



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 26, 2020

PROPERTY OWNER: 21 West, LLC.

APPLICANT/AGENT: Bodega FLL, LLC.

PROJECT NAME: Bodega Taqueria Y Tequila

CASE NUMBER: PLN-RACS-20030001

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

LOCATION: 21 W. Las Olas Boulevard

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Trisha Logan

Case Number: PLN-RACS-20030001

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?nodemd=C00R_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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DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along the south and west side of property to accommodate portion of pedestrian clear path.

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.



Case Number: PLN-RACS-20030001

CASE COMMENTS:

Wall signage – No comment

Case Number: PLN-RACS-20030001

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) In addition to the application materials submitted, please also provide the following:
 - a. Provide a dimensioned site plan showing the location and size of the proposed sign in relation to the right-of-way.
 - b. Design the sign to eliminate or reduce the visibility of the support structure for the sign. As provided in Section 47-22 the Unified Land Development Regulations (ULDR), requirements for a projecting sign include the following: 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.
 - c. Provide structural and wind load calculations for installation of the projecting sign into the mortar as required by the Historic Preservation Board's condition of approval. As per Preservation Brief 25, "the Preservation of Historic Signs," issued by the National Park Service, "new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed."
 - d. Provide a narrative that gives a breakdown of the existing signage that is located on the subject site as well as requested signage in tabular format that includes a comparison between the minimum code requirements and what is being proposed. The narrative shall also include the rationale behind the request for additional signage and information regarding the context of the area in which it is proposed and any additional information that justifies this request. Examples include the following: allowance of a projecting sign; allowance of a projecting sign to extend over a right-of-way; allowance of sign on second floor; and allowance of increased dimensions for projecting sign.
- 4) 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. 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.

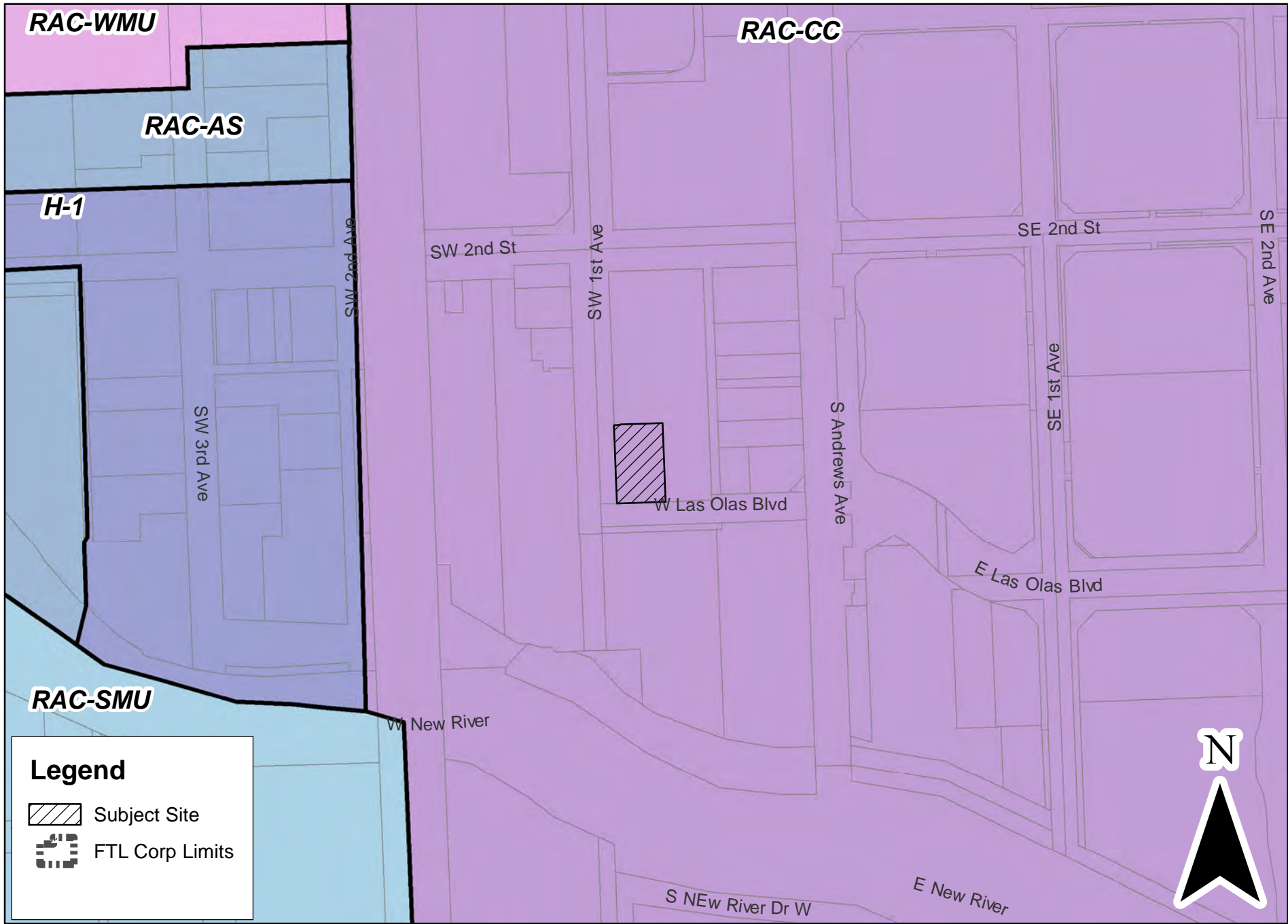
- 5) Advisory Comment: This property is a designated Historic Landmark and the sign request went before the Historic Preservation Board at their March 2, 2020, meeting for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-COA-20010004. The sign was approved with the following conditions:
- The sign shall be a blade sign on the corner of the building, not to include neon or rope LED, but instead shall be internally lit as a box sign with routed lettering.
 - Holes for sign fasteners must be drilled into the mortar rather than the brick and should avoid the raised decorative stretcher inlay. Side profile drawings must be updated to reflect the locations of each fastener, to be submitted at the time of permitting.
 - This application is subject to the approval by Building, Zoning, and all ULDR requirements.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
- 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 (Trisha Logan at 954-828-7101 or tlogan@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- Additional comments may be forthcoming at the DRC meeting.



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