



HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Certificate of Appropriateness Application | Rev. 3/19/2025

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The application form must be filled out accurately and completely. Print or type and answer all questions or indicate N/A if item does not apply. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>.

APPLICATION TYPES: Certificate of Appropriateness (COA) Applications are categorized by request and are indicated on the table below. Check the appropriate boxes for application request. Contact Urban Design and Planning staff at (954) 828-5026 if you are uncertain about the application type.

<input checked="" type="checkbox"/> MAJOR ALTERATIONS	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> RELOCATION
- Window/Door Replacement - Roof Replacement - New Addition - Exterior Alteration - Site Improvements	- New Residential or Commercial Building - New Accessory Structure - Reconstruction	- Demolition of Secondary Structure - Demolition of Primary Structure - Partial Demolition	- Relocation of Existing Building
Complete Sections A, B, C, D, E, F	Complete Sections A, B, C, D, E, F	Complete Sections A, B, C, D, E, F	Complete Sections A, B, C, D, E, F

Each application is subject to specific review and approval process requirements. See applicable specifications for submittal.

A APPLICANT / PROPERTY OWNER	
Name	Las Olas Oceanfront No1 LLC
Address	101 S Fort Lauderdale Beach Blvd #202
City, State, Zip	Fort Lauderdale, FL 33316
Phone	
Email	ia1871@gmail.com
Proof of Ownership	Warranty Deed
APPLICANT SIGNATURE:	

B AGENT (if agent will be representing owner)	
Name	Leone Padula
Address	101 S Fort Lauderdale Blvd #202
City, State, Zip	Fort Lauderdale, FL 33316
Phone	9545364711
Email	Cafedelmarfl@gmail.com
Agent Authorization Letter	Attach Consent Letter
AGENT SIGNATURE:	

C PARCEL INFORMATION	
Address	101 S FORT LAUDERDALE BEACH BLVD #202
Folio Number(s)	504212CM0020
Legal Description (brief)	LAS OLAS BEACH CLUB CONDO UNIT 202 AKA LUD PER CDO

D LAND USE INFORMATION	
Historic District/ Historic Landmark Name	
Zoning	
Existing Use of Parcel	
Commission District	
Civic Association	

F PROJECT INFORMATION	
Project Name	CAFE DEL MAR TURF
Project Description (Describe current request)	INSTALL TURF

G DIMENSIONAL REQUIREMENTS (New Construction and Additions Only)		
	Required Per ULDR	Proposed
Lot Size (square feet/ acres)		
Lot Density		
Lot Width		
Building Height (Feet/Levels)		
Structure Length		
Lot Coverage		
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR	Proposed
Front []		
Side []		
Corner/Side []		
Rear []		



I acknowledge that I have read and understand the applicable criteria for the project's application type as selected above and the location of the project:

- General Criteria (applicable for all applications) [ULDR Section 47-24.11.D.c.i](#)
- Major Alterations Criteria [ULDR Section 47-24.11.D.c.ii](#)
- New Construction Criteria [ULDR Section 47-24.11.D.c.iii](#)
- Relocation Criteria [ULDR Section 47-24.11.D.c.iv](#)
- Demolition Criteria [ULDR Section 47-24.11.D.4](#)
- For Properties in the Himmarshee Historic District [ULDR Section 47-16.5 \(H-1 Himmarshee Historic District\)](#)
- For Properties in the Sailboat Bend Historic District [ULDR Section 47-17.7.B \(Sailboat Bend Historic District Material and Design Guidelines\)](#) [Historic Preservation Design Guidelines](#)

Signature:

[Handwritten signature in a rectangular box]

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Development Application Form** completed with the applicable information including property owner signature and agent signature.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Project Narrative** project narrative and the applicable ULDR sections and criteria as described in the specifications outlined within the following pages for submittal by application type.
- Unified Land Development Regulations Acknowledgement** provide acknowledgement of the applicable ULDR sections as described in the specifications outlined within the following pages for submittal by application type.
- Color Photographs** of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Electronic Files and Documents** consistent with the applicable specifications as described on the following pages for submittal by application type; e.g. plan set, agent letter, etc. Note that plan set(s) and other large files must be merged or flattened to reduce file size and file names must follow the City's file naming convention to be accepted. The file naming convention is based on the information found in the Guidance Document.

INFORMATION: The intent of the checklists provided below are to provide guidance regarding the submittal of a Certificate of Appropriateness Application. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete. The Certificate of Appropriateness application and checklists are accompanied by the Guidance Document and the Fee Schedule.

