CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, January 5, 2026 – 5:00 P.M.

Board Members	Attendance	Cumulative Attendance 6/2025 through 6/2026 Present	Absent
Arthur Marcus, Chair	P	7	0
Shane Taylor, Vice Chair	P	6	1
Robert Golden	P	6	1
Allen Jones	P	7	0
Jonathan Keith [arrived 5:13]	P	5	2
Kim Roberts	P	4	0
Tim Schiavone	P	7	0

City Staff
Shaun Amarnani, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Lina Allakhverdieva, Urban Planner II
Jonathan D'Angelo, Urban Planner I
J. Opperlee, Recording Secretary, Prototype Inc.

Others
Michaela Conca, President. Broward Trust for Historic Preservation
Vincenzo Padula
Pete Ebersole
Tracy Powell
Jennifer Belt, Director, Stranahan House
Alec Bogdanoff
Joe Botazzi
Doug Smith

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:00 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: December 1, 2025

Motion made by Mr. Jones, seconded by Ms. Roberts to approve the minutes of the December 1, 2025, meeting as presented. In a voice vote, the motion **passed 6-0**.

III. Public Sign-in/Swearing-In

~~thought she would have the report by the February meeting. Ms. Conca said they had experienced legal and bureaucratic issues.~~

~~Mr. Jones pointed out that if this had been noticed as a deferral request, they should not hear from witnesses. Ms. Logan confirmed the agenda indicated this was a deferral request. Mr. Jones noted the Board often granted deferrals.~~

~~Mr. Keith arrived at 5:13.~~

~~Mr. Schiavone said if this City-owned land were designated, the designation may create more bureaucratic hoops to jump through when the City wanted to do something in the area. He reiterated his desire to vote on the application today.~~

~~Mr. Taylor said it may have been more appropriate to put in the application when it was ready and Mr. Golden thought the applicant should have asked for more time to begin with.~~

~~**Motion** made by Mr. Jones, seconded by Ms. Roberts to defer case UDP-HPD25002 to the February 2, 2026, Historic Preservation Board (HPB) meeting.~~

~~Mr. Keith first voted no and Chair Marcus reminded him that he had come into the meeting late in the presentation and perhaps he should abstain and Mr. Keith agreed. Mr. Golden wished to abstain because he did not feel comfortable postponing the case "month to month to month." Chair Marcus thought the Board should have realized the initial deferral would not be sufficient time. Mr. Amarnani explained that Mr. Golden's concern was not sufficient reason to abstain.~~

~~In a voice vote, the motion **passed 5-1** with Mr. Schiavone opposed and Mr. Keith abstaining.~~

2.
REQUEST: **After-the-Fact Certificate of Appropriateness for Major Alterations**
- After-the-Fact Installation of Artificial Turf in Front Outdoor Seating Area

Case Number	UDP-HP25021	**FMSF#**	BD01724
Owner	Las Olas Oceanfront No. 1 LLC		
Applicant	Leone Padula - Café Del Mar		
Property 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 CONDO COMMERCIAL UNIT 202 AKA CU2 PER CDO BK/PG: 43534/1703		
Existing Use	Residential – Condominium/Retail/Restaurant		
Proposed Use	Residential – Condominium/Retail/Restaurant		
Zoning	Planned Resort Development (PRD) District		
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.ii*		
Landmark/Historic District	Lauderdale Beach Hotel		
Section 166.033, Florida Statutes	**180-day Expiration Date**	**Extension Date(s)**	
	June 16, 2026		

Authored By	Jonathan D'Angelo, Urban Planner I

Mr. D'Angelo reviewed the staff report and concluded with:

Summary Conclusion:

Staff finds that the application for an After-the-Fact Certificate of Appropriateness (COA) for Major Alterations under case number UDP-HP25021 located at 101 S Fort Lauderdale Beach Boulevard #202 does not meet the criteria as outlined in **Section 47-24.11.D.3.c.i.** of the ULDR and partially meets the criteria as outlined in **Sections 47-24.11.D.3.c.ii.** of the ULDR.

The Board must make a Motion for Approval, a Motion for Approval with Conditions, or a Motion for Denial.

If, however, the HPB adopts a motion for approval with conditions, the following conditions for the **COA for Major Alterations** are provided for consideration by the HPB:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Mr. Golden disclosed that he knew the presenter and had previously resided in this building and was still a customer at the cafe. Mr. Amarnani confirmed this did not present a conflict.

Vincenzo Padula, son of the applicant, reported he had installed the artificial turf, and said it was four feet from the historic part of the building, there were drain tiles, and the turf was removable.

Chair Marcus opened the public hearing.

Michaela Conca reminded the Board that the Broward Trust for Historic Preservation (BTHP) owned the façade easement of this building. This was the only iconic, historically designated building left on the beach and they had a responsibility to maintain its architectural integrity. She said no historic photos indicated there had been grass in front of the property. Ms. Conca noted the property manager had not done due diligence for the project and had proceeded without approvals from the Homeowners Association (HOA), BTHP, or the HPB. She stated several homeowners who lived in the building had complained.

