



REQUEST: **Certificate of Appropriateness for Major Alteration**
 • **Installation of a free-standing trellis over outdoor dining area on South Fort Lauderdale Beach Boulevard.**

Case Number	PLN-HP-COA-20040002	FMSF#	
Applicant/Owner	Las Olas Oceanfront No. 1 LLC and Las Olas Oceanfront No. 2 LLC		
Agent	Jason S. Crush, Crush Law P.A.		
Address	101 S. Fort Lauderdale Beach Boulevard		
General Location	On the west side of South Atlantic Boulevard/South Fort Lauderdale Beach Boulevard between Cortez Street and Poinsettia Street.		
Legal Description	LAS OLAS BEACH CLUB COMMERCIAL CONDO UNIT 202 & 203		
Existing Use	Residential – Condominium/Retail/Restaurant		
Proposed Use	Residential – Condominium/Retail/Restaurant		
Zoning	PRD – Planned Resort Development District		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii		
Landmark/Historic District	Lauderdale Beach Hotel		
Authored By	Trisha Logan, Historic Preservation Planner		

Property Background:

The Lauderdale Beach Hotel was constructed in 1936. The Lauderdale Beach Hotel was the first large resort hotel built on Fort Lauderdale beach. Designed by architect Roy M. France, built by James and Charles Knight. From June 1943 to January 1946, the U.S. Navy Radar and Range Finder School at the Hotel and the neighboring Trade Winds Hotel. On April 23, 2002, a portion of the original structure was designated as a Historic Landmark.

On June 24, 2004, a Preservation Easement was granted to the Broward Trust for Historic Preservation by the Las Olas Beach Club. The purpose of the Preservation Easement is to assist in preserving and maintaining the façade structure and as stated in the easement, "Repairs of a material nature, restoration, and alterations are subject to the prior approval of the Broward Trust for Historic Preservation..."

Description of Proposed Project:

Plans show the installation of a free-standing trellis over outdoor dining area on South Fort Lauderdale Beach Boulevard. The trellis system will be placed in front of the front façade and will be a movable white powder coated structural aluminum trellis structure with louvers overhead. The louvers can be pivoted to be closed or set at an angle to re-direct sunlight.

The proposed trellis is to be placed in front of the primary façade of the Historic Landmark; however it is not attached to the physical structure. Within the Historic Preservation Design Guidelines, the placement of a trellis in front of a structure is not addressed, however within the new construction guidelines when considering placement of new additions, it states that the following is encouraged:

- Location of additions at rear or side elevations, whenever possible, in a manner that is subordinate to the historic building and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed



Additionally, the Broward Trust for Historic Preservation holds an easement on the façade of this property. At this time, the applicant has not provided any communication from the Broward Trust for Historic Preservation concerning their proposal however the applicant did indicate that they have reached out to the organization to request feedback.

All together there are eight individual awning structures with four units that are pieced together to form two separate covered seating areas. Each structure is supported by posts that are set on casters, which will not impede on the existing decorative low wall in front of the building. Each caster can be secured in place (see Sheet S11 – Additional Details) to sustain a wind speed of 75 miles per hour. If the wind speed exceeds 75 miles per hour, the casters can be released and each unit can be stored in the adjacent parking garage. In two locations the units wrap around a palm tree – in these locations the proposed structure will have “C-Channel” cut-outs in the event the unit needs to be removed.

Criteria for Certificate of Appropriateness

Pursuant to ULDR, Section 47-24.11.D.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board (HPB) shall use the following general criteria:

ULDR, Section 47-24.11.C.3.c.i	Staff Response
<p>a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i></p>	<p>The proposed trellis is to be placed in front of the primary façade of the Historic Landmark. The trellis is not attached to the physical historic structure; however its placement will obscure the visibility of the front façade.</p> <p>Within the Historic Preservation Design Guidelines, the placement of a trellis in front of a structure is not addressed, however within the new construction guidelines when considering placement of new additions, it states that the following is encouraged:</p> <ul style="list-style-type: none"> • <u>Location of additions at rear or side elevations</u>, whenever possible, in a manner that is subordinate to the historic building and compatible with the design of the property and surrounding neighborhood • Construction of additions so that the historic building fabric is not radically changed, <u>obscured</u>, damaged, or destroyed <p>Request does not meet criterion.</p>

Pursuant to ULDR, Section 47-24.11.D.3.c.ii, Additional guidelines, alterations, in approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior’s Standards for Rehabilitation, will be met:

ULDR, Section 47-24.11.C.3.c.ii	Staff Response
<p>b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i></p>	<p>The proposed trellis is to be placed in front of the primary façade of the Historic Landmark; however it is not attached to the physical structure and does require removal or alteration of any historic material. The placement of the trellis will not remove or alter any distinctive architectural features, although the front façade will be obscured.</p> <p>Request meets criterion.</p>



Summary Conclusion:

In accordance with Sections 47-24.11.D.3.c.i, and 47-24.11.D.3.c.ii of the ULDR, staff finds that the application for a COA for Major Alterations under case number PLN-HP-COA-20040002 located at 101 S. Fort Lauderdale Beach Boulevard meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. Application is subject to the approval of Zoning, Building, and all ULDR requirements.

Historic Preservation Board Suggested Motion:

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20040002 located at 101 S. Fort Lauderdale Beach Boulevard on findings of fact (*i.e. as outlined in the staff memorandum*) **and** is subject to the following conditions (state applicable conditions on the record, if applicable).



CERTIFICATE OF APPROPRIATENESS

Rev: 2 | Revision Date: 10/24/2019 | I.D. Number: DSD.UDP.HPB.COA

HISTORIC PRESERVATION BOARD (HPB) Certificate of Appropriateness Application

Table of Contents:

- Deadline, Notes, and Fees
- Applicant Information Sheet
- Technical Specifications of Application
- Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

___ Review & Comment	\$ 230.00
___ Major Alteration	\$ 310.00
___ New Construction ≤ 2000 SF GFA	\$ 310.00
___ New Construction > 2000 SF GFA	\$ 560.00
___ Demolition – Accessory	\$ 230.00
___ Demolition – Primary	\$ 560.00
___ Relocation	\$ 490.00

(No fee required for exterior painting only)

HPB Certificate of Appropriateness - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		Date of Complete Submittal	
Zoning Review		Landscape Review	
Case Intake			

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name			
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip			
E-mail Address		Phone Number	
Proof of Ownership	[] <u>Warranty Deed</u> or [] <u>Tax Record</u>		

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name		Signature	<i>Jason Crush</i>
Applicant / Agent's			
Address, City, State, Zip			
E-mail Address		Phone Number	
Letter of Consent Submitted			

Project Name		Project Address	
Legal Description			
Tax ID Folio Numbers (For all parcels in development)			
Request / Description of Project			
Applicable ULDR Sections			
Current Zoning Designation		Current Use of Property	

Dimensional Requirements	Required	Proposed
Building Height (Feet / Levels)	/	/
Structure Length		
Landscape Area		

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included but cannot substitute for completing this section.

BUILDING FEATURES:

Structural System:

Roof and Roofing:

Windows and Doors:

Materials (Masonry, Wood, etc.):

Porches, Porte-Cocheres, Garage and Steps:

DESCRIPTION OF PROJECT:

1. Provide an overall description of the project (what changes will be made and how they will be accomplished). Also, provide information on the chronology of work involved and describe all alterations, new construction, demolition, and/or relocation that will be required.

2. Describe what the use of the building will be after the work is completed.

3. Discuss any impacts the new use will have on the future preservation of the building.

4. Describe the compatibility with the surrounding properties.

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness and compliance with the ULDR.

For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and twelve (12) additional sets of plans / applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

FOR ALL APPLICATIONS

- Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- One (1) sealed survey
- One (1) vicinity map (typically on the survey)
- One (1) electronic version of complete application and plans in PDF format

NEW CONSTRUCTION & ALTERATION

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- One (1) set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale.
- One (1) landscape plan for any multi family or non-residential development.
- One (1) set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (i.e. windows, doors, roofs, fences, siding, garages, carports, etc.)

FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

DEMOLITION:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

REVIEW AND COMMENT:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name _____

Signature _____

Jason Crush

Date _____

LAS OLAS OCEANFRONT NO. 1 LLC

Date: 1/14/2020

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Property Located at 101 S Fort Lauderdale Beach Blvd. # 202 & #203,
Fort Lauderdale, FL (the "Property")

Dear Mr. Modarelli,

Crush Law, P.A. specifically Courtney Crush and Jason Crush are authorized to appear before the City on behalf of LAS OLAS OCEANFRONT NO. 1 LLC & LAS OLAS OCEANFRONT NO. 2 LLC for the purpose seeking development approvals for a free-standing shade structure for the Property.

Sincerely,



Yizhak Asulin, Managing Member
LAS OLAS OCEANFRONT NO. 1 LLC

STATE OF FLORIDA
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 13 day of April, 2020, by Yizhak Asulin, who is personally known to me or have produced _____ as identification.

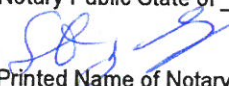


[SEAL]

STEVE Z. LEVY
Commission # GG 268740
Expires January 6, 2023
Bonded Thru Budget Notary Services

My commission expires: JANUARY 6 2023

Notary Public State of FLORIDA


Printed Name of Notary Steve Z Levy



**Application for
Certificate of Appropriateness
Historic Preservation Board
Supplemental Narrative
April 8, 2020**

SUMMARY OF REQUEST:

This application seeks a Certificate of Appropriateness to install a removable awning structure over the outdoor dining area adjacent to the historically designated façade of the Las Olas Beach Club Condominium (the “LOBC”) located at: 101 South Fort Lauderdale Beach Blvd. The LOBC is a mix of the historic front building (the “Historic Façade”) and the contemporary condominium high-rise to its west. The renovation of the designated portion and the new construction of the condominium portion was successful in melding the unique historic façade with the modern architectural design of the condominium tower.

The commercial spaces on the ground floor of the Historic Façade portion are home to the Café Del Mar Restaurant and provide inside and outdoor dining. Currently and historically, shade for the outdoor dining has been provided by canvas umbrellas and the like. Café Del Mar believes that a more unified shade solution would greatly enhance the aesthetic while meeting the intent and spirit of preserving the uniqueness of the Historic Façade.

The proposed removable aluminum shade structure has been designed as a freestanding structure that does not touch the Historic Façade. Further, the open-air nature of the structure provides for the passage of light and air around the site. The louvers in the overhead of the structure provide for opening and closing to accommodate weather conditions such as very hot days or rain. Further, the shade structure has been designed to complement the clean lines of the Historic Façade and to reduce visual clutter which occurs with the use of canvas umbrellas and the like.

