MINUTES - AUGUST 30, 2018

OPENING SESSION

- Chair Fulvio Romano called the meeting to order at 3:00 p.m.
- Ashley Edwards, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.
- Ashley Edwards, Recording Secretary, read the Welcome, General Rules of Order and the Appeals process.

NEW BUSINESS:

MINUTES

- Patrick Panza moved to approve the July 19, 2018 ARB Meeting Minutes. The motion was seconded by Jeff Arms. The motion carried 5-0.

PUBLIC COMMENT: NONE.

CONSENT AGENDA:

1. 250 N. Orange Ave

   Owner/Applicant: Morgan Voke
   Location: 434 N. Orange Ave
   District: 5
   Project Planner: Doug Metzger

   ARB2018-10030 Request for a Major Certificate of Appearance Approval for 2 high rise-signs and 2 low-rise signs

   Recommended action: Staff recommends approval of the proposed Seacoast Bank signs with the following conditions:

   1. Any damage or discoloration to the building façade from the previous high-rise and other signs must be restored or repaired prior to installation of the new signs.
2. The final design and construction must be in strict compliance with the proposed design. Any changes must be requested in writing and significant changes will require a new ARB approval.

3. This approval is for the high-rise signs and two low rise signs. No other signs are included in this approval.

4. Individual letters must be individually mounted as shown; a visible connecting raceway is not permitted.

5. ARB approval does not grant permission to fabricate or install; any and all relevant permits must be obtained prior to installation.

Doug Metzger notified the Board that the project has been deferred and will be reviewed at staff level. The Board thanked Mr. Metzger for his update.

REGULAR AGENDA

1. 434 N. Orange Ave.
   Owner/Applicant: Kathryn Smith
   Location: 434 N. Orange Ave.
   District: 5
   Project Planner: Doug Metzger

ARB2018-10011 Request for a Major Certificate of Appearance Approval for Phase One of three phases. Phase One is 17 stories and includes 262 multi-family units, 663 parking spaces in a podium garage 45,000 s.f. of ground floor commercial uses and 35,000 s.f. of co-working space.

Recommended Action: ARB Staff has reviewed Phase One of the X Orlando project at 434 N. Orange Avenue and recommends approval of Phase One with the following conditions:

1. ARB Review
   A. ARB Major Certificate of Appearance Approval—Final ARB review and approval for each phase of the X Orlando project is required prior to permitting. All conditions of the final ARB approval must be met. Additional ARB staff review is required at time of permitting to ensure the conditions of approval have been met.
   B. Modifications—Modifications and alterations to the ARB approved design and architecture will require additional ARB staff review. Substantial changes to the approved design and architecture may require board approval.

2. Streetscape
   A. Streetscape Design Guidelines:
      i. All streetscape design and construction is required to comply with the requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
      ii. Maintenance Agreement—The applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
B. General Streetscape Requirements:
   Existing Streetscape—

   ii. Paseo Street—The north/south paseo street must maintain the pedestrian connections and sidewalks on both sides of the private drive underneath the proposed towers from W. Livingston to W. Amelia.

   iii. Pedestrian Crossings—The pedestrian crossings and sidewalks along the north/south entry drive or any vehicle dropoff area must be raised to be at the same grade as the sidewalk adjacent to the driveway. Pedestrian crossings at driveway cuts and vehicle drop-off areas must be constructed of an alternative material such as brick, pavers or colored concrete that contrasts with the paving material of the driveway. Any grade transition from street grade to sidewalk grade must occur in the furniture zone. Driveway ramps may be concrete.

   iv. Building Entries—Doorways must not swing open into the required streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.

   v. Curbing and Curb Cuts—All existing curb cuts must be removed and the streetscape and the curbing along the entire project frontage restored during construction. All curbing in the ROW must be Type A curb and gutter per the Land Development Code [LDC] and Engineering Standards Manual [ESM].

   vi. Lymmo Stop—The applicant must coordinate with Lynx on an alternative location for the Livingston and Orange Lymmo shelter and stop. Upon completion of the construction of Phase 1 the developer will re-install the Lymmo shelter to existing or better condition at its original location.

   vii. Small Cell Node—There is an existing small cell node located on Orange Avenue just north of the Livingston Intersection. The developer shall coordinate with the node operator on preserving or establishing an interim condition during construction for the small cell node. After Phase 1 construction is complete, the small cell node must be replaced at its original location.

