



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 27, 2023

PROPERTY OWNER / APPLICANT: GV IP 110 Tower Owner, LLC.

AGENT: Jennifer Wolfe, ACU Sign Company

PROJECT NAME: Business Funding Signage

CASE NUMBER: UDP-RS23001

REQUEST: Site Plan Level II Review: Wall Sign Exceeding Maximum Sign Size

LOCATION: 110 SE 6th Street

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Trisha Logan

Case Number: UDP-RS23001

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]
2. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-RS23001

No Engineering review required.



Case Number: UDP-RS23001

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before October 4, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.

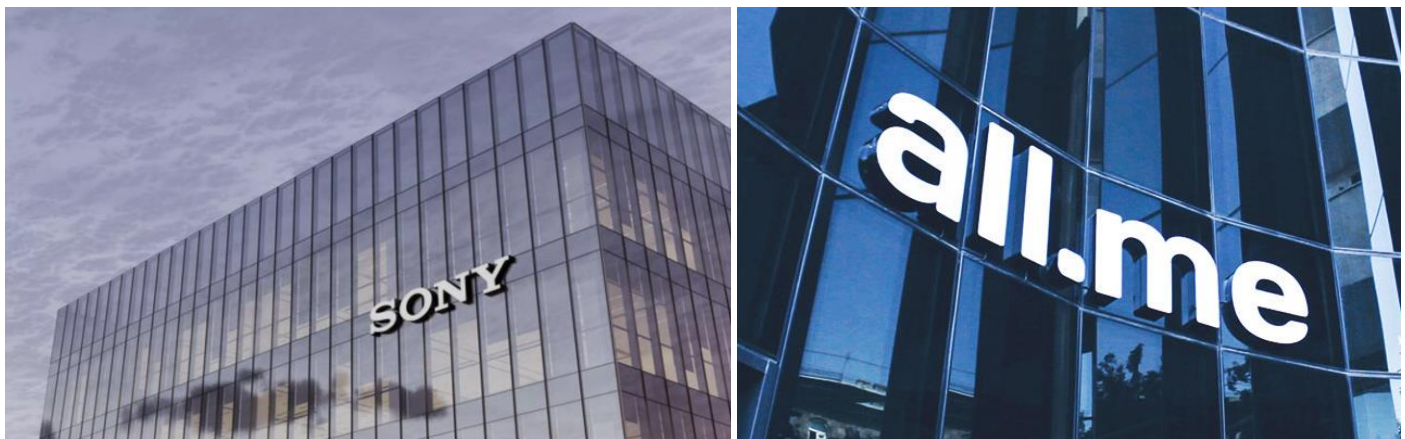
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-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.
3. The proposed development application is subject to a 15-day review period by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
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 the use of high-quality materials.

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, mounting method, 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 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.



5. Be advised that there are two planned new developments located on the block directly to the South of this property which may impact the view of the proposed Building ID sign.
6. Provide the following changes to signage:
 - a. **Size:** Signs on towers are discouraged as they distract from the tower design of buildings and have a negative impact the City's skyline. If utilized, building identification signage should take up no more than 75-percent of the linear feet of the surface of the façade in which it is mounted to reduce the negative impact. The length of surface area where this sign is proposed is 100-feet in length and the proposed sign should be no more than 75-feet-long, including the logo.
 - b. **Mounting:** To align with the intent of the Downtown Master Plan to use high quality materials, the support structures or raceways would not be visible on the façade. Design the sign to eliminate or significantly reduce the visibility of the support structure for the sign.



Building ID Sign Examples on Curtainwalls Without Visible Raceways or Support Structures

GENERAL COMMENTS

The following comments are for informational purposes.

7. 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.
8. Additional comments may be forthcoming following review of a re-submittal.



UDP-RS23001 - 110 SE 6 ST. - Business Funding Signage