This proposal has been presented to and reviewed by the Board of Directors and Chief Engineer for the Las Olas Beach Club Condominium Association and has received approval. The Association expressed a preference for a white structure and the Applicant has complied with this preference. (See attached Exhibit “A”)

COMPLIANCE WITH ULDR SECTIONS:

A request for a Certificate of Appropriateness is regulated by the City’s Unified Land Development Regulation (the “ULDR”). Specifically, ULDR Section: 47-24.11. The criteria is set forth therein and the following are Café Del Mar’s responses to these criteria:



Sec. 47-24.11. - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

D. Certificate of appropriateness.

1. Historic preservation board issuance of certificates of appropriateness.

.....

- b. Whenever any major alteration, new construction, demolition or relocation is undertaken on a designated landmark, a designated landmark site, an archaeological site, or a property in a designated historic district without a certificate of appropriateness, the building official shall issue a stop work order.
- c. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions.
- d. A certificate of appropriateness shall be a prerequisite and in addition to any other permits required by law. The issuance of a certificate of appropriateness by the HPB shall not relieve the property owner of the duty to comply with other state and local laws and regulations.

.....

3. Major alterations, new construction or relocation.

c. Criteria.

- i. General. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB may consider whether the applications comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines and the United States Secretary of Interior's Standards for Rehabilitation. The HPB shall use the following general criteria and additional guidelines in order to approve or deny applications for certificates of appropriateness for alterations, new construction, relocations and demolitions as provided in subsections D.3.c.ii, iii, and iv, and D.4:
 - a) The effect of the proposed work on the landmark or the property upon which such work is to be done; and

RESPONSE: The proposed freestanding removable shade structure does not touch the façade of the Historic Facade. The proposed structure creates visual interest; reduces existing visual clutter; and accentuates the clean lines of the Historic Facade.

- b) The relationship between such work and other structures on the landmark site or other property in the historic district; and

RESPONSE: The design elements of the proposed structure incorporate design cues from both the Historic Facade and the contemporary high-rise building on the site.



- c) *The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected; and*

RESPONSE: The proposed shade structure is complementary to the Historic Façade's design and appearance.

- d) *Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.*

RESPONSE: The proposed shade structure does not physically impact the Historic Façade. Approval of the requested Certificate of Appropriateness would enhance the aesthetic appearance of the overall site as well as enhance the reasonable beneficial use of the property.

- ii. *Additional guidelines; major alterations. In approving or denying applications for certificates of appropriateness for alterations, the HPB shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:*
 - a) *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; and*

RESPONSE: No alteration to the Historic Façade is proposed. The site has been extensively altered during the construction of the high-rise condominium portion of the site. The proposed shade structure is complementary to the overall feel of the entire site.

- b) *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible; and*

RESPONSE: No removal or alteration of the Historic Façade is proposed.

- c) *All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis, and which seek to create an earlier appearance shall be discouraged; and*



RESPONSE: The proposed shade structure does not seek to create an earlier appearance. Each element of the site are products of their own time and the proposed shade structure seeks to complement the existing structures on the overall site.

- d) *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; and*

RESPONSE: The proposed shade structure complies with this requirement.

- e) *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity; and*

RESPONSE: The proposed shade structure complies with this requirement.

- f) *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures; and*

RESPONSE: The proposed shade structure complies with this requirement.

- g) *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and*

RESPONSE: The proposed shade structure complies with this requirement.

- h) *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.*

RESPONSE: N/A

EXHIBIT "A"

From: [Leone Padula](#)
To: [Jason Crush](#)
Subject: Fwd: HOA Cafe Del Mar
Date: Tuesday, December 31, 2019 1:58:56 PM

he is the Approval

Begin forwarded message:

From: Cafe Del Mar FLL <cafedelmarfill@gmail.com>
Subject: Re: HOA Cafe Del Mar
Date: August 23, 2019 at 12:10:59 PM EDT
To: Sam Sasser <Sam.Sasser@fsresidential.com>
Cc: Las Olas Beach Club Sam Sasser <Board@LOBOnline.com>

Thank you

On Aug 23, 2019, at 12:00 PM, Sam Sasser
<Sam.Sasser@fsresidential.com> wrote:

Good morning,

After review by our chief engineer and the Board of Directors, the feedback has been positive. We support and approve your work to enhance your outdoor dining area, with these 2 canopies. While there is a preference for white, as we feel it would better accent the building; if you would prefer bronze, that is ok also.

Please keep us informed on the progress and permitting.

Thank you,

Sam Sasser, LCAM
General Manager

Las Olas Beach Club Condominium Association

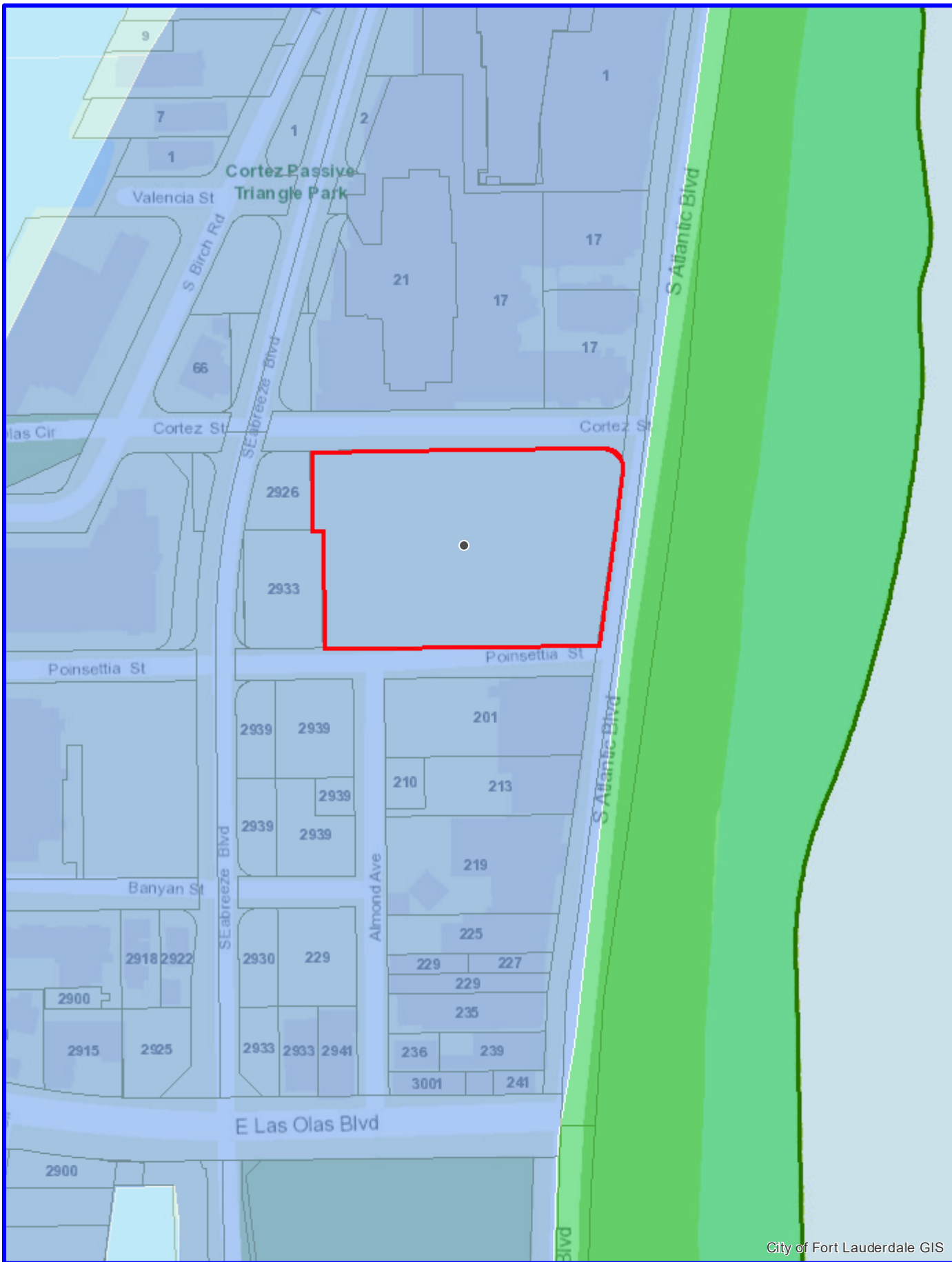
101 South Fort Lauderdale Beach Blvd.

