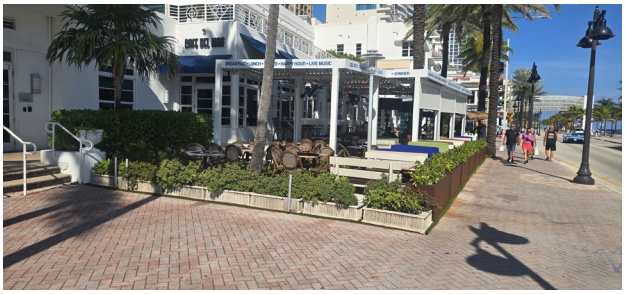
REQUEST: **After-the-Fact Certificate of Appropriateness for Major Alterations**
- After-the-Fact Installation of Artificial Turf in Front Outdoor Seating Area

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		

Property Background

The Lauderdale Beach Hotel was constructed in 1936 and was the first large resort hotel built on Fort Lauderdale beach. It 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 structure was designated as a Historic Landmark on April 23, 2002.

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 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..."


Photograph of the outdoor seating area facing North

Photograph of front entrance facing West

Installation of Turf in Front Outdoor Seating Area

Landscape elements should complement a building's architectural style and should maintain traditional and simple arrangements. The applicant has updated the front outdoor seating area with new artificial turf. Placement of artificial turf in the front of a Historic property is considered an alteration that is not in keeping with the Historic nature of the building. Artificial turf material should be fully removed.

Photograph of front outdoor seating area including artificial turf.

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
a) The effect of the proposed work on the landmark or the property upon which such work is to be done;	The applicant has updated the front outdoor seating area with artificial turf. Within the City's Historic Preservation Design Guidelines, it states, "Landscape elements should complement a building's architectural style." Within yards that are visible from the right-of-way, a traditional and simple arrangement should be maintained. Placement of artificial turf in the front of a Historic property is considered an alteration that is not in keeping with the Historic nature of the building. Artificial turf material should be fully removed. **Request does not meet criterion.**
b) The relationship between such work and other structures on the landmark site or other property in the Historic District; and	The proposed artificial turf does not maintain visual consistency with the other storefront bays within the historic building. As only one of several businesses on the site, this alteration introduces a material and appearance that is not cohesive with the established architectural character of the property. The inconsistency disrupts the unified design of the building and detracts from the overall appearance. **Request does not meet criterion.**

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	This request does not have a historic basis and is not stylistically appropriate. **Request does not meet criterion.**
d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.	A denial of this request outlined in the staff report would not deprive the owner of all reasonable beneficial use of this property.

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**
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	While the use is compatible, the applicant has updated the front outdoor seating area with artificial turf. Within the City's Historic Preservation Design Guidelines, it states, "Landscape elements should complement a building's architectural style." Within yards that are visible from the right-of-way, a traditional and simple arrangement should be maintained. Placement of artificial turf in the front of a Historic property is considered an alteration that is not in keeping with the Historic nature of the building. Artificial turf material should be fully removed. **Request does not meet criterion.**
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	While the installation of the artificial turf does not remove any original historic material or distinctive architectural features, placement of artificial turf alters the appearance of original character of the building and environment. **Request partially meets criterion.**
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	The request included in this application does not have a historic basis; however, the impact does not suggest an earlier appearance. **Request partially meets criterion.**
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.	This property is within an Archaeologically Significant Zone. The proposed work does not involve any digging, groundwork or excavation and therefore will not adversely impact archaeological resources. **Request meets criterion.**

Other criteria listed within this ULDR section that are not listed here are not applicable.

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.

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 ***UDP-HP25021*** located at 101 S Fort Lauderdale Beach Boulevard #202 based on findings of fact *(i.e. as outlined in the staff report)* ***and*** is subject to the following conditions (state applicable conditions on the record).