

MEETING
INFORMATION

MEETING MINUTES

OCTOBER 19, 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 John Griffin MOVED to waive the reading of the minutes and to approve the minutes of the September 21, 2023 ARB meeting. Vice-Chair Clarisse Gates SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

Note: Board Member Cecilia Maier joined the meeting at 2:04 p.m.

ANNOUNCEMENTS

- None

REGULAR AGENDA

1.Case No: ARB2023-10036, 75 S. IVANHOE BLVD.

Applicant:	Lawrence Gill, 3307 M ST. Suite 301 NW, Washington, DC 20007
Owner:	City of Orlando 400 S. Orange Ave. Orlando, FL 32801
District:	Commissioner District 3
Project Planner:	Richard Forbes
Description:	Request for a Final Review and major certificate of appearance approval for the proposed 45,000 square foot Holocaust Museum for Hope and Humanity.

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

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 construction activity

2. Streetscape**A. Streetscape Design Guidelines:**

- 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.
- Maintenance Agreement—The applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone.

B. General Streetscape Requirement

- 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 Ivanhoe Boulevard and North Magnolia Avenue. 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 the gardens and plazas must be submitted with the ARB Final Review application and must be approved prior to issuance of foundation permits.

C. Streetscape Treatments:

- i. **Width**—The minimum streetscape width on South Ivanhoe Boulevard must be a minimum of 15-feet from back-of-curb. The North Magnolia Avenue streetscape width shall provide a pedestrian path 12 feet wide.
- ii. **Treatment 4** —The streetscape treatment on South Ivanhoe Boulevard shall be a modified Treatment 4 of the Downtown Streetscape Design Guidelines with a 3 x 3 foot grid and 6 x 9 foot tree wells and Lawrenceville brick corner treatments. The streetscape on North Magnolia Avenue shall be a modified Treatment 5 with parkway strip and 12 foot wide shared path.
- iii. **Pedestrian Crossing**— The pedestrian crossings 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 Ivanhoe Boulevard shall be “Skyclimber” live oak (or equivalent) trees. The street trees on North Magnolia Boulevard shall be “Skyclimber” live oak (or equivalent) trees at 40 to 60 feet on center.

D. **Fencing**—Any additional fencing on the site must be an open, CPTED-approved fence, such as a decorative aluminum picket. Chain link fencing is prohibited except for construction fencing.

E. The required street wall surrounding the parking lot shall be 36 inches high. The location of the wall may be adjusted between the property line and parking lot to avoid conflict with utilities.

3. Architecture

A. **Design Intent**—The proposed design is well thought out, and the building design is both cohesive and distinctive from all views.

B. **Transparency**—The north façade may not be able to meet the following transparency requirements.

- 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 the requirements of the City’s lighting codes [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted for ARB staff review and approval prior to submittal of vertical building permits.

B. It is encouraged that the building be appropriately lit in order to make the building distinct in the night time skyline.

C. Lighting of any proposed major art pieces will be required.

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.
- 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— the transformer is shown at the north side of the building near the loading and delivery area and must be screened with decorative, opaque walls and gates up to 6-feet in height.
- 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 shall be screened from view where necessary.

6. Signage.

- A. Building signage is shown as cast into the concrete on the south side of the building. A Master Sign Plan is not required for this project.

8. Landscape/Hardscape.

- A. Recommend transparency be added to the perimeter wall surrounding the east garden if security concerns can be met. At a minimum the solid wall should have areas with some detail similar to the textures on the building façade and be landscaped where space permits.

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

Board Comments:

Board members stated the streetscape is important as well as the type of trees used in the landscaping. They also commended the applicant for the design of the building.

Public Comments:

Jerry Howes (740 N. Magnolia AVE.) had concerns about charging station currently located at this site.

Board member Jeff Arms MOVED to APPROVE item ARB2023-10036 subject to staff conditions, and the following amendments:

- 2/C/ii. Streetscape treatment on N. Magnolia Ave. shall be consistent with the treatment at Gaston Edwards Park. The buffer between the shared use path and the curb shall be 7 feet.
- 2/E. Street wall will only be required on N. Ivanhoe Blvd. and shall be 36 inches high. The location of the wall may be adjusted between the property line and parking lot to avoid conflict with utilities.
- 8/B. Final Determination of tree species and layout of the trees in the parking lot shall be reviewed by staff.

Board member Cecilia Maier 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 3:16 p.m.

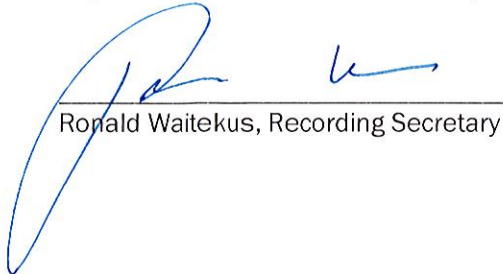
THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, November 15, 2023 AT 2:00 PM

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