Fort Lauderdale, FL 33316

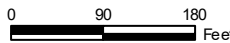
Ph 954-414-1020 ext 4

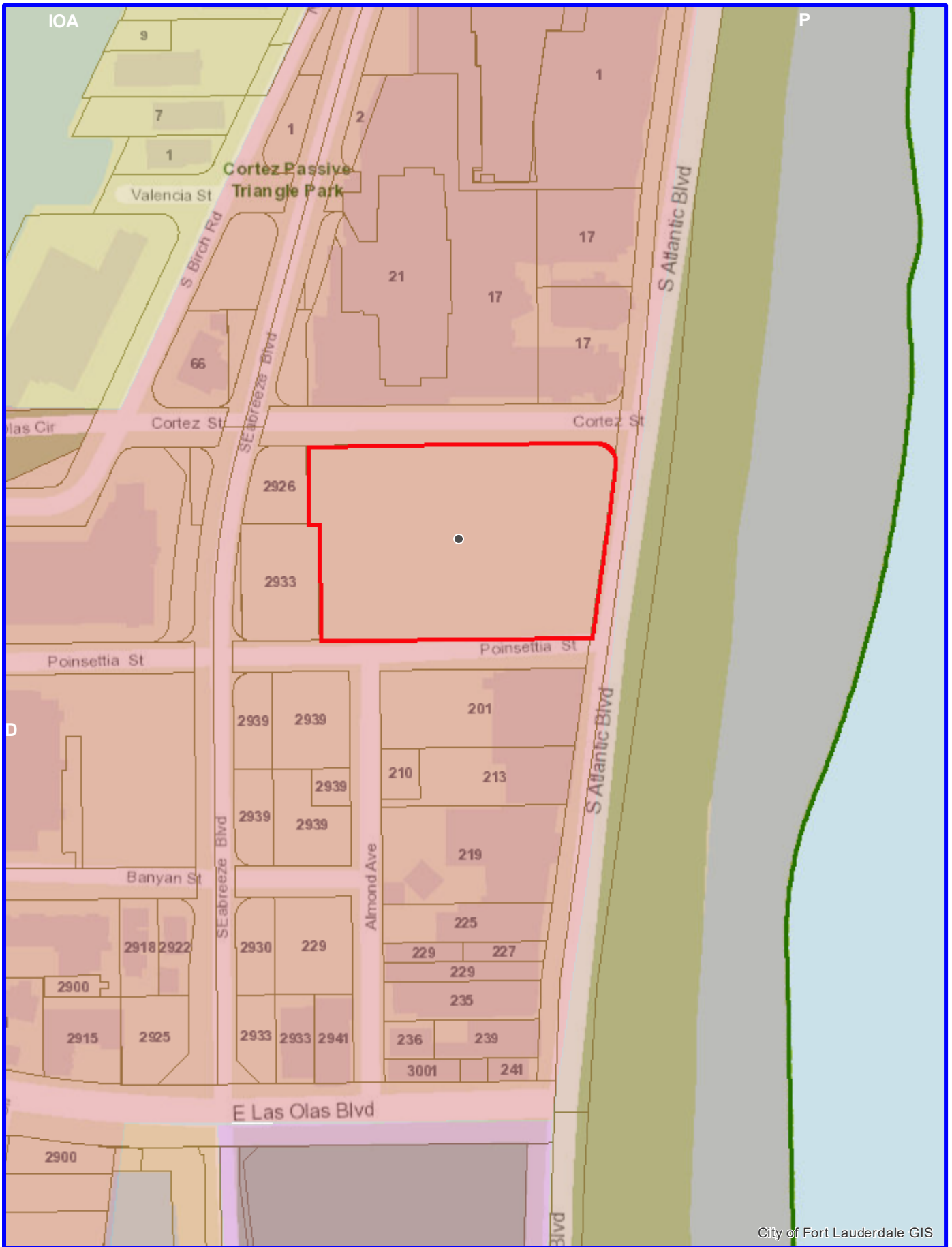
Professionally Managed by:
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From: Cafe Del Mar FLL <cafedelmarfill@gmail.com>
Sent: Wednesday, August 21, 2019 2:12 PM



Land Use Map



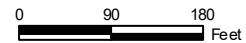


City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Zoning Map





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	101 S FORT LAUDERDALE BEACH BOULEVARD #202, FORT LAUDERDALE FL 33316	ID #	5042 12 CM 0020
Property Owner	LAS OLAS OCEANFRONT NO 1 LLC %ASULIN, YIZHAK	Millage	0312
Mailing Address	2875 NE 191 ST #601 AVENTURA FL 33180	Use	12
Abbr Legal Description	LAS OLAS BEACH CLUB CONDO COMMERCIAL UNIT 202 AKA CU2		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$30,610	\$275,520	\$306,130	\$306,130	
2019	\$30,610	\$275,520	\$306,130	\$306,130	\$6,426.32
2018	\$30,140	\$271,220	\$301,360	\$301,360	\$6,151.66

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$306,130	\$306,130	\$306,130	\$306,130
Portability	0	0	0	0
Assessed/SOH	\$306,130	\$306,130	\$306,130	\$306,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$306,130	\$306,130	\$306,130	\$306,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/22/2007	SW*	\$5,050,000	44311 / 521			
				Adj. Bldg. S.F.		600
				Units		1
				Eff./Act. Year Built:		2008/2007

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								FB
C								
600								\$260.98



Site Address	101 S FORT LAUDERDALE BEACH BOULEVARD #203, FORT LAUDERDALE FL 33316	ID #	5042 12 CM 0030
Property Owner	LAS OLAS OCEANFRONT NO 1 LLC %ASULIN, YIZHAK	Millage	0312
Mailing Address	2875 NE 191 ST #601 AVENTURA FL 33180	Use	12
Abbr Legal Description	LAS OLAS BEACH CLUB CONDO COMMERCIAL UNIT 203 AKA CU3		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$92,480	\$832,290	\$924,770	\$924,770	
2019	\$92,480	\$832,290	\$924,770	\$924,770	\$19,637.93
2018	\$91,040	\$819,340	\$910,380	\$910,380	\$18,781.91

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$924,770	\$924,770	\$924,770	\$924,770
Portability	0	0	0	0
Assessed/SOH	\$924,770	\$924,770	\$924,770	\$924,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$924,770	\$924,770	\$924,770	\$924,770

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/22/2007	SW*	\$5,050,000	44311 / 521			
				Adj. Bldg. S.F.		3990
				Units		1
				Eff./Act. Year Built:		2008/2007

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								FB
C								
3990								\$788.37

101 S Fort Lauderdale Beach Blvd. Units 202 and 203

Café Del Mar

Request for Certificate of Appropriateness Historic Preservation Board

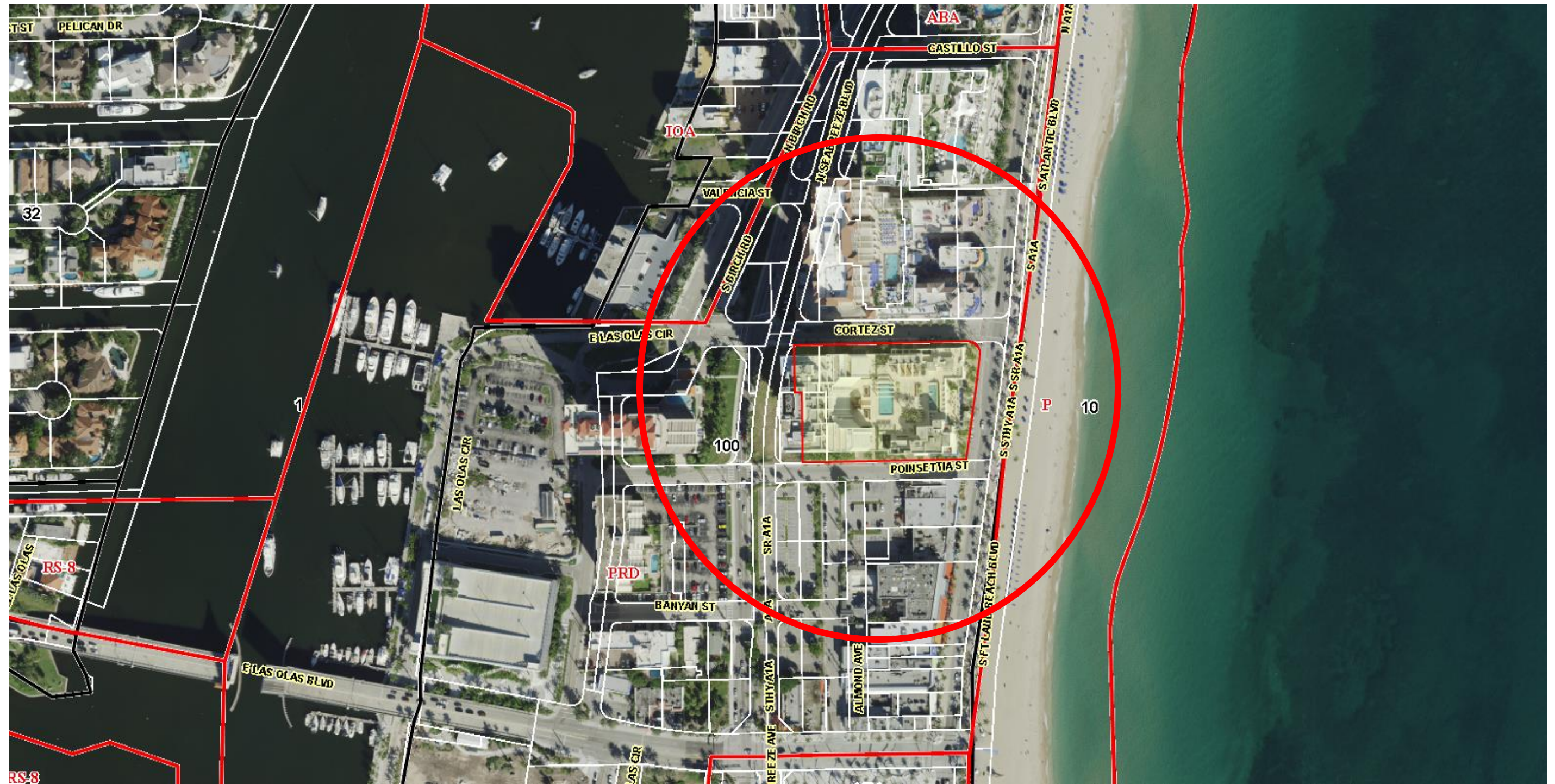


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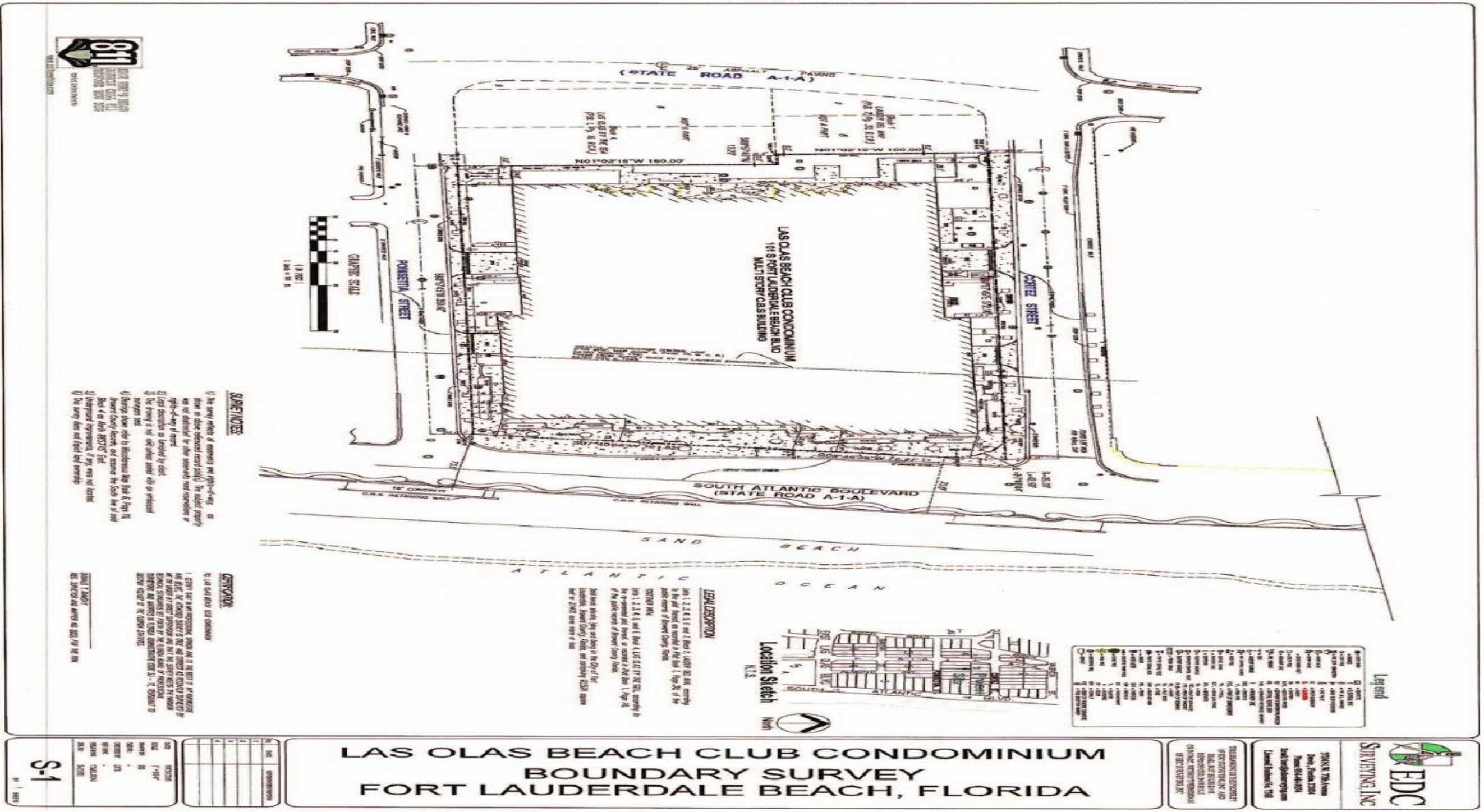
Page 1	Aerial
Page 2	Survey
Page 3	Site Photos
Page 4	Rendering
Page 5	Rendering
Page 6	Rendering
Page 7	Rendering
Page 8	Rendering
Page 9	Rendering
Page 10	Trellis Site Plan
Page 11	Trellis Details
Page 12	Trellis Details

