



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 10, 2020

**PROPERTY OWNER:** Gaddis Properties, LLC.

**APPLICANT/AGENT:** GM Signs / Nicole Sullivan

**PROJECT NAME:** Taco Craft Blade Sign

**CASE NUMBER:** PLN-RACS-20090002

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

**LOCATION:** 510 N Federal Highway

**ZONING:** Regional Activity Center - East Mixed Use District (RAC-EMU)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Nicholas Kalargyros

Case Number: PLN-RACS-20090002

**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](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. 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. 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.

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 have to 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.

2. Pursuant to ULDR Section 47-22.4.C.13.I, Signage Requirements, signs that do not comply in all respects with the requirements for signs in the Regional Activity Center (RAC) Districts, shall only be permitted when reviewed as a Site Plan Level II Development Permit and subject to a fifteen (15) day Commission Request for Review (CRR) period. Be advised of the CRR requirement.
3. 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.
4. Provide staff with a site survey and a master signage plan. The master signage plan should portray the location of and type of all existing and proposed signs on the building to ensure that sign clutter is minimized to the greatest extent possible.
5. Indicate on plans the distance from the bottom of the blade sign to the ground level. Proposed sign should be placed on the building façade at the same height as the existing Fidelity Investment blade sign.



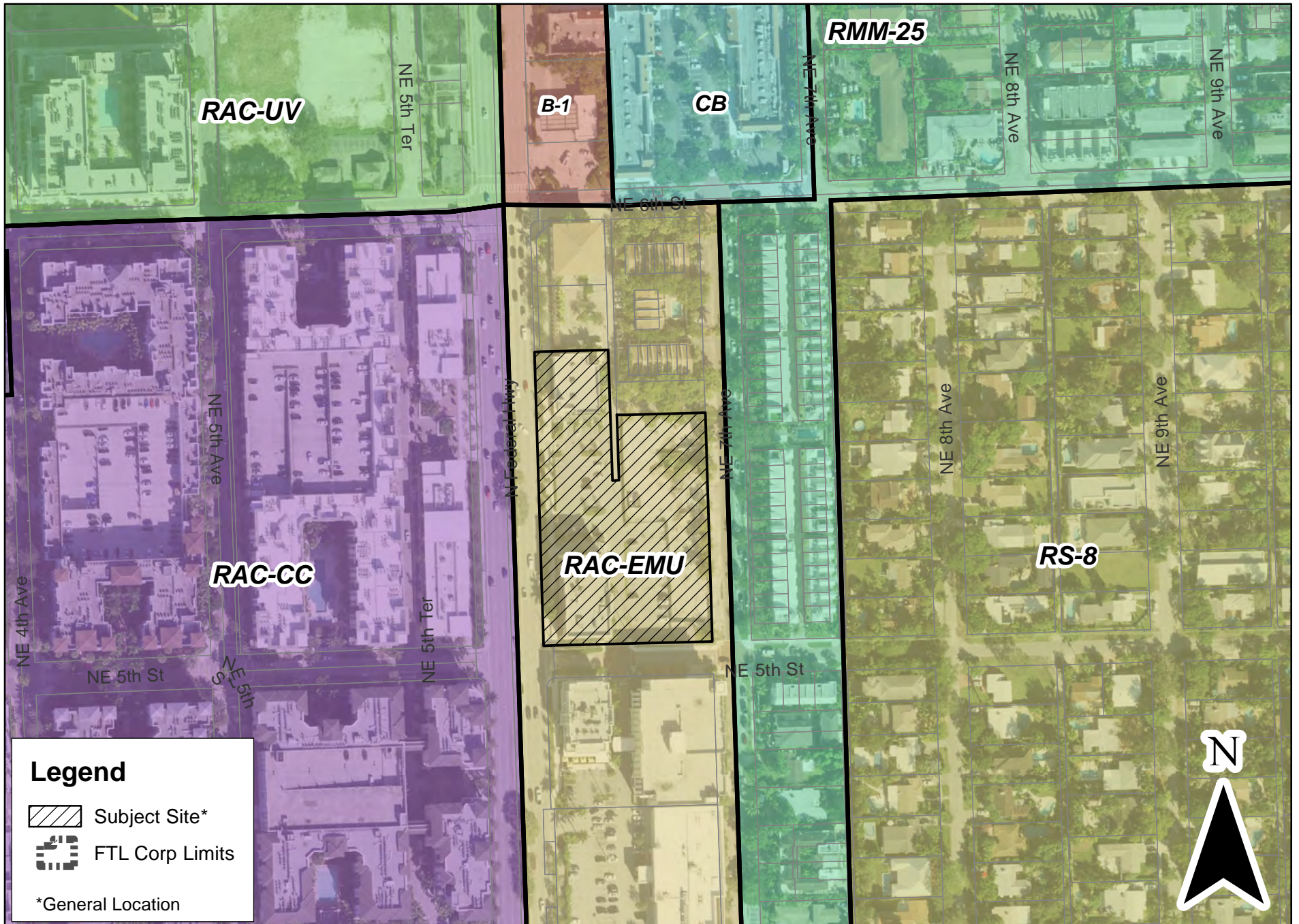
6. Applicant shall provide a narrative response outlining the following in accordance with Section 47-22, Sign Requirements:
  - a. Pursuant to ULDR Sec 47-22.3.M., Projecting signs. Projecting signs shall be permitted to project no more than three (3) feet from the building wall and no more than eighteen (18) inches above the roof or parapet. Such signs shall be no closer than two (2) feet from the curb or edge of the sidewalk, and no closer than nine (9) feet to the walkway below. All projecting signs shall be installed or erected in such a manner that there shall be no visible support structures such as angle irons, guy wires or braces.
  - b. Pursuant to ULDR Sec 47-22.4.A.3. Multiple tenant office buildings with ground level stores. Any building as defined in subsection A.2, which contains ground level store(s), shop(s) or bay tenant(s) shall be permitted one (1) sign for each individual store, shop or bay per street front or vehicular travelway. Such signs shall not extend beyond the ground floor level. All such signs shall be identical in color and installed at a uniform height above ground level. Letters for all signs shall not exceed twenty-four (24) inches in height and shall be identical in physical design.
7. Removal of proposed signage is requested upon tenant vacancy.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

8. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application 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 Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Nicholas Kalargyros (954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
10. Provide a written response to all Development Review Committee comments.
11. Additional comments may be forthcoming at the Development Review Committee meeting.



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