

MEETING
INFORMATIONVirtual Meeting
To join Virtually:

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

Time

2:00 p.m.

Board Members Present:

Jill Rose- Vice Chair

Clarisse Gates,
Vice-Chair

Margaret Brock

Daniel Gordon

Chad Cowart

Jeff Arms

Patrick Panza

DDB Staff
Walter Hawkins
Thomas Chatmon

Board Members Absent

MEETING MINUTES

April 21, 2022

OPENING SESSION

Jill Rose, Board Chairperson, called the meeting to order at 2:00 p.m. Gabriella, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.

PUBLIC COMMENTS: NONE

MINUTES:

Patrick Panza MOVED to waive the reading of the minutes and to approve the minutes of the March 17, 2022, meeting as written, Margaret Brock SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

ANNOUNCEMENTS

- None

CONSENT AGENDA

- None

REGULAR AGENDA

1. Case No: ARB2022-10012,1 N Rosalind Ave. Central and Rosalind Plaza

Applicant: Mercedes Blanca, Project Manager, 400 S Orange Ave. Orlando FL, 32801.
Owner: City of Orlando, Community Redevelopment Agency, 400 S Orange Ave. Orlando FL, 32801.
District: Commissioner District 4
Project Planner: Richard Forbes
Description: **Request for a Major certificate of Appearance Approval for a new park space to include hardscape, landscape, site furniture/pots and improvements to the surrounding streetscape.**

Staff recommends approval of the proposal with the following conditions:

1. ARB Approval

- Minor modifications to this ARB approval will require additional ARB staff review and approval. Major modifications may require additional ARB board approvals.
- ARB approval does not grant permission to construct and/or install. All necessary permits must be obtained prior to commencement of installation activity.

2. Streetscape

- Streetscape shall match adjacent areas. 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.

B. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone must be vehicle bearing grade boxes and lids.

3. Wall on building to the east

A. Additional ARB Minor Review shall be required to determine what finish and or alternate

Richard Forbes, Appearance Review Official discussed the case through a PowerPoint presentation with slides that included: Location, aerial photos, views, elevations, plan, materials, and staff recommendations.

Board discussion ensued regarding:

- Minor Certificate of Appropriateness ARB2022-10006 demo.
- Proposed Design
- Lighting
- Colors and Materials

Mr. Chatmon provided a brief description of the project and the Orlando Land Trust collaboration with the DDB/CRA regarding 1 N Rosalind Ave. Central and Rosalind Plaza project.

Beth Gruber, Landscape architect Parks Division, provided a brief description of the landscape and palm trees that her team will use for this project.

Patrick Panza MOVED to approve the request subject to staff conditions Daniel Gordon SECONDED the motion, voted upon, and PASSED by unanimous voice vote (7 -0).

2. Case No: ARB2022-10010, 1278 Ferris Ave/567 Lake Highland Gym and Fields.

Applicant: Kasey Teimouri, Architect Schenkel Shultz Architecture, 200 E Robinson St. Ste 300 Orlando FL, 32801.
 Owner: Jessie Martinez, CFO, Lake Highland Preparatory School, 1278 Ferris Ave. Orlando FL, 32803.
 District: Commissioner District 3
 Project Planner: Richard Forbes
 Description: **Request for Major Certificate of Appearance Approval for the construction of a two-story gymnasium with support spaces, and the relocation of the softball field and multi-purpose field.**

Recommended Action: Approval, based on the conditions in the staff report.

1. ARB Approval

A. Minor modifications to this ARB approval will require additional ARB staff review and approval. Major modifications may require additional ARB board approvals.

B. ARB approval does not grant permission to construct and/or install. All necessary permits must be obtained prior to commencement of installation activity.

2. Streetscape

A. 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.

B. Required streetscape treatment is a modified Treatment 5 (Parkway Street) along Alden and Brookhaven.

C. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone must be vehicle bearing grade boxes and lids.

D. Alden Road and Lake Highland Drive right-of-way widths required by the PD must be maintained.

E. Public access along the sidewalk in front of the gymnasium in the drop off area must be maintained at all times.

F. The proposed drop-off lane shall not conflict with the realigned trail crossing.

G. The sidewalk along Brookhaven shall be a minimum 6 foot wide and use a modified Treatment 5 (Parkway Street). Final design shall require ARB *Major* review.