Jason Crush
Crush Law, P.A.
400 SE 12 St.
Building C
Fort Lauderdale, FL 33316
954.522.2010
jcrush@crushlaw.com

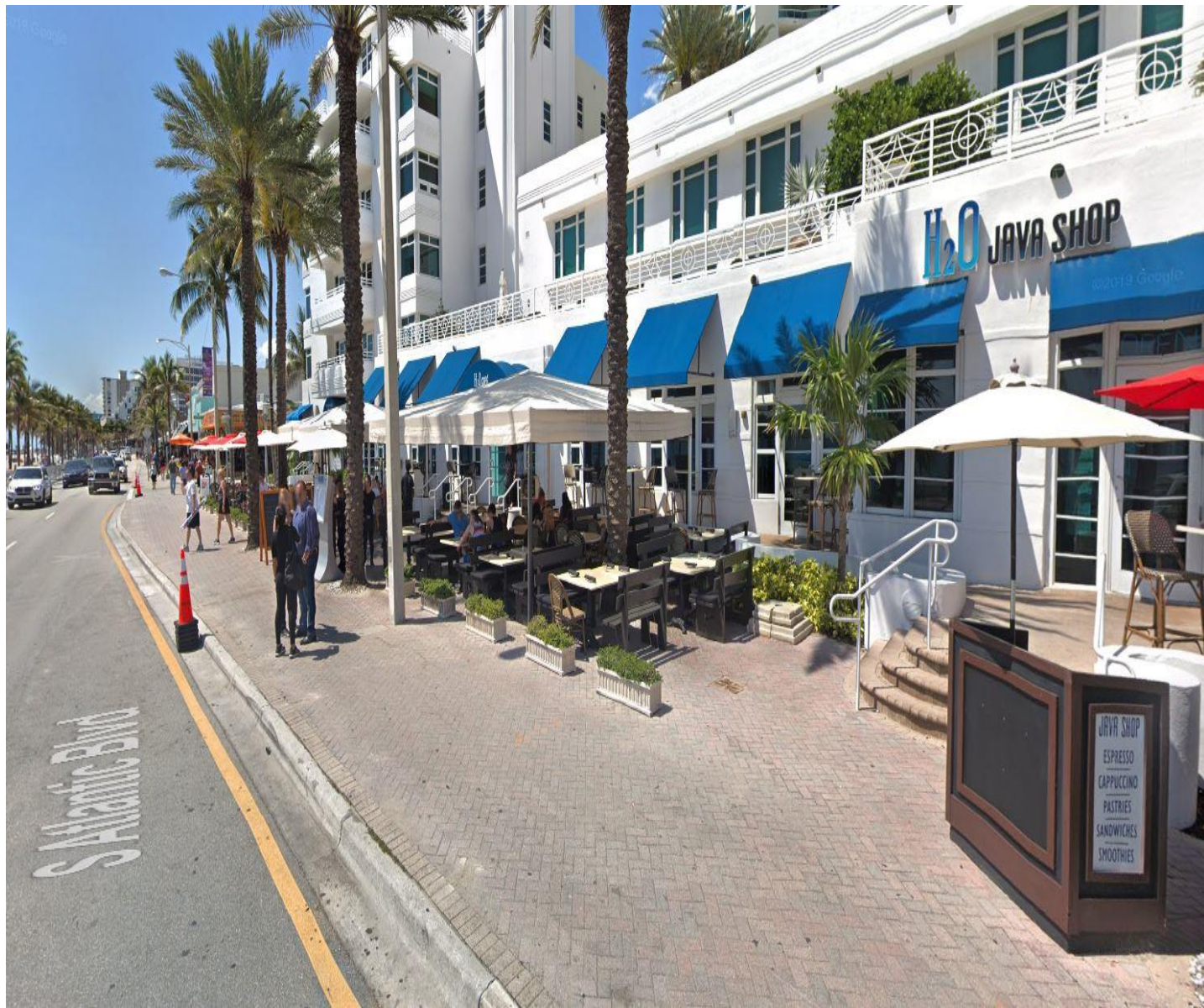




Vicinity Map



Existing Survey



Existing Café Del Mar Exterior





Proposed Freestanding Awning



Proposed Freestanding Awning



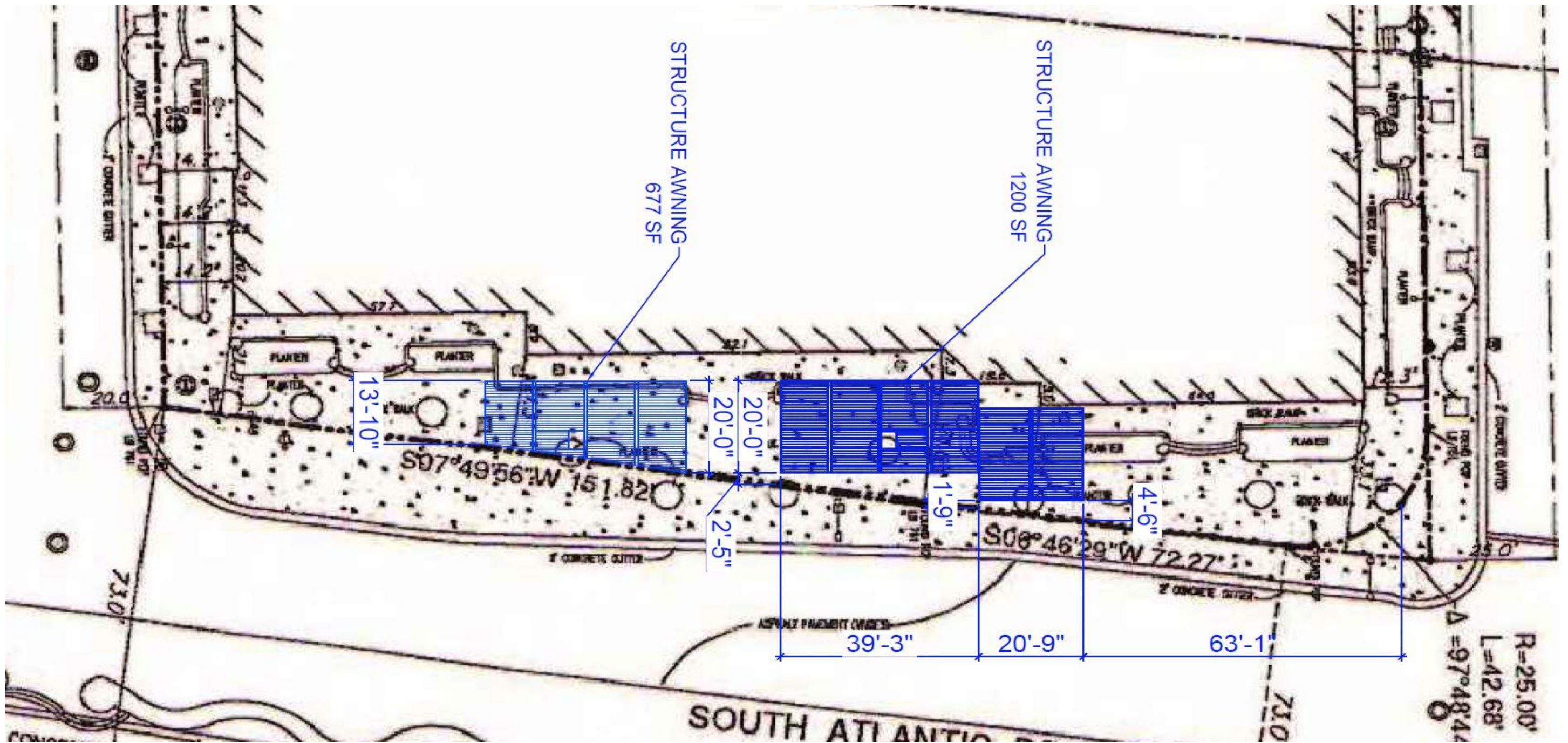
Proposed Freestanding Awning



Proposed Freestanding Awning

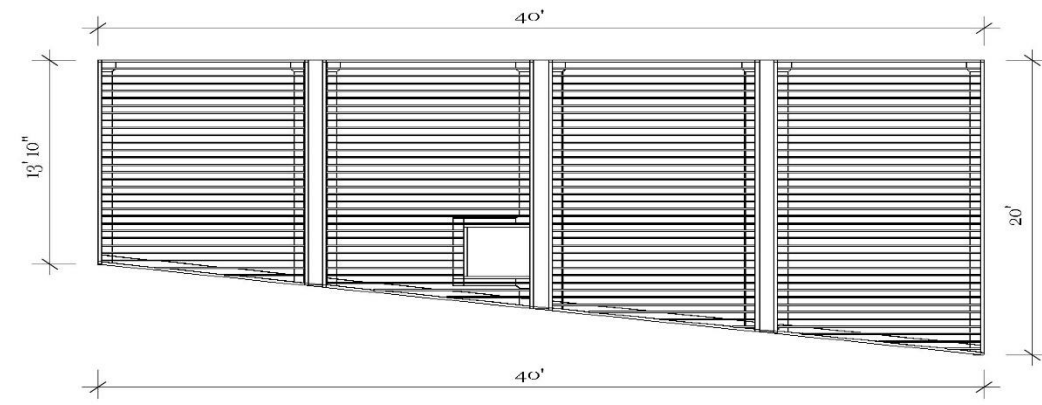


Proposed Freestanding Awning

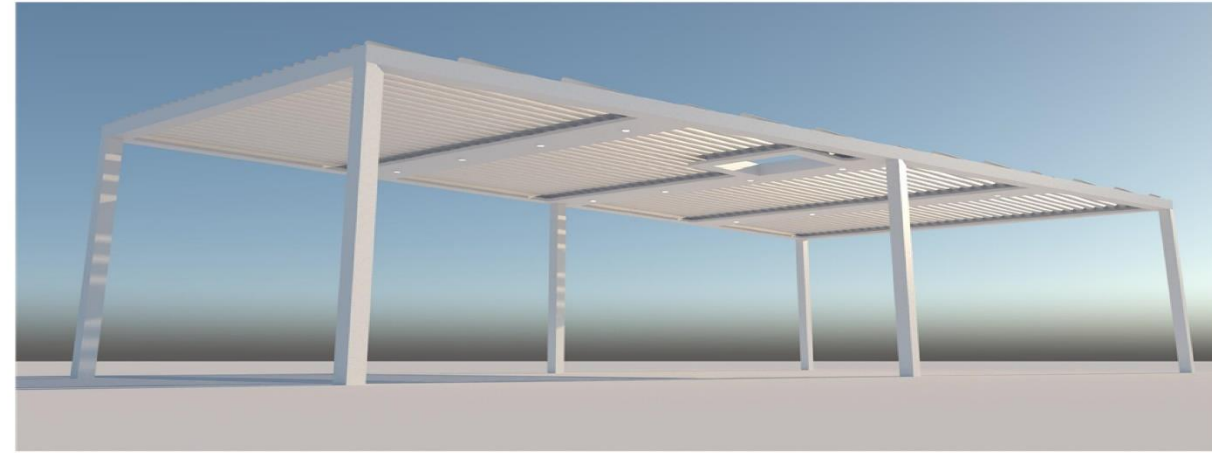


Trellis Site Plan

Top View



3D View

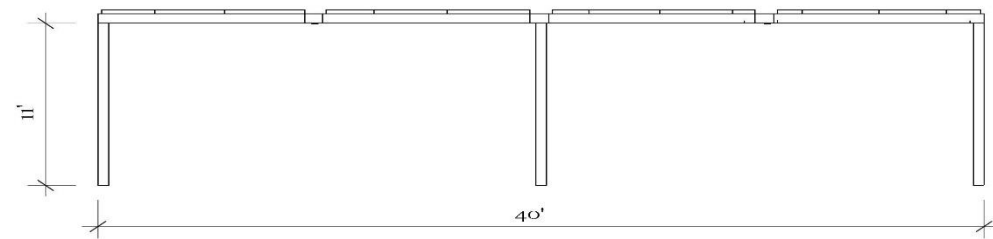


Note

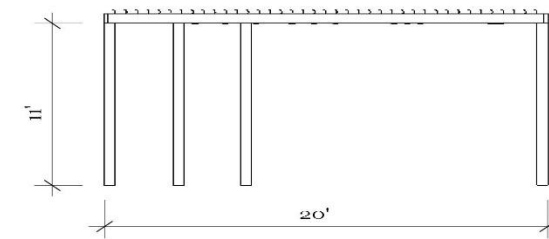
Revision

Issued	
Date	Checklist

Front View



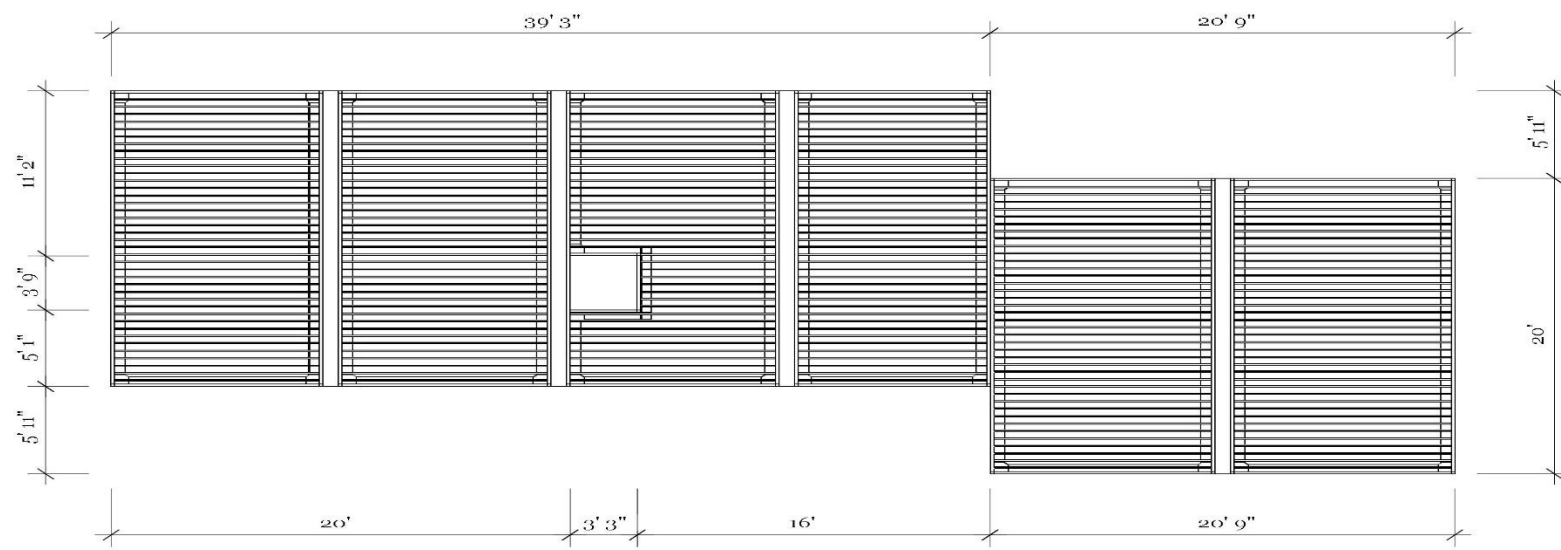
Right View



