



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 26, 2019

APPLICANT: Steelbridge Las Olas West, LLC.

PROJECT NAME: Suntrust Center at Las Olas Square

CASE NUMBER: R19021

REQUEST: Site Plan Level II Review: Downtown Signage

LOCATION: 501 E Las Olas Boulevard

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

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

CASE PLANNER: Randall Robinson



Case Number: R19021

CASE COMMENTS:

- 1) Sign Assembly and Attachments shall follow Appendix H of the FBC, 2017 and Meet the HVHZ requirements of FBC Chapter 16.

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.



Case Number: R19021

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. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed sign installation. Existing Sign S5 located within City Right-of-Way (Sheet A-1.01), which was previously permitted. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a Revocable License Agreement. This may already exist but coordination with the City Attorney's Office may be needed to amend the requirements and/or conditions.
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. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
5. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
6. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



7. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Public Works (Ray Rammo, P.E. 954-828-5990):

1. There are existing City infrastructures (water, sewer, and storm/drainage) in the Right-of-Way located near the existing monument and proposed monument. The minimum Utility Easement the City will accept is 15-feet x 15-feet.
2. The Engineer-of-Record shall provide dimensions (in the x and y axes) on the plans from the existing and proposed monuments to the nearest City water, sewer, and storm/drainage infrastructures.
3. If applicable, the Engineer-of-Record shall provide a letter acknowledging dedication(s) of the 15-foot x 15-foot for Utility Easements.
4. If applicable, letters shall be provided from all applicable franchise utility providers, including but not limited to AT&T, TECO, etc., demonstrating their no objection to the proposed monument.
5. Additional comments may be forthcoming at the meeting.



Case Number: R19021

CASE COMMENTS:

Please provide a response to the following:

1. Please provide information as to the impact to the existing landscape.
2. Please provide a landscape reinstallation plan.
 - a. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
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.
Irrigation shall be from a permanent water source.
Please clearly note and illustrate all of the above on plan.



Case Number: R19021

CASE COMMENTS:

Please provide a response to the following:

No Comments.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Case Number: R19021

CASE COMMENTS:

Please provide a response to the following:

1. The Site Plan Level II downtown sign review process, with 15-day City Commission Call-up period, 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-scaled 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.

Signs on towers are also discouraged, as they distract from the tower design of buildings and have a negative impact the city's skyline. Sign types and materials should 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. 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: <https://www.fortlauderdale.gov/neighbors/civic-associations>)
3. Provide a narrative, on letterhead, with date and author indicated. Succinctly describe request and how it deviates from the Unified Land Development Regulations (ULDR) signage regulations, thus explaining reason for this Level II application.
4. The internally-illuminated monuments with push-thru copy do not appear to rise to the level of exceptional quality of the rest of the project. If it is felt that this signage type is consistent with the architectural design, finishes and landscape design of the project, provide perspectives in both day and nighttime to support notion of consistency of design and finishes. Alternatively, a sign design commensurate with the quality of the rest of the project is encouraged.

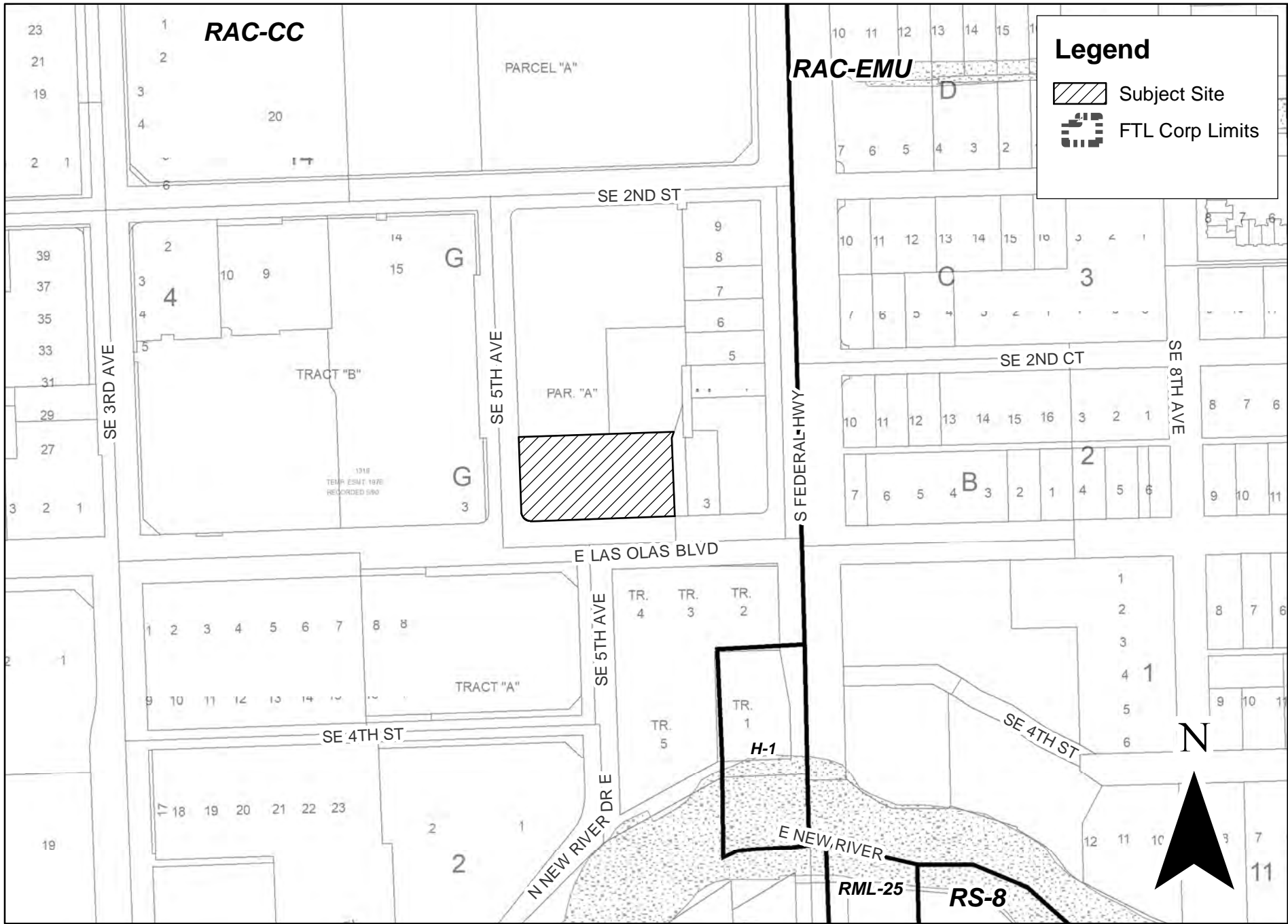


GENERAL COMMENTS:

The following comments are for informational purposes.

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

5. 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 (954-828-5265) to review project revisions and to obtain a signature routing stamp.
6. Provide a written response to all DRC comments within 180 days.
7. Additional comments may be forthcoming at the DRC meeting.



R19021