Mr. Padula acknowledged that he had not spoken with Ms. Logan until after the work was done. Mr. Golden said he knew the history of this building very well and had created a photo gallery of it after two years of research. He felt the artificial turf improved the appearance and it was not affecting the building or infringing on the historic aspect of the building itself.

Chair Marcus stated this was one of the most historic buildings that did not get any notice in the City. Roy France, a major Arte Moderne architect, had designed countless towers in Miami Beach and had also designed this building. The building was designed to emulate a South Beach hotel. He reminded Board members that as the HPB, they must go by City code and design guidelines. He agreed that the artificial turf improved the look of the space, but it did not mimic any historic material and changed the look of the front of the hotel.

Ms. Roberts agreed the Board must consider the guidelines and even though the turf improved the look of the cafe, she opposed it. Mr. Keith understood Mr. Padulas's goal to make the area more inviting but agreed the Board must maintain the requirements.

Ms. Conca confirmed that the BTHP had approved the City installing the pavers. Mr. Schiavone said if the applicant had gone through the proper channels and received the required permissions

he would not have objected.

Motion made by Mr. Jones, seconded by Ms. Roberts, to deny the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP25021 located at 101 S Fort Lauderdale Beach Boulevard #202 based on the findings of fact as outlined in the staff report. In a voice vote, motion passed 7-0.

3.

REQUEST: **Certificate of Appropriateness for Major Alterations and New Construction**

- Exterior Modifications to the Welcome Center, Event Pavilion, and Existing Administration Building, and Changes to the Site Plan for a Previously Approved Certificate of Appropriateness for Major Alterations and New Construction, and Construction of a New Two-Story Administration Building at the Stranahan House Historic Landmark Site.

Case Number	UDP-HP25022	**FMSF#**	BD00064
Applicant/Owner	The Stranahan House, Inc		
Agent	Jennifer Belt, Director		
Address	335 SE 6 Avenue		
General Location	Approximately 150 feet south of the intersection of East Las Olas Boulevard and South Federal Highway/SE 6 Avenue		
Legal Description	BURNHAMS SUB 15-29 B TR 1 LESS N 47.5 & LESS RD R/W		
Existing Use	House Museum		
Proposed Use	House Museum		
Zoning	H-1 Historic Preservation Districts		
Applicable ULDR Sections	*47-16.5; 47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-24.11.D.3.c.iii*		
Landmark/Historic District	Stranahan House		
Section 166.033, Florida Statutes	**180-day Expiration Date**	**Extension Date (s)**	
	June 8, 2026		
Authored By	Lina Allakhverdieva, Urban Planner II Trisha Logan, Principal Urban Planner, Historic Preservation Liaison		

Ms. Allakhverdieva reviewed the staff memo and concluded with:

Summary Conclusion:

Staff finds that the application for a COA for Major Alterations under case number UDP-HP25022 located at 335 NE 6 Avenue meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR; meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR; meets the criteria as outlined in Sections 47-24.11.D.3.c.iii. of the ULDR; and meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR.

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

1. All glass shall be clear with an option of a low-e coating.
2. All muntins shall have a raised profile.
3. Mural/Art installations on the west elevation of the education center expansion and the south elevation of the Welcome Center and Gift Shop are not included in this approval and must be reviewed in a separate Certificate of Appropriateness application.
4. Window placement on the south and north elevations of Building 2 should be placed closer to the center to achieve a more balanced and symmetrical appearance.

~~outlined in the staff memorandum and testimony heard today and subject to the following conditions in the staff report:~~
~~1. All glass shall be clear with an option of a low-e coating.~~
~~2. All muntins shall have a raised profile.~~
~~3. Mural/Art installations on the west elevation of the education center expansion and the south elevation of the Welcome Center and Gift Shop are not included in this approval and must be reviewed in a separate Certificate of Appropriateness application.~~
~~4. All conditions of the previously approved Certificates of Appropriateness (UDP-HP25018, UDP-HP24002 and UDP-HP21005) remain in effect.~~
~~In a voice vote, motion passed unanimously.~~

~~V.~~ ~~Communication to the City Commission~~

~~None~~

~~VI.~~ ~~For the Good of the City of Fort Lauderdale~~

~~Mr. Amarnani clarified abstentions and conflicts and agreed to send Board members a copy of the applicable code. He also explained to Mr. Schiavone that if the Board had denied the first request for the historic designation application from the applicant for a deferral and then voted to deny the request, the applicant would have to wait 12 months to bring the historic designation application back unless it was a different historic designation application or new evidence was presented.~~

~~Separately, Mr. Schiavone thought applicants should be required to prove they had approvals from other entities such as HOAs prior to submitting an application to the Board. Mr. Amarnani explained that after the fact applications often had separate issues, such as construction and code.~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:37 p.m.

Attest:

Prototype Inc., Recording Secretary

Chairman:

Arthur Marcus, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.