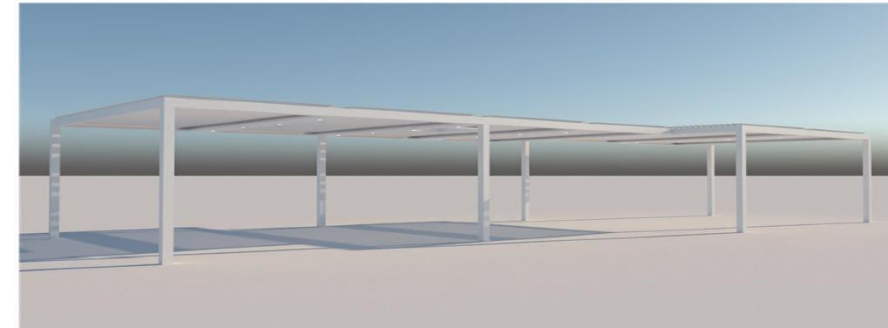
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Date	

Trellis Details

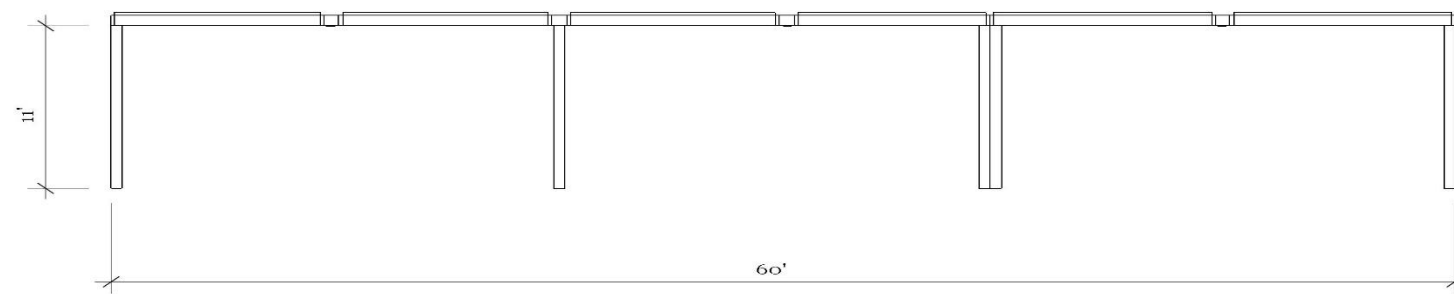
Top View



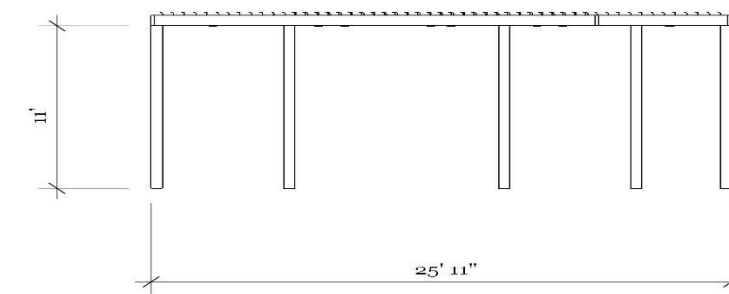
3D View



Front View



Right View



Note

Revision

Issued

Date	Checklist

Sheet Name	
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Trellis Details

GENERAL NOTES:

SCOPE

PROJECT IS TO BE THE INSTALLATION OF AN STRUXURE ALUMINUM ADJUSTABLE AWNING.

DESIGN

THE STRUCTURAL SYSTEM FOR THE AWNING DEPICTED HERE HAS BEEN DESIGNED BY GULF COAST ENGINEERING & DESIGN (GCED) ACCORDING TO THE 2017 6TH EDITION OF THE FLORIDA BUILDING CODE, THE ASCE 7-16, AND THE 2015 ALUMINUM DESIGN MANUAL.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS.

