

MEETING  
INFORMATION

## MEETING MINUTES

June 15, 2023

Virtual Meeting**To join Virtually:**

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

*Time*

2:00 p.m.

*Board Members**Present:*Clarisse Gates-Vice  
Chair

Cecilia Maier

Jeff Arms

Jessica Burns

*Board Members**Absent*

Jill Rose, Chairperson

John Griffin

Chad Cowart

## OPENING SESSION

Clarisse Gates, Board Vice-Chair called the meeting to order at 2:04 p.m. Ronald Waitekus, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.

## PUBLIC COMMENTS: NONE

## MINUTES:

Board Member Jessica Burns MOVED to waive the reading of the minutes and to approve the minutes of the May 18, 2023. Board Member Cecilia Maier SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (4-0).

*Note: Board Member Chad Cowart joined the meeting at 2:06 p.m. and left meeting at 2:43 p.m.*

## ANNOUNCEMENTS

- None

## CONSENT AGENDA

**1.Case No: ARB2023-10038, 826 IRMA AVE.**

Applicant:	Michael Corddry 225 W. Canton AVE. Suite 600 Winter Park, FL 32789
Owner:	Irma830 LLC. 225 W. Canton AVE. Suite 600 Winter Park, FL 32789
District:	Commissioner District 3
Project Planner:	Richard Forbes
Description:	<b>Major Certificate of Appearance Approval for a 4 story, 28 unit apartment building.</b>

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

**1. ARB Approval**

- A. Permits—ARB approval does not grant permission to construct or install. All required building permits must be obtained prior to commencement of construction.
- B. Modifications and Alterations—Changes to this approved design prior to or during construction may require a Minor Certificate of Appearance Approval. Substantial changes to this approval may require an additional Major Certificate of Appearance Approval.

**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 of approval in this staff report.

**B. General Streetscape Requirements:**

- i. Curb and Curb Cuts—All existing curb cuts along the project street frontage must be removed during construction. The curb cut area must be replaced with a vertical curb and gutter to match.
- ii. Pedestrian Crossings—The pedestrian crossings at the driveway cut must be level and at the same grade as the

sidewalk adjacent to the driveway.

- iii. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone [sidewalk].
- iv. Valve and Handhold Boxes—All at grade handhold, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
- C. Irma Avenue Streetscape- The required Streetscape along Irma Avenue is the standard concrete sidewalk and parkway to match the adjacent areas. A minimum of 2 understory street trees shall be planted in the parkway near the northern property line and 10 ft north of the driveway.

### 3. Tree Preservation/Mitigation

- A. A tree removal permit is required to remove any 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. Every effort should be made to preserve as many existing trees on the project site.

### 4. Architecture

- A. Provide pedestrian entry points off of Irma to the units facing the street. The entry way should include a semi private space and walkway connecting to the Irma Avenue sidewalk.
- B. Provide balconies, or other architectural features such as sun shading ledges to provide additional shadow lines and interest at the front corners of the building.
- C. Final details, material samples and colors for the building shall be reviewed by staff as a minor review.

### 5. Mechanical Equipment

- A. Transformer Area Screening—Transformers must be screened, at a minimum, with landscaping on three sides that is 4-feet in height at the time of planting. Transformers should not be located between the front façade and Irma Avenue.
- B. Rooftop Mechanical Equipment— Rooftop mechanical equipment must be screened from view of any right-of-way or adjacent properties.
- C. At-Grade Mechanical Equipment—At-grade mechanical equipment must be screened with walls and/or vegetation that is the same height as the equipment it is screening. In no instance may mechanical equipment be located between a building and any street, public or private.
- D. Backflow Preventer—Backflow preventers must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They must be clearly identified on the utilities plan.
- E. The dumpster must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with principal structure. Landscape screen including low hedge and groundcover is required to soften the view from the public ROW.
- F. Fencing—Any fencing on the site must 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.

### 6. Exterior 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 Final Review and approval prior to submittal of vertical building permits.

Board Member Chad Cowart MOVED to APPROVE item ARB2023-10038. Board Member Jessica Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (5-0) subject to staff conditions.

## REGULAR AGENDA

### 2.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: **A Courtesy Review for the proposed 45,000 square foot Holocaust Museum for Hope and Humanity.**

*Recommended Action:* Courtesy Review, no action required.



This item was presented by Richard Forbes, Appearance Review Official. Using PowerPoint, Mr. Forbes presented the proposed project, location, site photos, survey, elevations, overall project view, renderings, and staff courtesy comments.

Mr. Forbes addressed questions from the board. He stated that Landscaping would be addressed prior to the final project. Also addressed questions as to the Beth Johnson Park that is currently in place.

Vice-Chairperson Gates opened the hearing to the public. No speaker requests were received.

Board Member Burns had concerns as the North elevation, she felt that it was lacking texture for being a high visibility. Felt that incorporating windows may break up the wall.

Board Member Maier inquired about the rooftop space and the uses for it. She also had concerns over what material would be used for the northwest façade design, as she did not want to cause a potential hazard for I4. Board Member Maier thought that this building was designed very well.

