to construct or install. All necessary permits must be obtained prior to commencement of construction activities.

NEW BUSINESS: None

OTHER BUSINESS:
ARB Minor Reviews completed since the September ARB Meeting:
   1. ARB2016-00060 – 617 N. Magnolia – Core Construction sign
   3. ARB2016-00063 – 617 E. Central Blvd - Painting storm drains.
   4. ARB2016-00064 – 335 N. Magnolia Ave, Ste 102 – Your Pie sign
   5. ARB2016-00065 – 725 Main Lane – Proposed modification is to provide an entry point and café seating on the SE corner of the proposed grocery space.
   7. ARB2016-00072 – 54 W. Church St. – Master Sign Plan Modification

OLD BUSINESS: NONE

ADJOURNMENT:
THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, DECEMBER 15, 2016 AT 2:00 PM.