3. Architecture
   A. Design Intent: — ARB staff supports the overall and Phase One design intent and development of the X Orlando project. ARB staff will continue to work with the development team to advance the building design and to help deliver a distinctive project that will enhance both the Orlando skyline and life at the street level.

   B. The Podium—The design team needs to continue to focus on creating variety and activity at the ground level to activate the frontage along Orange, Livingston and Gertrude’s Walk in Phase One and along the north and remaining west facades in Phases 2 and 3.

   C. Skyline Architecture – The proposed "light boxes" on the top of each tower will be distinctive elements in the Orlando skyline. Prior to issuance of a building permit for vertical construction the applicant team must submit detailed plans for the skyline architecture elements, including decorative lighting details, for ARB staff review and approval.

   D. Materials and Colors—The proposed materials and color for Phase One are approved as presented. Prior to issuance of a building permit for vertical construction the applicant team will submit final material, color and design details, including storefront systems, glazing, residential unit window and exterior door systems, and balcony railing details to ARB staff for review and approval.

   E. Transparency
   i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials.
A minimum of 15% transparency must be provided on all floors facing the street above the ground level.

ii. All glass at the ground level must be clear, except as noted in Condition E. above, with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.

iii. No windows must be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.

iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

4. Interim Parking Garage Treatments
A. Maintenance Standards and Performance Agreement—Prior to issuance of a building permit for vertical construction, Certificate of Occupancy for Phase One, the applicant must enter into an agreement with the city to define the maintenance and performance standards for the proposed interim parking garage façade treatments.

B. Artwork—the mural artwork for the garage façade treatments must be developed and created by an established artist and may not contain any onsite or offsite commercial messages. No Sponsorship text or logos may be incorporated into the proposed artwork, but may be no more than 3% of the artwork area.

C. ARB Approval—The final design, along with the artist's portfolio[s], proposed art, materials, attachment methods, maintenance and performance standards must receive an ARB Major Certificate of Appearance Approval prior to issuance of a Certificate of Occupancy for Phase One of the project.

5. Green Wall System
A. Maintenance Standards and Performance Agreement—Prior to issuance of a building permit for vertical construction Certificate of Occupancy for Phase One, the applicant must enter into an agreement with the city to define the maintenance and performance standards for the proposed green wall system. The maintenance and performance standards must also contain an evaluation process that reviews the greenwall system at regular intervals and permits either the city, the property management entity or property owner to declare the greenwall system as viable, degraded or unsustainable. The agreement may also contain a surety requirements that could include a performance bond or escrow account to ensure the funds are available to replace the green wall system should it fail.

B. Optional Silver Metal Panel Treatment—ARB staff recommends approval of the optional silver metal panel treatment. ARB staff also encourages that the proposed silver metal panel treatment be installed behind the green wall system to ease the transition between the green wall system and an alternative treatment should the greenwall system become unsustainable.

C. Optional Dichoric Film Alternative Treatment—ARB staff also recommends approval of the Dichoric Film alternative treatment should the greenwall system become unsustainable.

D. ARB Approval—in the event the greenwall system becomes unsustainable the design of the proposed replacement treatment must be submitted to ARB staff for review and issuance of a ARB Minor Certificate of Appearance Approval.

6. Phases Two and Three Building Sites
A. Post Development Conditions — If, upon issuance of the first Certificate of Occupancy for Phase
One of the X Orlando project, a building permit has not been approved for Phase Two of the project then the Phase Two and Phase Three building sites must be graded level and sodded with Argentine Bahia grass. The lawn area must be irrigated for a minimum of 1-year in order to establish the lawn area.