Board Member Arms suggested that on the north side of the building trees be planted between the road and walk path as a buffer, as well as remove the bridge on the southeast corner. He also felt that this building was very well designed.

Vice-Chairperson Gates had wondered if any shapes or textures could be added to the northside of the building, however later expressed she understands it is meant to be a negative space. She also suggested to add landscaping along the walkways to entice people other than guests to navigate around the building. She felt that this project and design were good.

Kevin Schweizer (via Zoom), Schweizer Architecture. Son of Nils M. Schweizer, architect of the Chamber of Commerce building. Stated that he would like to see a piece or acknowledgement from the current building incorporated into the new building. Mr. Schweizer also supports the overall design of the project.

- Talli Dippold (via Zoom), CEO of Holocaust Memorial Resource and Education Center of Florida. MS. Dippold explained that the building would be shaped as a shofar and that this would be explained to guests.
- Rence Gill (via Zoom), Beyer Blinder Belle. Commented on the Northwest façade design. He also commented as to saving some existing landscaping and incorporating it into the new designs.

### **3.Case No: ARB2023-10037, 125 E. COLONIAL DR.**

Applicant:	Andrew McCowen 618 E. South ST. Suite 700 Orlando, FL 32801
Owner:	Florida League of Cities Inc. 125 E. Colonial DR. Orlando, FL 32803
District:	Commissioner District 3
Project Planner:	Richard Forbes
Description:	<b>Request for a Courtesy Review for a new building and parking structure at 125 East Colonial Drive.</b>

*Recommended Action:* Courtesy Review, no action required.

This item was presented by Richard Forbes, Appearance Review Official. Using PowerPoint, Mr. Forbes presented the proposed project, location, site photos, survey, elevations, overall project view, renderings, and staff courtesy comments.

Vice-Chairperson Gates opened the hearing to the public. No speaker requests were received.

Board Member Arms had concerns of the flow from the parking garage to the entrance of the building. He also expressed he would like to see the current and future Colonial Drive streetscapes unified.

Board Member Maier suggested that there will be quite a contrast between the current building and new building. She inquired if there will be a renovation of the original building in the future to pull the designs together.

Vice-Chairperson Gates expressed her support of the project but suggested adding an entrance on Colonial as well as more articulation on the canopy as you enter from the garage side.

- Danny Gordon (via Zoom), HuntonBrady Architects. Commented further on the use of the property and the layout of the 3 structures.

- Kevin Aust (via Zoom), GAI Consultants. Mr. Aust gave further explanation to landscaping including streetscapes.

#### **4.Case No: ARB2023-10039, 719 PEACHTREE RD.**

Applicant: Jake Pretzell 1085 W. Morse BLVD. Winter Park, FL 32789  
Owner: Susan Morris 719 Peachtree ST. Suite 100, Orlando, FL 32804  
District: Commissioner District 3  
Project Planner: Richard Forbes  
Description: **A courtesy review for approval of a new one-story, ±10,860 sq. ft. free standing emergency room and ancillary parking.**

*Recommended Action:* Courtesy Review, no action required.

This item was presented by Richard Forbes, Appearance Review Official. Using PowerPoint, Mr. Forbes presented the proposed project, location, site photos, survey, elevations, overall project view, renderings, and staff courtesy comments.

Mr. Forbes addressed questions from the board. He stated that Landscaping would be addressed prior to the final project.

Mr. Forbes addressed questions from the board. He commented that the architectural design will be significantly changing from what is currently shown.

Vice-Chairperson Gates opened the hearing to the public. No speaker requests were received.

Board Member Arms pointed out that the tower will be very prominent on Colonial DR.

Board Member Maier spoke to the relocation of the building site from the rear of the property to the front. It was noted that the new location would have less impact on the lake.

Vice-Chairperson Gates commented on the materials of the building she felt that the addition of brick or stone would create more texture and definition.

- Elisa Sowell (via Zoom), Shutts and Bowen. Gave explanation as to the tower elements on the building.
- Sarah Frederick (via Zoom), HD Architects. Commented as to the materials that would be used on the building.

#### **NEW BUSINESS:**

- No Items

#### **OTHER BUSINESS:**

- No Items

#### **ADJOURNMENT:**

Vice-Chairperson Clarisse Gates adjourned the meeting at approximately 3:37 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, July 20, 2023 AT 2:00 PM

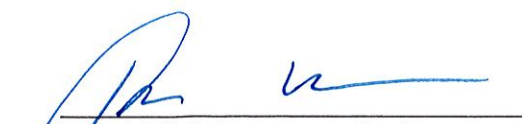
#### **STAFF PRESENT**

Mercedes Blanca, CRA/DDB  
Richard Forbes, AIA, City Planning  
Fernanda Paronetto, AICP, City Planning  
Tim McClendon, AICP, City Planning

Ronald Waitekus, City Planning  
Doug Metzger, AICP, City Planning  
Stacy Fallon, City Attorney's Office  
Chris DeLoatche, City Planning



Mercedes Blanca, Executive Secretary



Ronald Waitekus, Recording Secretary