



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 23, 2020

**PROPERTY OWNER:** Andrews Project Development, LLC.

**APPLICANT/AGENT:** Holland & Knight, LLP.

**PROJECT NAME:** Progresso Commons

**CASE NUMBER:** PLN-RACS-20050001

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

**LOCATION:** 921 N. Andrews Avenue

**ZONING:** North West Regional Activity Center-Mixed Use northeast (NWRAC-MUne)

**LAND USE:** Northwest Regional Activity Center

**CASE PLANNER:** Nick Kalargyros

Case Number: PLN-RACS-20050001

**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.**



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**CASE COMMENTS:**

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

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Any permanent encroachment into the City's Right-of-Way, including but not limited to signage, require a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.
3. Discuss if proposed signage installation will require separate Crane Permit 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>
4. Show and label sight triangles at intersection showing current sight triangle and show that height of sign placement will not interfere with existing conditions. Per ULDR Section 47-25 a Sight triangle is a triangular shaped portion of land established for unobstructed visibility of motorists entering or leaving a street or driveway intersection in which nothing, whether stationary or moveable (i.e., vehicles, vehicular maneuvering area, signs, landscaping or objects of any kind) 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.
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. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12.
  - a. Proposed signage appears to be in conflict within code required planting areas and will have a negative impact on trees. It appears to the Department; that if the signage as proposed is installed, this signage would interfere with the tree's natural growth by being continually cut upon for visibility of the signage. As these trees develop the pruning that would be subject to the trees would place them in violation of city ordinance of tree abuse.  
Section 47-21.15.D.1.d.Tree abuse. 1. Tree abuse is prohibited. Abused trees may not be counted toward fulfilling landscape requirements. Tree abuse shall include: d. Cutting upon a tree which alters the natural shape.
  - b. Being that the vehicle use area code required tree count is at minimum requirements and shade tree distribution requirements are being met; a change of species to alleviate the future pruning for visibility of the signage is non-obtainable. Please investigate and propose signage at a height that will be compatible with the growth of the adjacent trees.
  - c. Along with proposing signage that is compatible with the trees, please investigate the proposal of larger trees within the vicinity of the signage that they would have a canopy clearance that already exceeds the height of the signage.



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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 project site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
2. Site Plan Level II Regional Activity Center sign review process allows applicants to request signage that may not be permitted by right via in the existing sign limitations in the City's Unified Land Development Regulations (ULDR). While this review is intended to provide more flexibility, signs should generally align with the vision for the specific Regional Activity Center based upon the Illustrations of Design Standards. The Regional Activity Center 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 well-designed buildings, high quality building materials and architecture that contributes to creating a great sense of place.

Proposed signage should align with the overall intent of the Northwest Regional Activity Center 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. However, other solutions may be more appropriate and may be approved on a case by case basis. For example, perpendicular blade signs, consistent in height and width, may provide great opportunities with clear visibility of the business location at the pedestrian level, while not impeding the pedestrian experience itself. Sign types and materials have to be carefully selected to maintain durability and enhance the public realm throughout the area. Given the placement of the Wawa and Aldi buildings, blades signs should be considered in an effort to reduce the size of the proposed signs.

Provide a written narrative that outlines the design approach used for the proposed building signs consistent with the overall vision of the Northwest Regional Activity Center, as stated above, and state the justification for the proposed sign request.

3. Provide a code comparison table identifying the permissible and proposed signs with the following information:
  - a. Each sign type, quantity, and size;
  - b. Applicable ULDR Sections for above items; and
  - c. Include justification for each proposed sign.
4. Applicant should conduct a visual inventory of ground signs along the Sunrise Boulevard corridor from Interstate 95 to the Middle River bridge that are large and appear to be a maximum permitted size by the ULDR and compare such to the proposed signage. The intent is to analyze the requested increase based on context of the corridor.
5. Staff recommends the signs be face lit and backlit for enhanced aesthetic appearance.
6. Provide a nighttime rendering of the proposed signs portraying the illuminated elements.

