



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 26, 2020

**PROPERTY OWNER:** Stockbridge 110 East Broward, LLC.

**APPLICANT/AGENT:** Lochrie & Chakas, P.A.

**PROJECT NAME:** 110 East Broward

**CASE NUMBER:** PLN-RACS-20040001

**REQUEST:** Site Plan Level II Review: Signage in the Downtown  
Regional Activity Center

**LOCATION:** 110 East Broward Boulevard

**ZONING:** Regional Activity Center – City Center (RAC-CC)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Trisha Logan

Case Number: PLN-RACS-20040001

**CASE COMMENTS:**

Please provide a response to the following:

1. Exterior building signs and monument signs must be capable of withstanding wind speeds of 170 MPH [FBC 2017-1620.2]

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: PLN-RACS-20040001

**CASE COMMENTS:**

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Discuss if proposed above-canopy sign installations (Sign 1 and Sign 2) will require separate Crane Permits in order to facilitate temporary crane location within City Right-of-Way. Please be advised that Engineering does not support closures for the placement of cranes within City Right-of-Way for more than 72 hours. Procedures and forms to allow crane operations for less than a 72-hour period may be accessed on the City's website via the following link:  
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info>
2. Submit a formal Site Plan that features all critical dimensions for the proposed monument sign, such as distance to adjacent property line to the north and private alley to the west.
3. Provide disposition of existing utilities on-site that may be impacted by the proposed monument sign's 3 ft x 3 ft x 4 ft deep 3000 psi concrete footer. Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Per ULDR Section 47-2.2.Q, show and label sight triangle in vicinity of monument sign as appropriate for safety of pedestrians, bicycles, scooters traveling westbound on sidewalk along East Broward Boulevard. A 15 ft sight triangle, measured from intersection of private alley and sidewalk along East Broward Boulevard shall provide unobstructed visibility for motorists in which nothing, whether stationary or moveable is permitted to be located between a height of two and one-half (2½) and eight (8) feet above the elevation of the adjoining edge of pavement. It must be ensured that monument sign is not located within this sight triangle.
5. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
6. Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Please illustrate on the survey the proposed location of the monument sign.
  - a. Illustrate measured distance between monument sign and adjacent trees.
  - b. Please provide what the impact will be on the existing trees.
2. Provide an existing tree disposition plan illustrating all existing trees and palms, and number each one.
3. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
4. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
  - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
  - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan.
5. If sign is enclosed under the structure and is not open to the sky, code required landscape not required.
  - a. Please verify sign location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure



protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.

3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



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**CASE COMMENTS:**

1. Please provide a site plan and identify the location of the proposed monument sign.
2. The proposed monument sign must be with-in the propertylines and must not protrude into the public right of way.
3. The proposed monument sign must not negatively impede pedestrian and ADA access routes.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
5. Additional comments may be provided upon further review.
6. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: [www.fortlauderdale.gov/neighbors/civic-associations](http://www.fortlauderdale.gov/neighbors/civic-associations) and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) In addition to the application materials submitted, please also provide the following:
  - a. Provide a site plan showing the location of all the proposed signs. For the monument sign show a close-up of the location with dimensions, showing setbacks and the site triangle, as well as required landscaping.
  - b. Confirm that the existing "Corporate Center" signs located above the north and south entrances will be removed.
  - c. Clarify condition and intent of maintenance of sculptures located at the north and south entrances.
  - d. Provide further details on the lighting of the channel letter signs to be placed on the canopy. In the renderings, the channel letters appear to be open faced which would not allow for the letters to be internally lit as noted on the top of the page. In another location on the plans for the canopy signs, lighting is noted as being "TBD."
  - e. Provide calculations in the engineering drawings that the canopy will be able to support the proposed signs.
- 4) The Site Plan Level II Downtown sign review process allows applicants to request signage that may not be permitted by right via existing code. While it is intended to provide more flexibility, signs should generally align with the vision for Downtown. The Downtown Master Plan establishes a vision for a dense, active urban core focused on a strong human-scale relationship to the public realm and promotes design principles that foster a more walkable downtown with street level activity and comfortable pedestrian paths, plazas and open space.

Proposed signage should align with the overall intent of the Downtown Master Plan and should not create clutter, impede the pedestrian environment, or create visual obstructions in the public realm. For the reasons stated herein, monument signs are typically discouraged. A vertical projecting sign, consistent in height and width, provides great opportunities with clear visibility of the business location at the pedestrian level, while not impeding the pedestrian experience itself.

Oversized signs, numerous small signs, signs containing a clutter of letters or messages, all compete for the public's attention. Other common problems include quality of fabrication (materials such as plastic or vinyl are not high-quality materials), poor selection of typefaces and colors, illumination options, and placement, style, and sizing that bear no relation to the adjacent building's architecture.

Sign types and materials must be carefully selected to maintain durability and enhance the public realm throughout the Downtown. Respond to this comment by providing a written narrative outlining the



design approach used for the proposed signs consistent with the Downtown Master Plan overall vision, as stated in the comment above.

**GENERAL COMMENTS:**

The following comments are for informational purposes.



Please consider the following prior to submittal for Final DRC:

- 6) Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
- 7) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Trisha Logan at 954-828-7101 or tlogan@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- 8) Additional comments may be forthcoming at the DRC meeting.



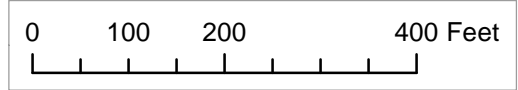


**Legend**

-  Subject Site\*
-  FTL Corp Limits

\*General Location

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Graphic Scale