NEW CONSTRUCTION:

- Sealed Property Survey**
- Project Narrative** provide a narrative describing the project.
- Plans** that include a minimum of a site plan, building elevations and floor plan. All drawings must be drawn to scale with dimensions and be signed and sealed.
- Landscape Plans** for any multi family or non-residential development.
- Product Approvals** or Manufacturers' Specifications, or brochures for all building features (i.e. windows, doors, roofs, fences, siding, garages, carports, etc.)
- Context Photos and/or Drawings** of buildings adjacent to the subject site.
- Public Sign Notice** New Construction applications are required to post public signs as outlined in ULDR Section 47-27. The City produces the sign and applicants are notified when sign is ready for posting. Applicants shall provide a signed and notarized [affidavit](#) stating compliance with sign posting requirements. An affidavit can be downloaded on the City's website. City planning staff will coordinate with applicants on applicability and timing of posting.
- Application Fee** required for commercial projects; no fee for residential new construction.

35,50.
35350-

WHEN RECORDED MAIL TO:

**Kelli J. Vos
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2200
Phoenix, AZ 85004
File No. Z0702814**

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

2380
Fidelity National Title
5690 W. Cypress Street, Suite A
Tampa, FL 33607



recovr

This instrument prepared by or under the supervision of:

(Space Reserved for Clerk of Court)

Name: Kimberly LeCompte, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

Parcel I.D. No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 14th day of June, 2007 between TRG&S Las Olas Beach Club, Ltd., a Florida limited partnership ("**Grantor**"), whose mailing address is 315 S. Biscayne Blvd, Third Floor, Miami, Florida 33131 and Las Olas Oceanfront No. 1 LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 2401 NE 26th Avenue, Fort Lauderdale, Florida 33305. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Broward County, Florida (the "**Property**"), to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to (the "Permitted Exceptions"): (a) taxes and assessments for the year 2007 and subsequent years which are not yet due and payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby warrants the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

MIA 179575175v1 3/27/2007

EXHIBIT "A"
LEGAL DESCRIPTION

Condominium Parcel No. **CU2, CU3, CU4 and CU5** in **LAS OLAS BEACH CLUB, A CONDOMINIUM**, according to the Declaration thereof, recorded February 1, 2007, under Instrument Number 106799142, in Official Records Book 43534, Page 1703, of the Public Records of Broward County, Florida, as amended and/or supplemented from time to time.

AGENT AUTHORIZATION LETTER

Owner Consent to Represent

Date: December 1, 2025

I, Yizhak Asulin, as authorized representative of Las Olas Oceanfront No 1 LLC, the lawful owner of the property located at:

101 S Fort Lauderdale Beach Boulevard, Unit #202
Fort Lauderdale, FL 33316

hereby authorize:

Authorized Agent: Leone Padula
Email: cafedelmarfl@gmail.com
Phone: 954-536-4711

This authorization grants full authority to represent Las Olas Oceanfront No 1 LLC in all property-related matters, including but not limited to permit handling, documentation, communications with departments/agencies, approvals, inspections, and administrative actions.

Authorization valid beginning December 1, 2025 until revoked in writing.

OWNER / LANDLORD INFORMATION

Entity: Las Olas Oceanfront No 1 LLC
Authorized Signer: Yizhak Asulin
Address: 2875 NE 191st Street, Suite 601, Aventura, FL 33180
Email: ia1871@gmail.com

Owner Signature:  Date: 12/5/2025

AUTHORIZED AGENT ACCEPTANCE

Name: Leone Padula
Email: cafedelmarfl@gmail.com
Phone: 954-536-4711

Agent Signature:  Date: 12-5-2025

PROJECT NARRATIVE

Certificate of Appropriateness – After-the-Fact
Artificial Turf Installation (Patio Area)

Property Address: 101 S Fort Lauderdale Beach Blvd

Owner: Las Olas Oceanfront No. 1 LLC

Case No.: UDP-HP25021

Project Description

This application requests after-the-fact approval for the installation of artificial turf installed over existing pavers within an existing private patio area. The installation is non-structural and did not involve any alteration to historic structures, foundations, grading, or architectural features.

Purpose

The turf was installed to address site-specific coastal conditions in a high-use patio area. Due to salt exposure, wind, and frequent use, traditional planted materials were not viable in this location.

Installation Characteristics

The turf is installed directly over existing pavers with no soil disturbance, no permanent attachment, and no modification to the underlying hardscape. The installation is temporary and fully reversible.

Visual Compatibility

The turf is a subdued, natural green tone and is visually subordinate to the surrounding pavers and historic structure. The installation does not introduce new design elements or alter the historic character of the property.

Preservation Considerations

No historic materials were removed or altered. The installation is consistent with preservation best practices and the Secretary of the Interior's Standards for Rehabilitation.

Conclusion

The applicant respectfully requests after-the-fact approval of the artificial turf installation, as it is a reversible, non-invasive surface treatment that does not adversely affect the historic integrity of the property.