H. The streetscape and sidewalk crossing the existing curb cut on Alden will need additional *Major* review by staff.

I. City Services easement shall be required for any required sidewalk/streetscape areas outside of the right of way.

3. Building Design

A. Final samples of the brick and perforated metal screening materials shall require an additional ARB minor review.

B. Ground floor glass must be clear, tinted, and reflective glass is prohibited. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative. No windows shall be dry-walled, or have permanent partitions installed on the interior, to block natural surveillance.

C. View panels shall be provided in all exterior solid doors.

4. Landscape

A. Add additional plantings in retention area edges. Add additional oak adjacent to drop-off area.

B. Existing trees shall be retained where possible and if feasible trees and large shrubs in the building site and Brookhaven right-of-way shall be relocated.

C. Final landscape design shall require ARB *Major* review.

5. Signage

A. The project proposes 760.5 square feet of signed where 722 square feet is allowed and the signs shall be reduced to the allowed amount.

Richard Forbes, Appearance Review Official discussed the case through a PowerPoint presentation with slides that included: Location, aerial photos, views, proposed site plan, proposed elevations, colors, renderings, materials, and staff recommendations.

- Brooke Myers, Lake Highland Representative, 800 N Orange Ave. Orlando FL, 32801. Spoke in favor of this project.
- Kasey Teimouri, Architect Schenkel Shultz Architecture, 200 E Robinson St. Ste 300 Orlando FL, 32801. Spoke in favor of this project.
- Jay Klima, Klima Weeks Civil Engineering, Inc. 385 Douglas Avenue, Suite 2100. Altamonte Springs, FL 32714
- Todd Bonnett, Bonnett Design Group, 400 S Orlando Avenue, Maitland, FL. Spoke in favor of this project.

Board discussion ensued:

- Sidewalk treatment concerns.
- Request to have the final landscape and streetscape design as a Major review.

Jeff Arms moved to approve the request based on the staff report's conditions. The landscape and streetscape final design shall be reviewed before the ARB Board. Modifications on conditions 2G and 2H with the addition of condition 4C.

Jeff Arms MOVED to approve the request subject to staff conditions with the corrections on conditions 2G, 2H, and the addition of condition 4C. Patrick Panza SECONDED the motion, voted upon, and PASSED by unanimous voice vote (7 -0).

COURTESY REVIEW

- No Items

NEW BUSINESS:

- No Items

OTHER BUSINESS:

- A. Due to the COVID-19 pandemic, Board members may attend the Appearance Review Board meetings virtually via Zoom Webinar. If in person quorum is required, the Board Secretary will work with board members to determine if attendance will be in person or via Zoom. Board members are not permitted to attend by telephone only due to the inability to view visual presentations provided at the meeting for consideration of the projects to be recommended for approval/denial.

B. ARB Minor Reviews completed since the March 17, 2022, ARB Meeting:

- ARB2022-10002- 36 E Jackson St. (Facade Updates and landscaping)
- ARB2022-10007- 415 E Pine St.- Paramount Monument Landscaping Improvement
- ARB2022-10009- 427 N Magnolia St. (Alterations)

C. Creative Village Development Review Committee Projects for Approval.

- None

ADJOURNMENT:

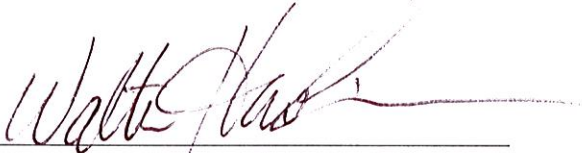
Chairperson Jill Rose adjourned the meeting at approximately Time 3:16 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, MAY 19, 2022, AT 2:00 PM

STAFF PRESENT

Sarah Taitt, Assistant City Attorney II
Richard Forbes, Appearance Review Official
Doug Metzger, Chief Planner
Chris Deloatche, Community Planning
Shannan Stegman, City Planning
Thomas C. Chatmon, Executive Secretary
Mercedes Blanca, DDB/CRA Project Manager

Walter Hawkins, Executive Secretary
Fernanda Paronetto, City Planning
Gabriella Isaac, Recording Secretary
Yesenia Martinez, Economic Development
Beth Gruber, Landscape Architect Sr. Park Planner
Walter Hawkins, Urban Development Director



Walter Hawkins, Acting Executive Secretary



Gabriella Isaac, Recording Secretary