



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 11, 2020

PROPERTY OWNER: S/OP Associates Ltd & Third Avenue Associates, LTD.

APPLICANT/AGENT: Jeff Lis / Stiles Corporation

PROJECT NAME: 301 East Las Olas Boulevard

CASE NUMBER: PLN-RACS-20070001

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

LOCATION: 301 East Las Olas Boulevard

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Karlanne Grant

Case Number: PLN-RACS-20070001

CASE COMMENTS:

Please provide a response to the following:

1. Exterior 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

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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
 - 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. There may be a request to shift the signage to the east or west of its now proposed location to keep the open area for pedestrian movement.
 - a. Please provide an existing tree survey of the area where the work is to take place.
 - b. Please demonstrate the impact to the existing trees and how it will be mitigated without becoming a tree abuse violation.
2. If irrigation plans have yet to be derived for review, please provide a note on the Landscape plans that irrigation plans to be submitted at time of permit plan review.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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. Relocate the proposed sign so that the sign will out side of the existing clear paths that direct pedestrian from Las Olas Blvd to the prospective businesses.
2. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
3. 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.
4. Additional comments may be provided upon further review.
5. Sign off is 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 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. 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 and ground 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.

4. Update the Site Plan to clearly identify the location of the proposed sign and provide setbacks from property line. Remove non-pertinent information from the site plan.
5. The proposed signage would be considered a Ground Sign pursuant to Section 47-22.2.A.10. Some documents submitted state Ground Signs and some state Monument Sign. Update the documents to reflect the correct nomenclature.
6. The intent of the original site plan design was a centrally located, open-aired pedestrian plaza that aligns with the building entrance including strategically placed flag poles. The proposed location of the sign impedes on pedestrian movement, creates a visual obstruction, and negatively impacts the site design.



Relocate the proposed sign to the landscape area, either to the east or west side, so as not to and impede on pedestrian movement in the plaza space. The YOLO ground sign located on the same site fronting SE 4th Avenue is an example.

7. The proposed size of the sign given the pedestrian scale of the area is excessive. Staff recommends not exceeding a maximum increase of twenty percent (20%) of what is permitted by the ULDR.

GENERAL COMMENTS

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Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

8. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
9. 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 Karlanne Grant (Email: kgrant@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
10. Additional comments may be forthcoming at the DRC meeting.