- ROOF LIVE: 12 PSF (PER CODE)
- ROOF DEAD: 2 PSF + SELF-WEIGHT

WIND LOADS ON THE STRUCTURE HAVE BEEN CALCULATED IN ACCORDANCE WITH ASCE 7-16 FOR THE FOLLOWING: BASIC WIND SPEED: 170 MPH (3 SECOND GUST), RISK CATEGORY: II, EXPOSURE CATEGORY: D, PARTIALLY OPEN (ASCE 7-16 TABLE 26.13-1) 33 PERCENT SOLID.

LOAD COMBINATIONS:

- D+L
- D+0.6W
- 0.6D+0.6W

LOUVERED RIGID CANOPY DESIGN IS PER SECTION 3105.5.1 OF THE FBC. RIGID AWNINGS AND LOUVERED BLADES SHALL BE REPOSITIONED TO THE VERTICAL OPEN POSITION DURING PERIODS OF HIGH WIND VELOCITY. UNIT SHOULD BE EQUIPPED WITH A WIND SENSOR WHICH SHALL OPEN THE LOUVERS AT A MINIMUM OF 45MPH.

FBC SECTION 3105.5.3, CONTRACTOR SHALL POST WITH A LEGIBLE AND READILY VISIBLE DECAL OR PRINTED INSTRUCTIONS TO THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS DESIGNATED BY THE US WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE WARNING LABEL SHOULD READ AS SHOWN ON THIS PAGE.

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE VERIFIED BY THE CONTRACTOR.

ALL STRUXTURE LOUVERED ROOFING PARTS SHALL BE INSTALLED IN ACCORDANCE WITH STRUXURE LOUVERED ROOFING SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WATERPROOFING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC. CONTRACTOR IS TO NOTIFY GCED IF ANY ADDITIONAL ENGINEERING BRACING OR SHORING IS NECESSARY.

THE INFORMATION USED IS BASED ON CONTRACTOR SUPPLIED INFORMATION, DATA, AND

MEASUREMENTS. GCED MAY NOT HAVE VISITED THIS JOB SITE. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. GCED ASSUMES NO RESPONSIBILITY OR LIABILITY IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS THAT WERE PROVIDED TO THEM.

GENERAL CONDITIONS

IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT GCED PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED IN THIS PLAN SET. IF THERE ARE ANY DISCREPANCIES, CONTACT GCED PRIOR TO PROCEEDING WITH THE WORK.

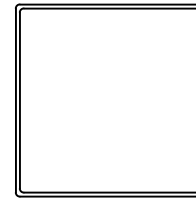
ALL WORK PREPARED BY GCED, IS THE PROPERTY OF GCED AND MAY ONLY BE USED FOR ITS INTENDED USE AT THE SPECIFIED LOCATION. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK IS TO BE EXECUTED BY THE CONTRACTOR.

GCED WILL NOT BE RESPONSIBILITY FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES; INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.

WARNING LABEL:

"THIS RIGID AWNING MUST BE PUT AWAY DURING ANY AND ALL WIND EVENTS THAT ARE TO EXCEED 75 MPH. AWNINGS ARE TO BE PUT AWAY AND OUT OF ANY WIND PATH OR DEBRIS."

COMPONENTS



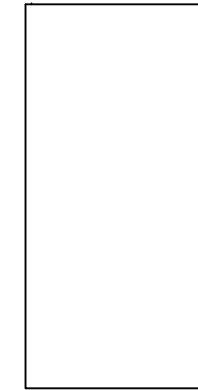
6 X 6 X 1/8 POST
6061-T6



6 X 6 STRUXURE POST BRACKET



2 X 10 X 1/8 BEAM
6063-T6



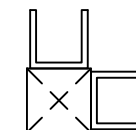
6 X 6 STRUXURE POST BOX BASE



STRUXURE XL GUTTER



STRUXURE U-CHANNEL CONNECTOR



STRUXURE BEAM CORNER CONNECTOR

MATERIALS:

ALUMINUM

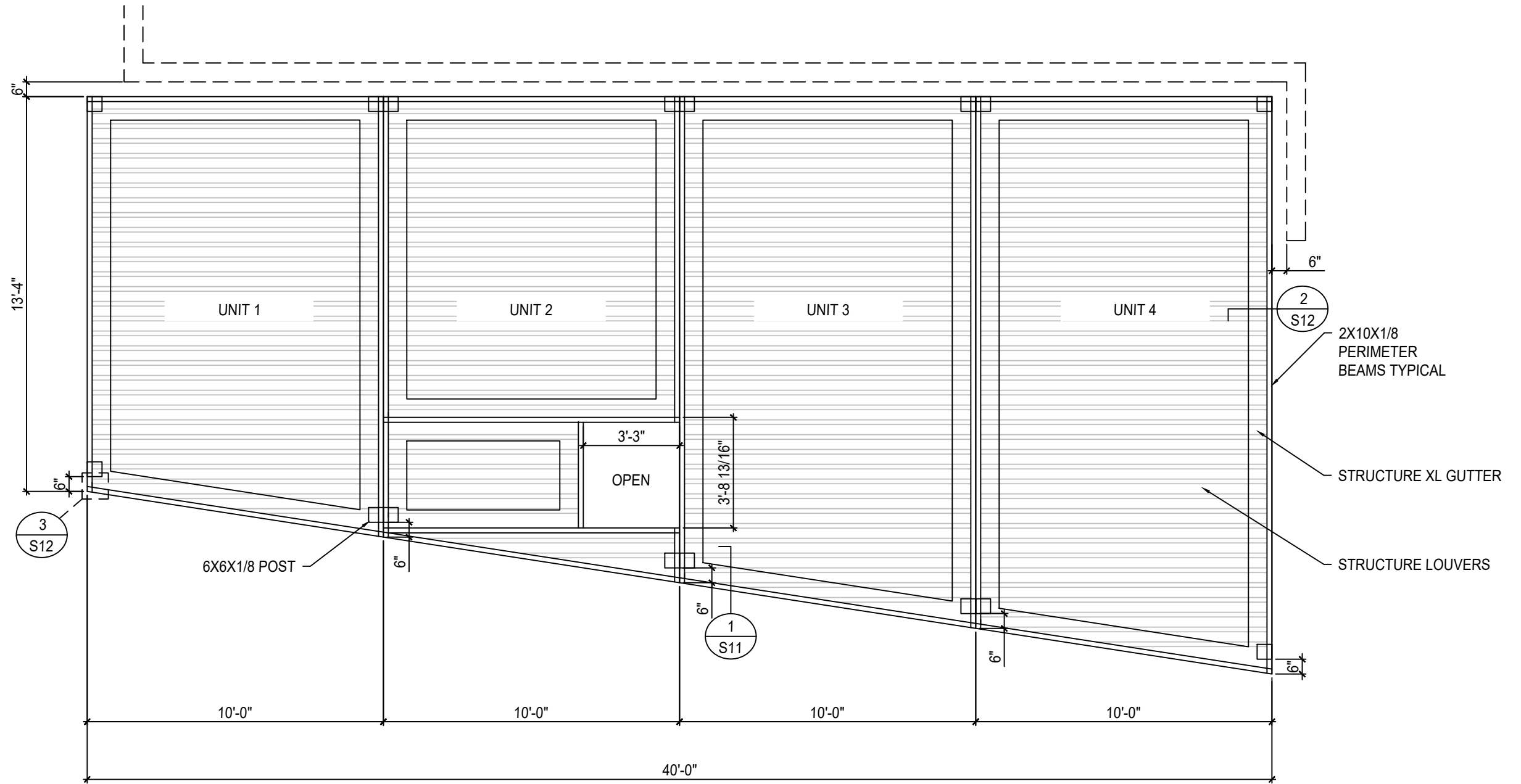
ALUMINUM SHALL BE A MINIMUM OF 6063-T52 UNLESS NOTED OTHERWISE AND CONFORMING TO ASTM B429.

FINISH COLOR TO BE SELECTED BY OWNER FROM MANUFACTURES STANDARD COLORS FOR STANDARD EXTRUSIONS. GCED HAS NO DISTINCTION OVER COLOR.

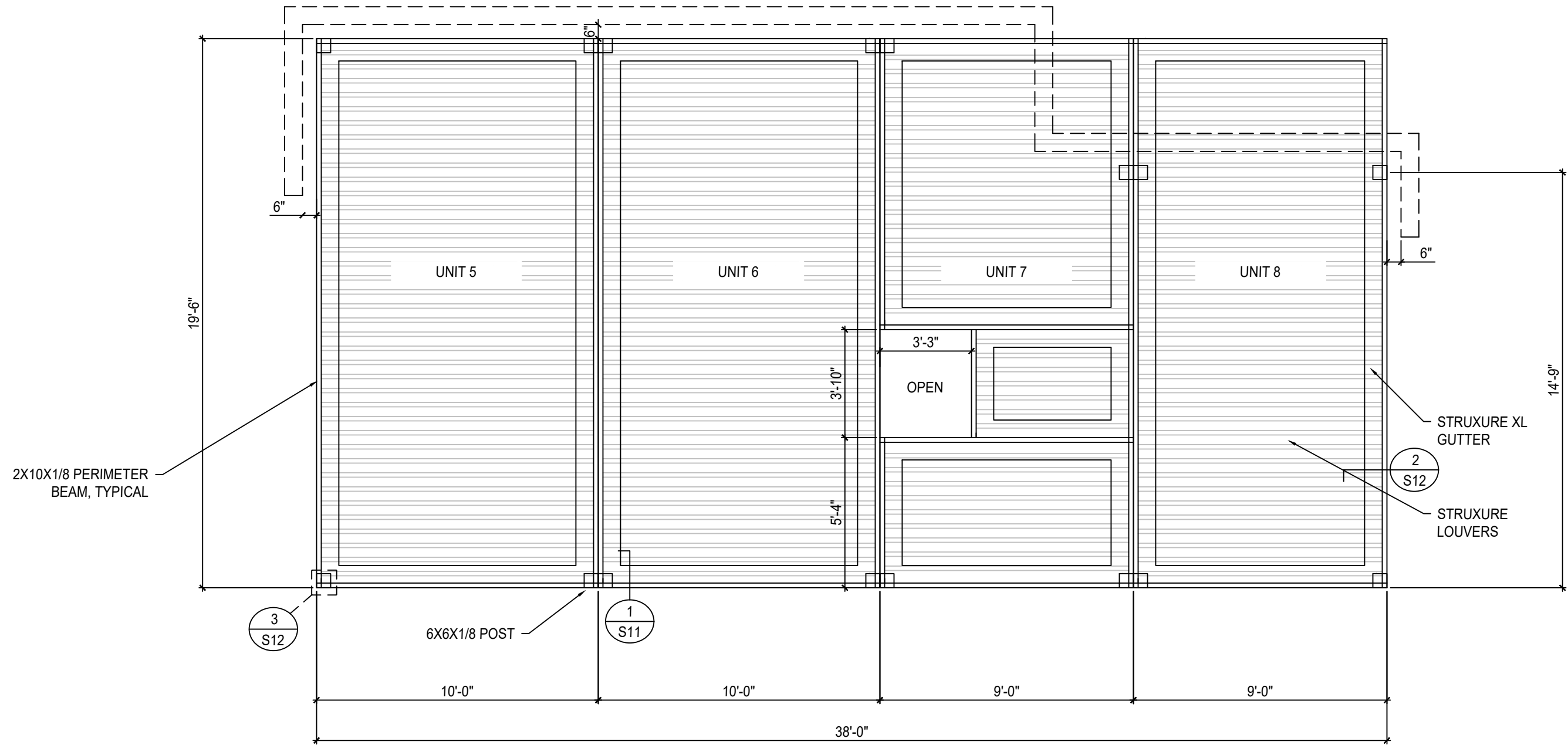
CONCRETE FASTENERS TO BE 416 STAINLESS STEEL TITANS AS MANUFACTURED BY SIMPSON STRONG TIES OR APPROVED EQUAL.

