



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 12, 2023

**PROPERTY OWNER /
APPLICANT:** Flagler Sixth LLC; SFLRE Group, LLC.

AGENT: Thomas Iglesias, Amazing Signs & Services, LLC.

PROJECT NAME: North Italia Restaurant

CASE NUMBER: UDP-RS23002

REQUEST: Regional Activity Center Signage Site Plan Level II
Review: Request One Blade Sign and Three Wall Signs

LOCATION: 699 N. Federal Highway

ZONING: Regional Activity Center – Urban Village (RAC-UV)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Michael Ferrera

Case Number: UDP-RS23002

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. Per section 1620.2 of the FBC risk category II structures in Broward County must be designed to withstand wind pressures with 170 mph wind velocities (3-second gust).
3. Reference the Florida Building Code 7th edition on plan for the proposed improvements [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-RS23002

CASE COMMENTS:

1. Please show the property Lines (PL) on pages SPL1.00, 1.00 through 4.00 to determine if signs impact City or State ROW.
2. If it is determined that the signs facing or cantilevered over State Right-of-way, contact FDOT to determine their appropriate permit if required. Permit approval or exemption documentation from agency with right of way jurisdiction will be required prior to obtaining CO approval from City of Fort Lauderdale.

Case Number: UDP-RS23002

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: <https://www.fortlauderdale.gov/government/departments-a-h/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.
2. 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 December 13, 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.
3. 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. 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.



4. The narrative states that the Level II request is for four signs: a wall sign on the south, east and west and a blade sign on the northeast corner. However, there are two murals (east and west) proposed. The two murals are considered signs since they are advertising the restaurant. The total number of proposed signs would be six and would not be permitted. If the name of the restaurant on the murals are removed, then the two murals would not be considered signs. In addition, the sign on the south façade would not be permitted since it is not facing a travelway.

Therefore, the overall request will be for two wall signs (east and west) and a blade sign. The deviation request would be to permit a blade sign and having two signs on the same façade (east).

The blade sign is not permitted in Regional Activity Centers but can be if it is designed in a creative manner and shows awareness of materials and methods of fabrication that are unique and/or different than the standard illuminated, or non-illuminated signs typically utilized. The sign must be creative, artistic and distinctive. The narrative needs to be updated to reflect the request as stated above and provide additional information as it relates to the materials and methods utilized for the blade sign. Also provide a response to this comment incorporating same.

5. Provide height, width, and distance from ground to sign for each wall where the signs are being proposed. This will be used to determine if the dimensions proposed for the signs on the east and west façade meet the Unified Land Development Regulations (ULDR). If the signs meet the ULDR, then the signs can be removed as part of the request. See comment number seven for specific information on how to achieve a high-quality sign if the signs do not comply with the ULDR. Staff recommends this information be provided in a table format and include the permitted by code dimensions and quantity compared to that being proposed.
6. The blade sign is proposed at 18 feet in height. Similar approved blade signs in the area are no larger than approximately 16 feet. In the context of the urban fabric and for purposes of consistency, reduce the height to no larger than 16 feet. See comment number seven for specific ways to make the blade sign of higher quality.
7. Since the request is to deviate from the ULDR to allow for a blade sign, emphasis should be placed on providing higher-quality materials and lighting. See below for ways in which this can be achieved. These points are also directed at the proposed wall signs if deemed to not meet the ULDR.
 - a. Provide larger returns/can from 2 ½ inches to a minimum of 3 inches.
 - b. Increase the thickness of the back of the letters from what is proposed to at least .063 or .090.
 - c. Removing the wireway and providing a direct/flush-mount. It is preferred to off-set the sign with least ½ inch aluminum spacer from the wall. A backer mount/panel or cloud backer can also be utilized. This will allow for the power supply and wiring to be housed inside the backer cabinet or the wall.
 - d. The trim cap on letters should be removed.
 - e. The light source should be provided as face and/or back lit, not internally illuminated.





8. As proposed, the color temperature of 7100K is too bright. The temperature should be lowered to a maximum of 4500K-5000k.

GENERAL COMMENTS

The following comments are for informational purposes.

1. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



UDP-RS23002 - 699 N FEDERAL HWY.