A. Access—Until a building permit is secured for Phase Two, the lawn area must not be fenced and must remain accessible to the X Orlando residents, the Central Station Condominium residents the public as a passive open space area.

7. Lighting

A. Lighting Plans—A lighting plan compliant with the City’s lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures must be submitted for ARB staff approval prior to approval of permits for vertical construction.

B. Skyline Architecture—The decorative and exterior lighting plan for the “Light Cube” skyline feature on the top of the building must also be submitted to ARB staff for approval prior to the issuance of building permits for vertical construction.

8. Mechanical Equipment

A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets. Louvered panels or perforated metal screen walls.

B. Restaurant Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building and must not be visible from the public right-of-way. Restaurant venting is not permitted to vent over or towards pedestrian areas.

C. Other Venting—All other 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. Vents and louvered panels must be painted to match the surrounding façade area.

D. Transformer—Transformers must be screened with opaque walls and decorative gates up to 6-feet in height or they must be located inside of the parking garage.

E. Backflow Preventer—Backflow preventers [BFP] must not be visible from the right-of-way and should be screened from view. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also be incorporated into the interior of the parking garage.

F. Dumpster—All dumpsters and trash compactors shall be located internal to the buildings or screened with solid walls to match the principal structure. Decorative gates that coordinate with the principal structure must be installed and painted to match the color of the enclosure walls. Landscape screening including a low hedge and groundcover shall be provided to soften the view of the trash enclosure from the public ROW and adjacent properties.

G. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.

9. Signage

A. Master Sign Plan—A Master Sign Plan [MSP] for the project, including both low-rise and high-rise signage must be submitted for a separate ARB Major Minor Certificate of Appearance Approval prior to the issuance of a Certificate of Occupancy for Phase One. The MSP shall clearly show how signage will be allocated throughout the project including the type, style, location, and sign area.

B. High-Rise Signs—Two high rise are allowed per Sec. 64.248
10. 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.

Patrick Panza moved to approve phase one with staff conditions as stated in the August 30, 2018 agenda, and the following additional conditions:

- **Item 3c** - be changed to have the skyline architecture back to the board for major review.
- **Item 3d** - be changed to have the materials and colors to return to the board for major review.
- **Item 5d** - in the event the greenwall system becomes unsustainable, the replacement treatment be submitted for ARB Major Certificate of Appearance Approval.
- **Item 6a** - add landscape buffer type A sans canopy trees
- **Item 7db** - skyline architecture light cube be reviewed by the Board.
- **Item 9a** - The sign package be reviewed by the Board.
- **Item 4a** - change to “prior to issuance of building permit for vertical construction”
- **Item 5a** - change to “prior to issuance of building permit for vertical construction”
- **Item 4b** - only logos to be permitted on the sign banners and they shall not be more than 3% of the overall sign.
- **Item 4c** - will require a Major, not Minor Certificate of Appearance Approval.

The motion was seconded by Jeff Arms. The motion carried 5-0.

**OTHER BUSINESS**

A. ARB Minor Reviews completed since the July ARB Meeting:

B. Creative Village Development Review Committee Projects for Approval:

1. The July and August CVDRC Meetings were combined into a single meeting on July 24, 2018. The site plan for Parcel M and the UCF Central Energy Plant were appealed by the CVDRC.

**OLD BUSINESS:** None

**DATE OF NEXT MEETING**

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, OCTOBER 18, 2018 AT 2:00 PM.

**ADJOURNMENT**

There being no further business to come before the Appearance Review Board, Chairman Fulvio Romano adjourned the meeting at approximately 4:46 p.m.

**STAFF PRESENT**

Thomas C. Chatmon, Jr., Executive Director
Doug Metzger, City Planning
Ashley Edwards, Board Secretary
Christel Brooks, Administrative Assistant
Melissa Clarke, Assistant City Attorney II
Kimberley Allonce, Economic Development Coordinator II
Timothy Johnson, Economic Development Deputy Director
Jessica Garcia, Public Information Officer

Thomas C. Chatmon, Jr., Executive Director

Ashley Edwards, Recording Secretary