ALL TEK SELF DRILLING SCREWS ARE TO BE 410 STAINLESS STEEL #14 x 1-1/4", TYPICAL UNLESS OTHERWISE NOTED.

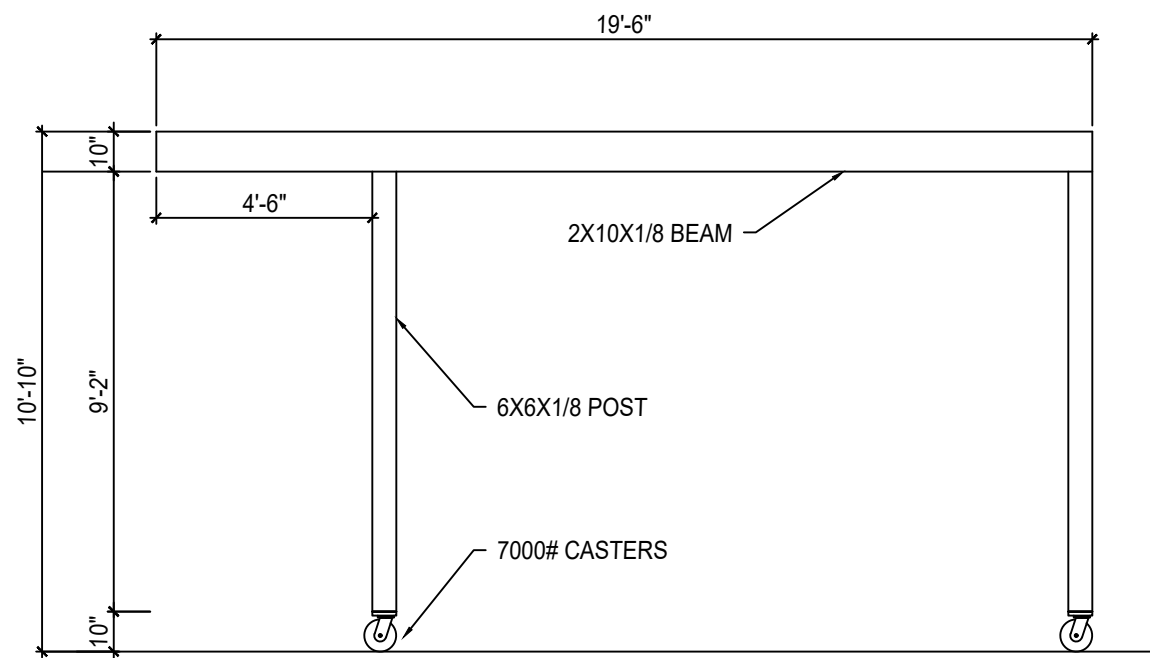
	April 16, 2020 Project # 20095 Drawn: JBG	1705 6th Street Sarasota, FL 34236 941-216-6101 Cert. of Auth. #33790	GULF COAST ENGINEERING & DESIGN	Cafe del Mar Modular Awning 101 S Fort Lauderdale Beach Blvd Fort Lauderdale, FL 33316	NOTES	S1 of 13
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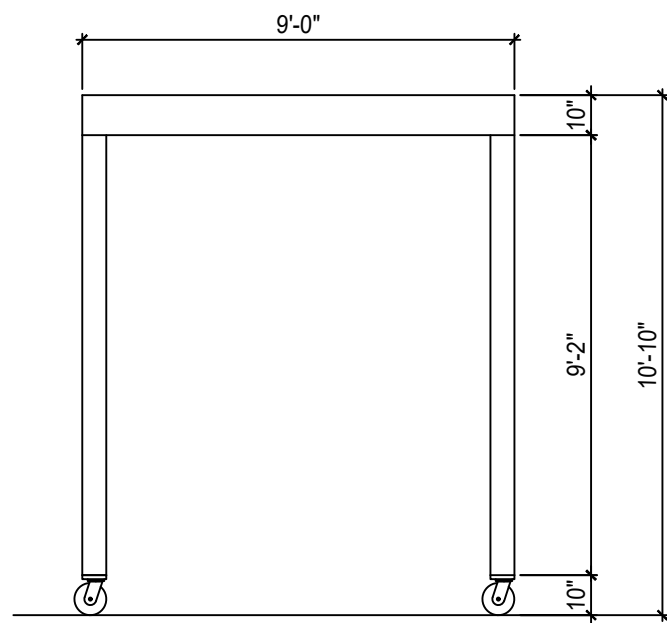
1 MODULAR UNITS 1-4
 S2 SCALE: 1/4" = 1'-0"



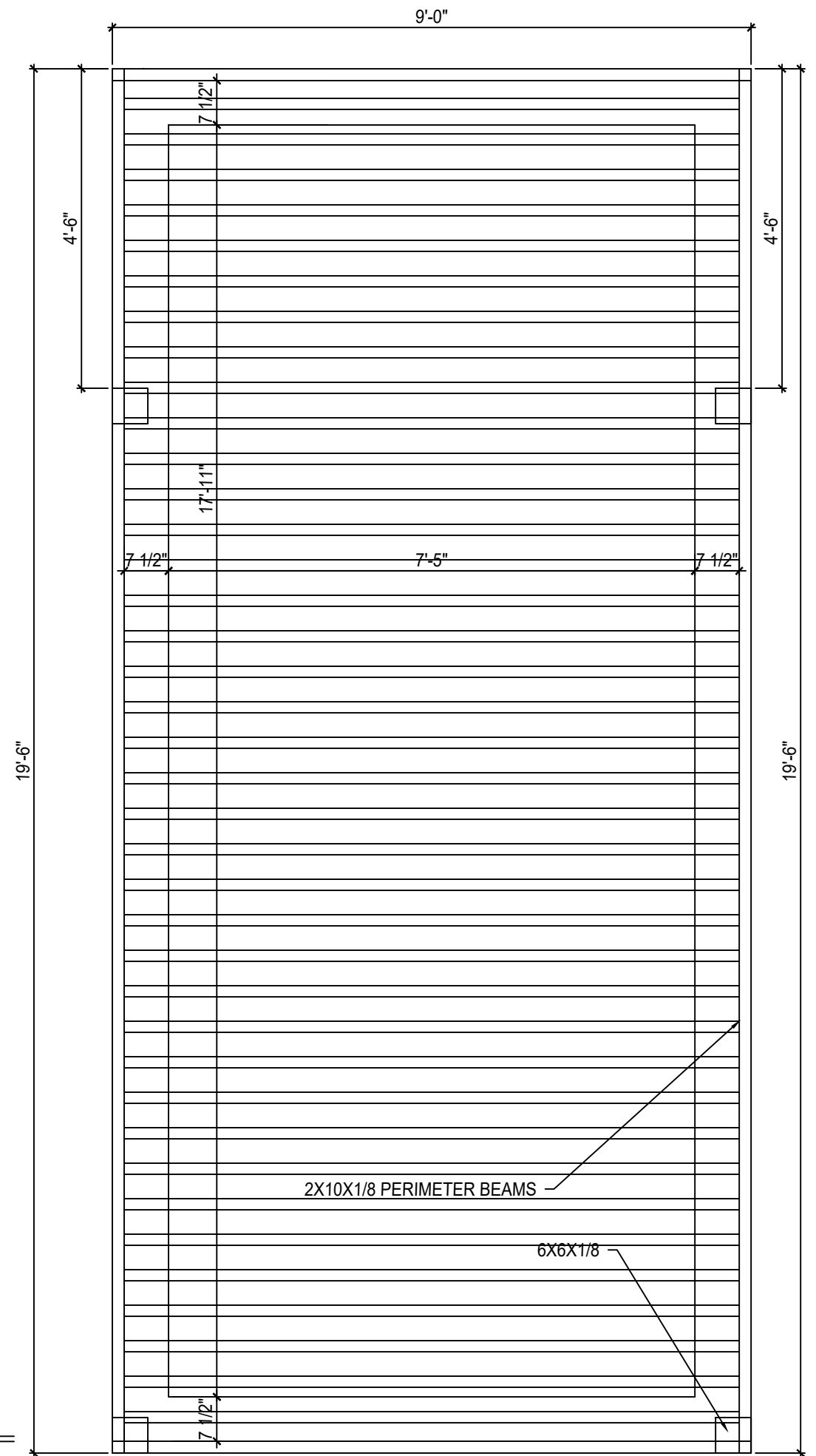
1 MODULAR UNITS 5-8
 S3 SCALE: 1/4" = 1'-0"

