



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 26, 2018

APPLICANT: The Las Olas Company

PROJECT NAME: Boathouse Restaurant Signage

CASE NUMBER: R18041

REQUEST: Site Plan Level II Review: Regional Activity Center Sign

LOCATION: 620 E Las Olas Boulevard

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

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Adam Schnell



CASE COMMENTS: R18041

Please provide a response to the following:

Sign attachments comply with FBC 2017

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=C_OOR_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.



Case Number: R18041

CASE COMMENTS (Advisory only):

The proposed sign is located entirely within private property and does not impact the City right of way. Please be advised that if proposed signage installation requires a crane to be temporary located within the Right of Way, a separate Crane Permit and Maintenance of Traffic Permit are required. 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>



Case Number: R18041

CASE COMMENTS:

Please provide a response to the following:

1. 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.



Case Number: R18041

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). 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) When any sign is proposed to be constructed or erected which does not comply in all respects with the requirements for signs in the Regional Activity Center (RAC) Districts, then such signs shall only be permitted when reviewed as a Site Plan Level II permit subject to a fifteen (15) day period for Commission Request for Review (CRR).
- 4) Please provide narrative indicating functionality and conformance with the Downtown Master Plan. Sign types and materials have to be carefully selected to maintain durability and enhance the public realm throughout the Downtown and along the New River. Respond to this comment by providing a written narrative outlining the design approach used for the proposed signs consistent with the overall vision of the Downtown Master, as stated below:

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.

- 5) Due to the proximity of nearby residences along the riverway, backlit signage is highly discouraged and the use of full cutoff gooseneck lighting fixtures is a preferable illumination alternative. Moreover, to decrease the effects of lighting along the riverway, signage lighting should be turned off after operating hours.



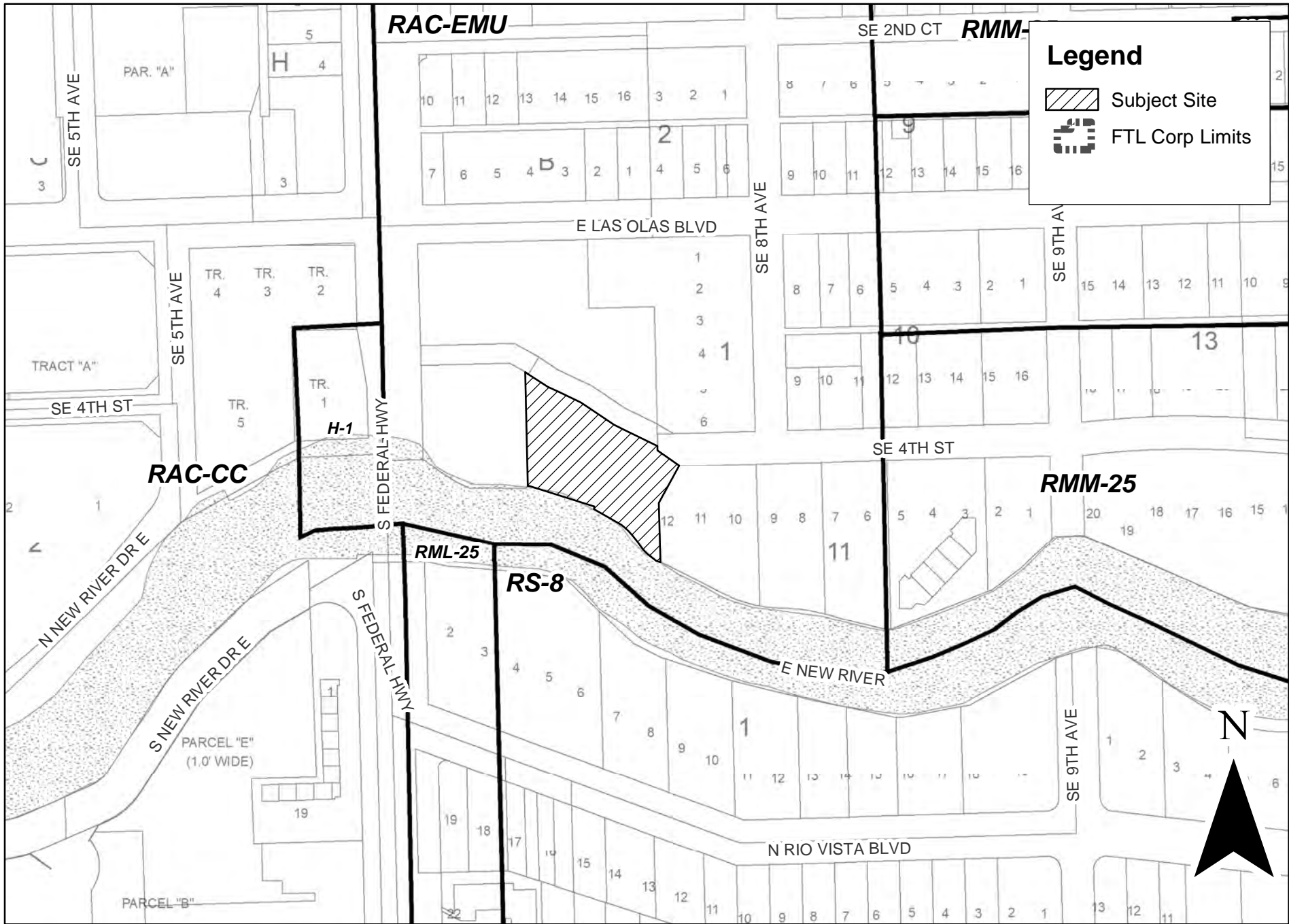
- 6) Per Section 47-22.4.C.13.d.i, signs shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or one hundred twenty (120) square feet, whichever is less. Please provide the dimensions and square footage calculations for the second story, rear facing wall, the sign is proposed to be erected upon, in addition to the percentage of total wall coverage the sign is intended to cover.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 7) Provide a written response to all DRC comments within 180 days.
- 8) 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 (Adam Schnell, 954-828-4798 or aschnell@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- 9) Additional comments may be forthcoming at the DRC meeting.



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