



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0119

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: February 3, 2026

TITLE: Motion for Discussion – Appeal – After the Fact Certificate of
Appropriateness for Major Alterations for the Installation of Artificial Turf
within the Front Outdoor Seating Area of a Designated Historic Landmark
Located at 101 S Fort Lauderdale Beach Boulevard – Case No. UDP-
HP25021 – (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider a motion to set a hearing to review the after the fact Certificate of Appropriateness (COA) for Major Alterations for the installation of artificial turf in the front outdoor seating area of the Lauderdale Beach Hotel, Case No. UDP-HP25021, located at 101 S Fort Lauderdale Beach Boulevard and determine whether to set a de-novo hearing to review the application.

Background

The City Clerk received a request for appeal from the applicant of Case No. UDP-HP25021, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-26B, Appeals to review the COA. The appeal request is attached as Exhibit 1. The case was presented to the Historic Preservation Board (HPB) on January 5, 2026, and the HPB denied the request to grant the COA being requested.

The Lauderdale Beach Hotel, located at 101 S Fort Lauderdale Beach Boulevard, is a designated Historic Landmark. Any alterations, new construction, or demolition at the site are subject to ULDR Section 47-24.11. - Historic designation of landmarks, landmark site or buildings and Certificate of Appropriateness. A location map is provided as Exhibit 2.

The Lauderdale Beach Hotel was constructed in 1936 and was the first large resort hotel built on Fort Lauderdale Beach. The hotel was designed by architect Roy M. France and built by James and Charles Knight. The United States Navy Radar and Range Finder School operated at the hotel and the neighboring Trade Winds Hotel from June 1943 to January 1946. A portion of the original hotel structure and the site was designated as a local Historic Landmark on April 23, 2002. Following the hotel's historic designation, a preservation easement was granted to the Broward Trust for Historic Preservation by the

Las Olas Beach Club on June 24, 2004. The purpose of the preservation easement is to assist in preserving and maintaining the façade structure.

On July 21, 2025, the tenant, Café Del Mar, which operates a restaurant along the east façade of the building that fronts Fort Lauderdale Beach Boulevard, received an inspection report from the City of Fort Lauderdale's Community Enhancement and Compliance Division with notice of violation of ULDR Section 47-24.11, since a COA was not obtained prior to the installation of artificial turf.

On December 5, 2025, the subject application, Case No. UDP-HP25021, was submitted, as an After-the-Fact COA to seek HPB approval for the installation of the artificial turf. Staff analyzed the request and found that the application did not meet the criteria as outlined in ULDR Section 47-24.11.D.3.c.i. and partially meets the criteria as outlined in ULDR Section 47-24.11.D.3.c.ii. Per the City's Historic Preservation Design Guidelines, landscape elements should complement a building's architectural style and should maintain traditional and simple arrangements. Placement of artificial turf in front of a historic property is considered an alteration that is not in keeping with the historic nature of the building. The HPB Staff Report is provided as Exhibit 3.

The application was presented to the HPB on Monday, January 5, 2026. The HPB voted unanimously (7-0) to deny the request. The draft HPB meeting minutes are provided as Exhibit 4. The application and supporting documents are provided as Exhibit 5.

Appeal Process

Pursuant to ULDR Section 47-26B, if an application for a development permit is denied or is approved with conditions unacceptable to the applicant by the Historic Preservation Board (HPB) the applicant may, within thirty (30) days of the decision, appeal to the City Commission. The appeal shall be made by letter (via email) to the City Clerk and a copy filed with the department.

The City Commission must conduct a public meeting to determine if there was a departure from the essential requirements of law in the proceedings appealed or competent substantial evidence does not exist to support the decision. If the City Commission determines that neither of these conditions has been met, then a resolution upholding the decision of the HPB should be approved.

Should the City Commission wish to proceed with the appeal request, a hearing must be set within the required sixty (60)-day period to consider the application. Notice of the hearing shall be provided by posting a sign at least ten (10) days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures. Review by the City Commission shall be by de-novo hearing supplemented by the record and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the City Commission shall take action approving, approving with conditions, or denying the application.

Pursuant to State Statute 166.033(1), this application is subject to an 180-day timeframe

for approval or denial of the certificate of appropriateness, which is June 16, 2026, thereby providing sufficient time to conduct a de novo hearing if decided by the City Commission. The hearing could be held at the regularly scheduled City Commission meeting on February 17, 2026.

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

This item supports a FY2026 Priority to Bolster Thriving Communities to preserve the historic areas of the City considering financial incentives and appropriate policy exemptions.

This item supports the Press Play Fort Lauderdale 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- Neighborhood Enhancement Focus Area
- Historic Preservation Element
- Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

Attachments

Exhibit 1 – Appeal Request

Exhibit 2 – Location Map

Exhibit 3 – HPB Staff Report – January 5, 2026

Exhibit 4 – Draft HPB Minutes – January 5, 2026

Exhibit 5 – Application and Supporting Documents

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