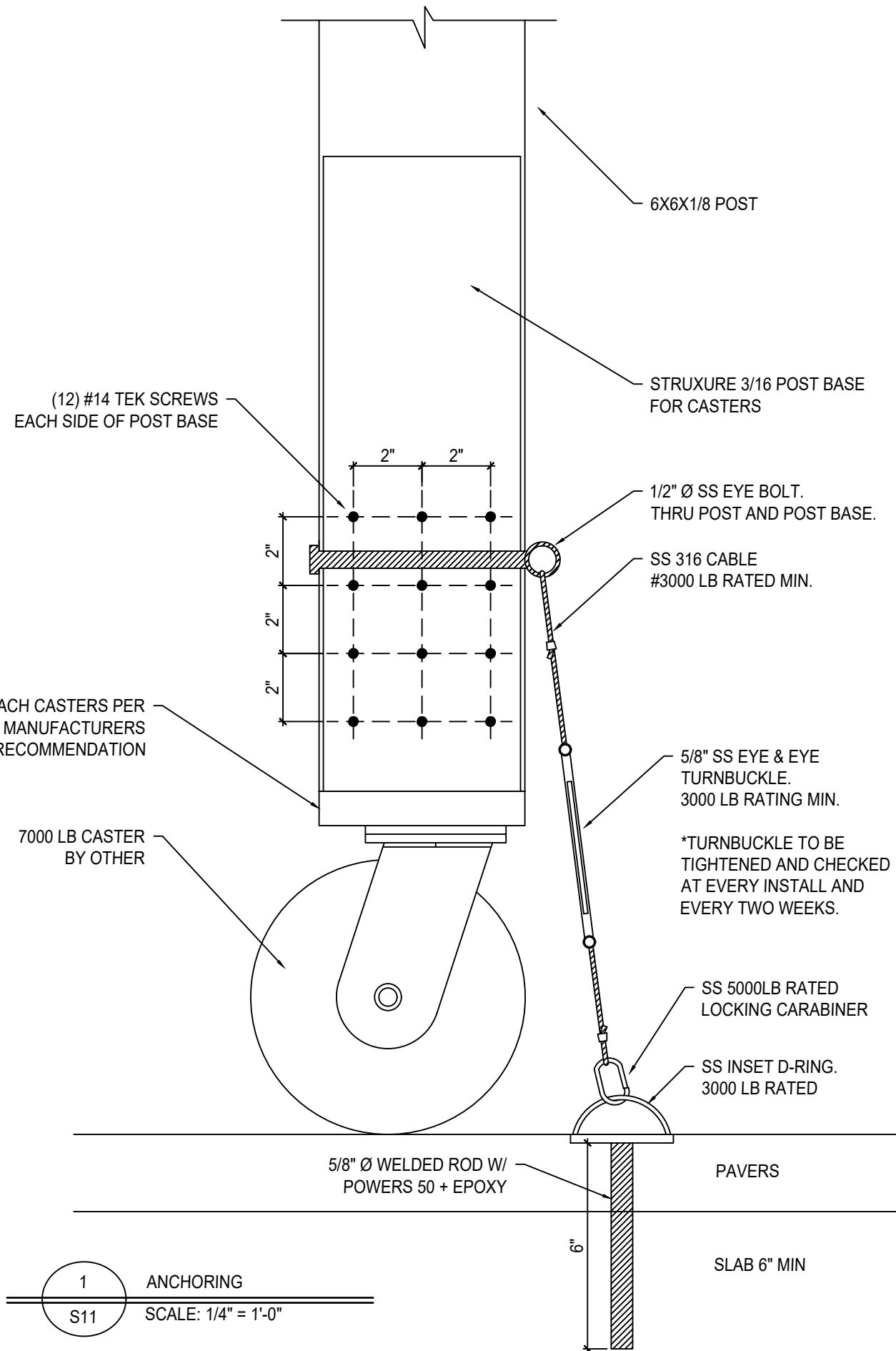


2 UNIT 8 - ELEVATIONS
S10 SCALE: 1/4" = 1'-0"



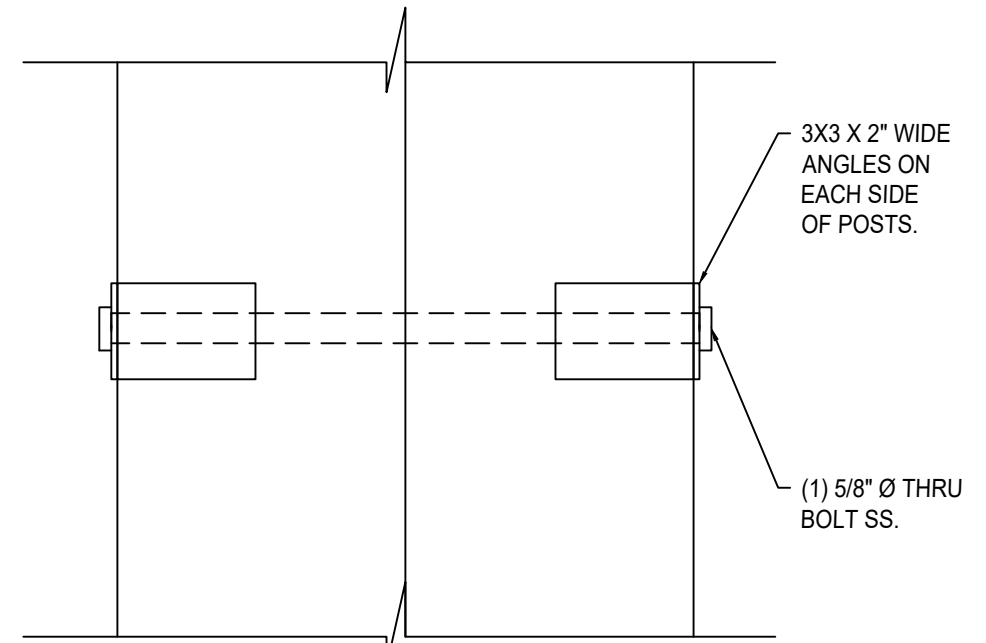
1 UNIT 8
S10 SCALE: 1/2" = 1'-0"





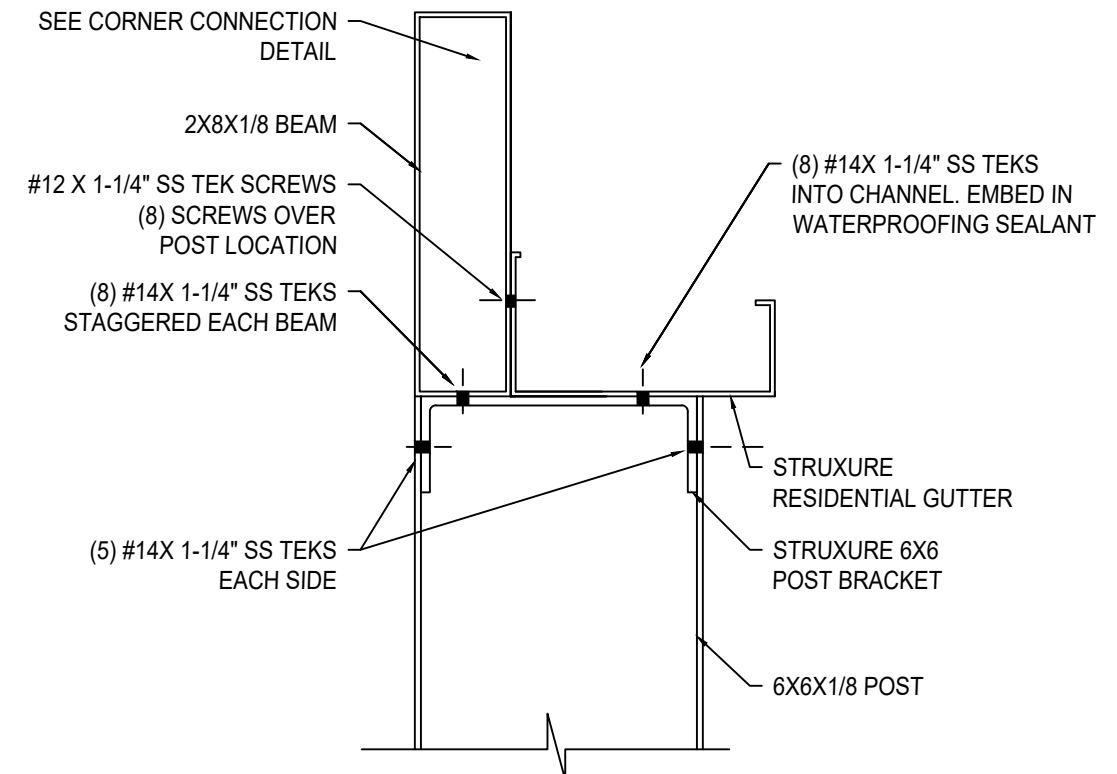
1 ANCHORING
S11 SCALE: 1/4" = 1'-0"

NOTE: SIMILAR ATTACHMENT TO BE USED AT CORNERS OF OPENINGS WHERE AWNING GOES AROUND TREES. ATTACH 2X10 BEAMS TOGETHER AS SHOWN BELOW.



THIS ATTACHMENT SYSTEM IS TO BE USED TOP AND BOTTOM OF ALL POSTS THAT BUTT UP TO ONE ANOTHER.

1 POST TO POST CONNECTION
S11 SCALE: 1/4" = 1'-0"



1 POST ATTACHMENT
S11 SCALE: 1/4" = 1'-0"

**LAS OLAS BEACH CLUB CONDOMINIUM
BOUNDARY SURVEY
FORT LAUDERDALE BEACH, FLORIDA**

DATE	DESCRIPTION

DATE: 08/23/16
SCALE: 1" = 30'-0"
DRAWN BY: DTR
CHECKED BY: CALSON
JOB NO.: S-101

Legend

- 1. SURVEY MARK
- 2. CONCRETE CURB
- 3. ASPHALT DRIVE
- 4. ASPHALT DRIVE
- 5. ASPHALT DRIVE
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- 7. ASPHALT DRIVE
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- 99. ASPHALT DRIVE
- 100. ASPHALT DRIVE



LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, LAUDER DEL MAR, according to the plat thereof, as recorded in Plat Book 7, Page 32, of the Broward County Records, Florida.

Lots 1, 2, 3, 4, 5, and 6, Block 4, LAS OLAS BY THE SEA, according to the plat thereof, as recorded in Plat Book 7, Page 16, of the Broward County Records, Florida.

Said lands, blocks, lots and things in the City of Fort Lauderdale, Broward County, Florida, and containing 0.1524 square feet or 2.1473 acres more or less.

CERTIFICATION:
I, DONALD T. RAUSCH, a duly Licensed Professional Engineer, do hereby certify that I am a duly Licensed Professional Engineer and to the best of my knowledge and belief the contents of this drawing are true and correct and that I am not providing any services or acting as a contractor or subcontractor in Florida in violation of the Florida Statutes, Chapter 480, Part I, F.S. 480.10.

DONALD T. RAUSCH
REG. SURVEYOR AND MAPPER NO. 8881 FOR THE FIRM.

SURVEY NOTES:

- 1) This survey reflects all easements and rights-of-way, or rights-of-way-of-record, which are shown on the plat and were not abstracted for other easements, road reservations or other purposes.
- 2) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Block 4 as North 89°57'45" East.
- 5) Block 4 as North 89°57'45" East.
- 6) This survey does not depict land ownership.