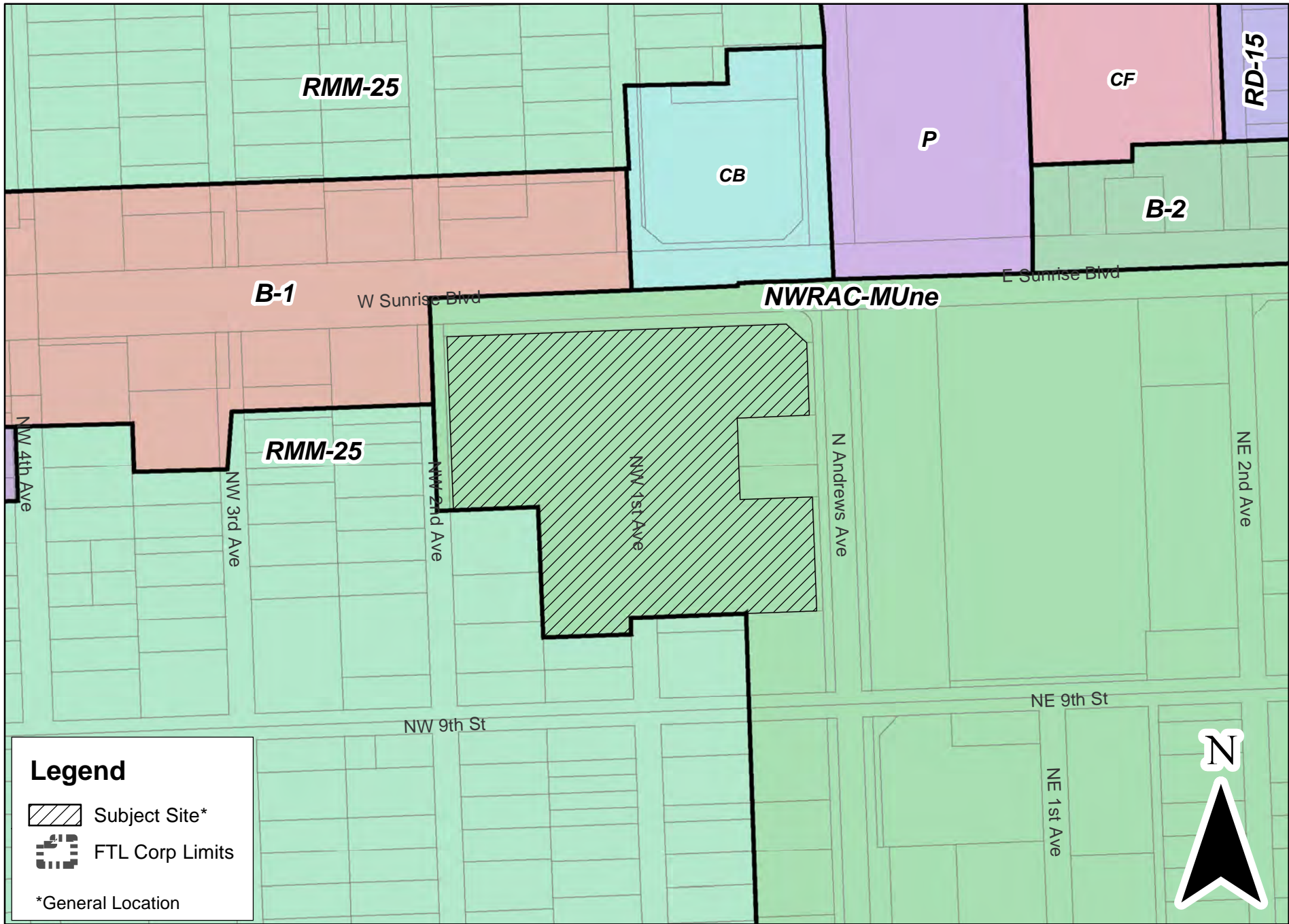


## GENERAL COMMENTS



The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee:

7. Please be advised that the proposed signage includes three ground signs and two flat wall signs. Any additional signage shall adhere to the requirements set forth in the Unified Land Development Regulations. Any additional requests for signage exceptions in the Regional Activity Center shall require a new Regional Activity Center signage submittal.
8. Pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
9. Provide a written response to all Development Review Committee comments within 180 days.
10. Additional comments may be forthcoming at the Development Review Committee meeting.



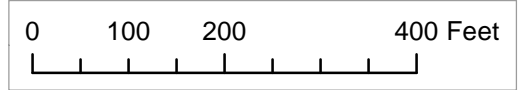


**Legend**

-  Subject Site\*
-  FTL Corp Limits

\*General Location

**PLN-RACS-20050001**



Graphic Scale