

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-RS24001



**CITY OF FORT LAUDERDALE**





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## CASE INFORMATION

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<b>CASE:</b>	UDP-RS24001
<b>MEETING DATE:</b>	February 13, 2024
<b>REQUEST:</b>	Site Plan Level II Review: Signage in the Regional Activity Center – Marina Village
<b>APPLICANT:</b>	City of Fort Lauderdale
<b>AGENT:</b>	Andrew Schein, Lochrie & Chakas, P.A.
<b>PROJECT NAME:</b>	Marina Village Signage
<b>PROPERTY ADDRESS:</b>	801 Seabreeze Boulevard
<b>ZONING DISTRICT:</b>	Planned Development District (PDD)
<b>LAND USE:</b>	Central Beach Regional Activity Center
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Central Beach Alliance
<b>CASE PLANNER:</b>	Jim Hetzel

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## RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-RS24001 (Marina Village Signage – 801 Seabreeze Blvd)

**CASE COMMENTS:**

Prior to Engineering sign-off, please provide updated plans and written response to the following review comments:

1. Signs 1 and 2 encroach onto FDOT right-of-way Easement and FPL Utility Easement as denoted on plan. In addition, there may be other encumbrances and conflicts with underground utility that further restrict the location selected.
2. Provide a current signed and sealed boundary and topographic survey showing all 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.).



Case Number: UDP-RS24001

**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 the above on plan.
2. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones of high, medium, and low on a plan, and include calculations in table.
3. Additional comments may be forthcoming after next review of new plans and written comment responses.

**GENERAL COMMENTS:**

1. Approval from jurisdiction for landscape installation in Right Of Way preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

Case Number: UDP-RS24001

**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 August 8, 2024, unless a mutually agreed upon time extension is established between the City and the applicant or applicant submits a waiver of these timeframes.
2. Pursuant to ULDR Section 47-22.4.C.13.I, Maximum Number of Signs and Special Requirements, when any sign is proposed to be constructed or erected which does not comply in all respects with the requirements for signs in the Central Beach and Regional Activity Center 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). The special sign review process is intended to provide more flexibility, but signs should generally align with the vision for the RAC area. The number of signs, size and quality of fabrication should be carefully selected to maintain durability and enhance the public realm.

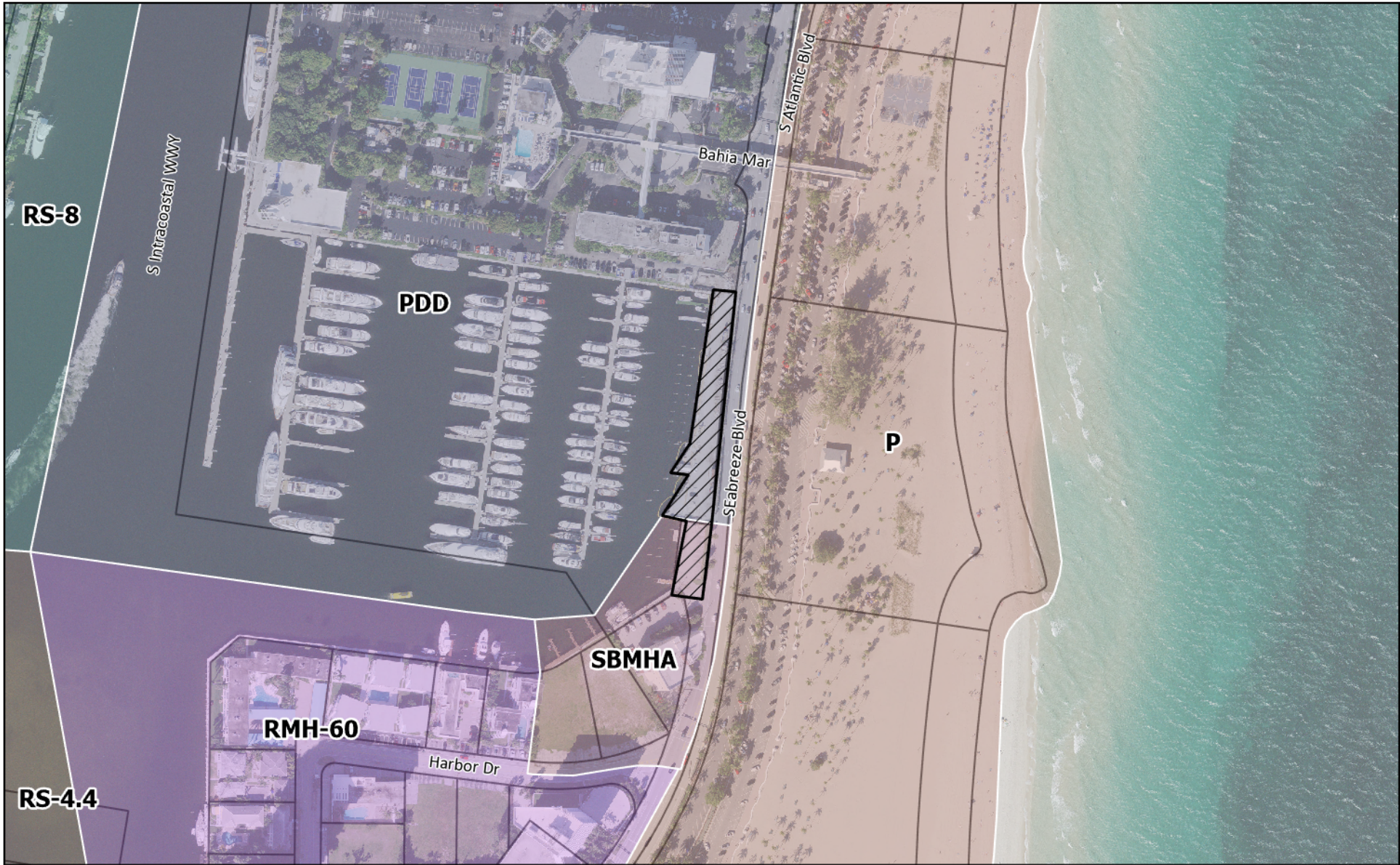
The images below show originally proposed signs. Please provide a brief narrative outlining the design approach used for the currently proposed types and number of signs. Please note signs cannot be placed within easements. It appears the monument signs are located in FDOT easement. Please provide documentation permitting the proposed signs at this location.



**GENERAL COMMENTS**

1. Be advised additional comments may be forthcoming at the DRC meeting.





# UDP-RS24001 - 801 SEABREEZE BLVD.



0 150 300 US Feet