

MEETING  
INFORMATION

## MEETING MINUTES

NOVEMBER 16, 2023

Virtual Meeting**To join Virtually:**

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

*Time*

2:00 p.m.

*Board Members**Present:*

Jill Rose, Chairperson

Clarisse Gates-Vice  
Chair

Cecilia Maier

Jeff Arms

John Griffin

Chad Cowart

*Board Members**Absent*

Jessica Burns

## OPENING SESSION

Jill Rose, 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 Cecilia Maier MOVED to waive the reading of the minutes and to approve the minutes of the October 19, 2023 ARB meeting. Board Member John Griffin SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).*

## ANNOUNCEMENTS

- None

## REGULAR AGENDA

**1. Case No: ARB2023-10069, 550 MARIPOSA ST.**

Applicant:	Meghan Dietz, 189 S. Orange Ave. Suite 1700, Orlando, FL 32801
Owner:	Shoma Group, 201 Sevilla Ave. Coral Gables, FL 33134
District:	Commissioner District 4
Project Planner:	Richard Forbes
Description:	<b>Final review for a Major Certificate of Appearance Approval for a 223 unit, 12-16 story residential building with attached parking garage.</b>

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

## 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.
- ii. Maintenance Agreement—The applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone.
- iii. City Services Easement—A city services easement must be provided by the applicant for any portion of the required 15-foot streetscape zone outside of the right-of-way.

## 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 South Eola Avenue, East Church Street and Mariposa 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. 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.
- vii. 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.
- viii. 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 South Eola Drive, Mariposa Street East Jackson Street and South Osceola Avenue must be a minimum of 13-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 5 —The streetscape treatment on South Eola Drive, South Osceola Avenue and Mariposa Street must match Treatment 5 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 South Eola Drive, East Jackson Street, South Osceola Avenue and Mariposa Street must be high rise live oak (or equivalent) trees. Sylvester Palms may be used to accent the entry.

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. Garage Design—

- i. The parking garage shall have a solid opaque wall 42 inches high at all parking levels to block vehicle view and lights.
- ii. Angled ramping shall not be visible from the right-of-way and shall be obscured from view. Interior ramping and walls that might be visible through the garage openings and behind the screening shall be painted a dark color.
- iii. Ground floor openings on the south elevation shall have additional screening treatment.
- iv. Parking garage screening materials are not fully developed and will need additional staff sample review and approval to determine that they are providing the required screening.
- v. Recommend that the east façade of the parking garage facing the Jackson building have some type of decorative treatment.

#### B. Building Design—

- i. The design of the South façade will require additional elements to provide articulation or relief on the stair tower elements.
- ii. The proposed decorative metal screen materials on the apartments will require sample review and approval by staff.
- iii. Design changes required by the grade change on site will require additional staff review and major changes may require board approval.

C. Skyline Architecture – Refinement and or lighting will be needed at the top so that there is interest and enhancement of the city skyline so the building is unique and easily identifiable in the downtown skyline during the day and night.

D. Ground Floor Clearance—Minimum ground floor ceiling height shall be 17'6" to allow for the transformers and other equipment to be located inside the building.

#### 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 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 may 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. 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 Final Review and approval prior to submittal of vertical building permits.
- B. It is encouraged that the top of the building be appropriately lit in order to make the building distinct in the night time skyline.

#### 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 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 on any façade of the building nor is it permitted to vent over or towards pedestrian areas. 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. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformers—Electrical transformers incorporated into the ground level of the 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. It does not appear that there is any room for the transformers outside the building, however, if transformers are located outside of the building envelope they 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.
- 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 should also be screened from view where necessary. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal.
- E. Final Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations and submitted for staff review and approval prior to permitting. Rooftop plans that depict any proposed rooftop equipment and proposed screening of the equipment shall be submitted for staff review and approval prior to permitting.
- F. 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.

#### 6. Signage.

A Master Sign Plan including both the residential and retail/commercial signage at the ground level shall be provided and reviewed as a separate ARB minor review prior to the issuance of building permits for exterior signage. It shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of proposed signage. High-rise signs are permitted consistent with Sec. 64.246 of the Land Development Code but will require an ARB Major Review prior to permitting. Pedestrian oriented blade or other perpendicular signage is encouraged at the ground floor retail level.

#### 7. Art, where proposed.

- A. Maintenance Standards and Performance Agreement—Prior to issuance of a Certificate of Occupancy, the applicant must enter into an agreement with the city to define the maintenance and performance standards for the proposed parking garage art screen treatments and any special art panels.
- B. Artwork—any proposed mural artwork for the art panels and garage façade art screen treatments must be developed and created by an established artist(s) and may not contain any onsite or offsite commercial messages. 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 Minor Certificate of Appearance Approval prior to the issuance of a Certificate of Occupancy for the project.

#### 8. Landscape.

- A. Landscape buffer to the east of the garage will need additional refinement to provide separation from the adjacent Jackson Condominiums.
- B. Landscape buffer on South Osceola Avenue adjacent to the ground floor of the parking garage required per the PD to screen the blank portions of the wall.

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

Wayne Dunkelberger spoke as the applicant and stated they were willing to work with staff as to screening the garage on the East side of the building.

**Board Comments:**

- Chairperson Rose had questions concerning the framework surrounding the amenity area, but overall liked the project.
- Board Member Arms had concerns about the façade on the East side of the parking garage, he would like to see a decorative treatment concealing the garage.
- Board Member Griffin was concerned with light from the garage affecting the residents in The Jackson.
- Board Member Cowart like the aesthetic of the project with the shifting boxes as well as the lighting enhancements.

**Public Comments:**

- Nabeel Ansari (525 Jackson St.) had concerns of the parking garage, and the view residents would have from The Jackson.

**Board member Jeff Arms MOVED to APPROVE item ARB2023-10069 subject to staff conditions, and the following amendment:**

3/A/v- Require that Staff shall continue working with the applicant to incorporate a decorative treatment on the East side of the parking garage.

**Board member Chad Cowart SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (6-0).**

**NEW BUSINESS:**

- No Items

**OTHER BUSINESS:**

- No Items

**ADJOURNMENT:**


Chairperson Jill Rose adjourned the meeting at approximately 3:12 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, December 21, 2023 AT 2:00 PM

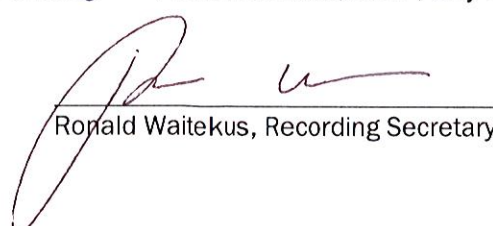
**STAFF PRESENT**

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  
Tim McClendon, AICP, City Planning



Mercedes Blanca, Executive Secretary



Ronald Waitekus, Recording Secretary