


REQUEST: Amendment to the City's Unified Land Development Regulations (ULDR); Revising Section 47-22.4 to allow proposed signage that does not comply with the requirements for signs in the RAC zoning districts, including the Central Beach zoning districts, through a site plan level II development permit with a fifteen (15) day period for Commission Request for Review.

Case Number:	3T13
Applicant:	City of Fort Lauderdale
ULDR Sections:	47-22.4 MAXIMUM NUMBER OF SIGNS AT ONE LOCATION AND SPECIAL REQUIREMENTS IN ZONING DISTRICTS
Notification Requirements:	Newspaper notice 10 days prior to meeting date.
Action Required:	Recommend Approval or Denial of the proposal to the City Commission.
Written By:	Anthony Fajardo, Zoning Administrator 

BACKGROUND/DESCRIPTION:

Currently, signage that does not meet the standard requirements of the City of Fort Lauderdale's Unified Land Development Regulations (ULDR) may be presented to the Planning and Zoning Board (PZB) as a site plan level III review when located in the Regional Activity Center (RAC) zoning districts. The PZB recommended these type of applications be streamlined in a communication to the City Commission on October 17, 2012. The proposed amendment to the ULDR would allow for signage located in the RAC zoning districts that do not meet the standard requirements of the sign ordinance to be permitted subject to approval by the Development Review Committee (DRC) as a site plan level II review and subject to a fifteen (15) day call-up period by the City Commission. This proposed amendment includes the Central Beach-RAC, Downtown-RAC, Northwest-RAC, and South-RAC zoning districts.

The recommended amendment will allow applicants in RAC zoning districts to propose unique signage that differs from the standard sign requirements as a site plan level II review and approval, while still allowing the City Commission the opportunity to review these applications should additional review be determined to be necessary.

If the site plan level II application is denied, the applicant may appeal the denial to the Planning and Zoning Board through the existing appeal process.

This revision from Level III to Level II review would allow for approvals to take place in a much shorter time period since the DRC meets twice a month as opposed to the monthly meetings of the PZB. As an example, the entire proposed approval process could be completed in as little as three (3) weeks including the fifteen (15) day call-up period to the City Commission, where the current process takes a minimum of six to eight (6-8) weeks depending on the date of the monthly PZB meeting.

The current allowance to apply to the PZB for signage that does not meet current ULDR requirements allows the applicant to propose signage that is unique and is not contemplated by the current ULDR regulations. The proposed amendment is a direct response to a communication to the City Commission by the PZB to allow for an expedited process.

Staff has determined the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan.

To review the draft recommendations please see the draft ordinance amendments attached as Exhibit 1.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board acting as the Local Planning Agency shall determine whether the proposed change is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

47-22.4. Maximum number of signs at one location and special requirements in zoning districts.

47-22.4.C.

13. In the Central Beach Districts, as described in Section 47-12, and in the Downtown Regional Activity Center (RAC) Districts, as described in Section 47-13, all signs shall comply with the following:
 - a. Freestanding detached signs, pylon signs, projecting signs, roof signs, billboards, window signs, message center signs and time and temperature units shall be prohibited. Notwithstanding this prohibition, ground signs shall be permitted in accordance with the requirements of this section.
 - b. ~~Marquee signs shall be permitted and will be approved under the procedures for developments of limited impact in accordance with the provisions of Section 47-12, Central Beach Districts. Such signs shall be limited to an area of ten percent (10%) of the marquee area upon which the sign is to be erected or sixty (60) square feet, whichever is less. When a marquee sign is proposed to be larger than set out above, then such sign shall only be permitted in the central beach area zoning districts if approved as a development of intermediate impact in accordance with the provisions of Section 47-12, Central Beach Districts, and in the RAC districts if it receives a site plan level III permit.~~
 - c. Ground signs shall be permitted and shall be limited to five (5) feet in height and thirty-two (32) square feet in surface area and shall be set back five (5) feet from any property line if both sides of such a sign have copy. If copy appears only on a single side of such sign, then two (2) such signs of sixteen (16) square feet each shall be permitted on either side of an entranceway and said signs shall be setback five (5) feet from property line and not within five (5) feet of the edge of any pavement or sidewalk.
 - d. Flat signs shall be permitted and shall be limited as follows:
 - i. If such sign is to be located within sixty (60) feet of ground level, then such sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or one hundred twenty (120) square feet, whichever is less.
 - ii. If such a sign is to be located between sixty-one (61) feet and one hundred (100) feet above ground level, then such a sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or two hundred (200) square feet, whichever is less.
 - iii. If such sign is to be located over one hundred (100) feet above ground level, then such a sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or three hundred (300) square feet, whichever is less.
 - iv. A flat sign is a painted sign or any sign erected flat against the face of, or not more than eighteen (18) inches from the face of the outside wall of any building and not extending more than eighteen (18) inches above the wall upon which it is placed and supported throughout its length by such wall. No protruding portion of such sign shall be nearer than nine (9) feet to a walk or

any area where there is pedestrian traffic; nor shall it extend beyond the wall in a horizontal direction; provided, however, that a sign placed on a mansard fascia shall be permitted to be erected vertically if the bottom section of this sign does not extend more than eighteen (18) inches from the mansard fascia.

- e. Accessory use signs shall be permitted in accordance with subsection C.3.
- f. Undercanopy signs shall be permitted in the ABA zoning district and within the RAC districts ~~along pedestrian priority designated streets only and~~. Signs shall be limited to one (1) sign per separate entranceway for a business and such signs shall not exceed eight (8) square feet in total area.
- g. Directional signs shall be permitted and shall be limited to four (4) square feet in total, two (2) square feet per side, four (4) feet in height.
- h. Flags shall be permitted and shall be limited in number to one (1) flag for each fifteen (15) lineal feet of street frontage per building site.
- i. Boat docking facilities having no supporting facilities shall be permitted to erect one (1) ground sign per facility which sign shall be limited to thirty-two (32) square feet. Each boat or boat slip shall be permitted a sign of four (4) square feet that shall not exceed five (5) feet in height above the top of the seawall.
- j. Awning signs shall be permitted and shall be limited to sixteen (16) square feet and shall be erected in accordance with the provisions of Sec. 47-22.3.B.
- k. The number of signs at each site shall be limited in accordance with the provisions of this section.
- l. 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 zoning districts~~ Central Beach Districts and in the ~~downtown~~ Regional Activity Center (RAC) Districts 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) in the central beach zoning districts if approved as a development of intermediate impact and in the downtown RAC districts if it receives a site plan level III permit.
- m. *Amortization period.* All signs in the central beach zoning districts shall comply with the requirements of this section by October 11, 1996. All signs in the downtown RAC districts shall comply with the requirements of this section by June 28, 2002.