



Orange Avenue Overlay Appearance Review Advisory Board Regular Meeting Minutes

October 2, 2023 at 4:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Ray Waugh and Wade Miller. Staff: Director of Planning & Zoning Jeff Briggs; Senior Planner/Zoning Official John Harbilas; Planner II Nicholas Lewis; Planner I Corinna Lundgren; and Recording Secretary Mary Bush.

Absent

Andrew Krecicki, Brian Canin, and Tonya S. Mellen.

1. Call to Order

Mr. Briggs announced that the regular meeting would not be called to order as no quorum of the Board was present for the meeting. He explained that the Board members present for the meeting would still convene with staff and the applicant of the CU #23-07 request for a work session discussing the item.

2. Selection of Chair and Vice Chair

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3. Consent Agenda

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

5. Action Items

- a. CU# 23-07 Request of Z Development Services on behalf of DI Partners LLP, for conditional use approval to construct a 12,000 square foot commercial building at 805 W Fairbanks Ave. Additionally, variances are being requested related to the front setback, parapet height, and rear façade articulation.

Bob Ziegenfuss of Z Development Services provided the Board with a brief outline of the project, noting that it is located at the northeast corner of Denning and Fairbanks Avenues. He also noted that the proposed building size is 12,000 square feet and would have an additional 1,500-square foot outdoor dining area. He added that the project meets the City's parking requirements with a mix of restaurant and retail.

Kim McCann of the architecture firm CPH spoke about the architecture of the proposed building. Ms. McCann noted that CPH had reviewed staff's comments and agreed with them. She also noted that CPH will revise the rear elevation to reflect the same quality as the front elevation of materials and articulation. She added that CPH will also create three dimensional masses for the tower elements.

The Board asked Ms. McCann to describe how CPH planned on redesigning the masses for the parapets. Ms. McCann explained that they would bring back each side of the parapets and do returns on both sides, which will create a three-dimensional mass. Brief discussion ensued regarding the project's roof elements, location of the mechanical systems, the overall design, the material choices, and the aesthetic of the back facade. Ms. McCann noted that the parapets will be extended 25 feet so there will be no exposure of any mechanical equipment.

The Board expressed a desire for brick to be used instead of the proposed concrete block and noted that it did not seem to be a lot of articulation included in the building plans. The Board also expressed that they would love to see more texture and depth in the material choices and the parapets redesigned similar to something in the fashion of the Oxford Exchange in Tampa. They desired something that would allow the brick to go up and give the facades a more heritage feel. Discussion then ensued regarding aesthetics used for the front and back facades, signage for the business, the color palette for the project, and adding awnings.

Mr. Miller expressed that he felt the overall big picture goal is creating spaces that people want to go to and feel safe walking and shopping somewhere across the street, then crossing four lanes of traffic and walking along the project area. He added that to make it a successful place where people want to congregate in and support businesses, it needs to feel like a welcoming spot that is safe and inviting.

The Board inquired as to why the applicant was asking for a variance to allow a 15-foot front setback. Mr. Ziegenfuss explained that the reason why is the limited depth of the property. He noted that the project was restricted to 22-foot drive aisles, which is less than the typical size of 24 feet. He also noted that with the required minimum 10-foot landscape buffer, the property ends up with a maximum 60-foot-deep building, while retail space typically has a 65-foot minimum depth. Discussion continued regarding parking, traffic, greenspace, architectural features, installing a white vinyl fence, and stormwater plans for the project. The Board noted that an allowed reduction in the landscape buffer at the back of the property would provide the applicant with the ability to push the building back and gain more pedestrian space along the street front.

Discussion ensued regarding doing a combined sidewalk system with landscaping or a separate sidewalk system with no landscaping. The Board clarified for the record that the main comments of the discussion were related to the tower features on the facade and bringing them down, doing some sort of extension of materials to give the top line of the building a little bit of flair, and reducing the back setback so that there's more breathing room in the front of the building. The Board also felt that there should not be two sidewalks and the sidewalk should be kept as simple and wide as possible.

The Board added that if the applicant decides to raise the sidewalk, then stairs and a railing should be included.

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 5:14 p.m.

ATTEST:

/s/ Recording Secretary Mary Bush