



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#26-0220**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** March 3, 2026

**TITLE:** Public Hearing – Quasi Judicial Resolution – 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**)

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**Recommendation**

Staff recommends the City Commission consider an appeal of 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.

**Background**

The applicant, Leone Padula - Café Del Mar, is requesting approval of an After-the-Fact COA for the installation of artificial turf in the front outdoor seating area of the Lauderdale Beach Hotel. 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 the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.11. - Historic designation of landmarks, landmark site or buildings and Certificate of Appropriateness. A location map is provided as Exhibit 1.

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 facing Fort Lauderdale Beach Boulevard.

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 on July 21, 2025, 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.

The applicant submitted the subject application for the installation of the artificial turf on December 5, 2025, Case number UDP-HP25021. The application was presented to the Historic Preservation Board (HPB) on Monday, January 5, 2026. The HPB voted unanimously (7-0) to deny the request. The HPB minutes – January 5, 2026, are provided as Exhibit 2. The application and supporting documents are provided as Exhibit 3.

The City Clerk received a request for appeal from the applicant pursuant to ULDR, Section 47-26B, Appeals to review the COA on January 21, 2026. The appeal request was heard by the City Commission as a motion for discussion on February 3, 2026. The motion was adopted unanimously (5-0), setting a De Novo Hearing for the regularly scheduled City Commission meeting on Tuesday, March 3, 2026.

### **Staff Analysis**

Staff analyzed the request using the general review criteria for COAs as outlined in ULDR Section 47-24.11.D.3.c.i. which includes the following:

- a) *The effect of the proposed work on the landmark or the property upon which such work is to be done; and*
- b) *The relationship between such work and other structures on the landmark site or other property in the historic district; and*
- 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*
- d) *Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.*

Staff determined that it does not meet the above criteria based on the proposed work's adverse impact on the landmark site, its relationship to surrounding historic structures, its effect on the property's historic and architectural significance, and the fact that denial would not deprive the owner of reasonable beneficial use of the property.

Staff also analyzed the request using additional review criteria for COAs requesting major alterations as outlined in ULDR Section 47-24.11.D.3.c.ii. which includes the following:

- 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*
- 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*

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

Other criteria not listed above but included in ULDR Section 47-24.11.D.3.c.ii. is not applicable to this request. The application partially complies with the criteria outlined above by supporting compatible use and preserving original historic materials and features of the structure, but does not comply with the criterion that requires minimal alteration of the building, structure, or site and its environment.

For criteria where it was found that the application does not meet the criteria of the ULDR, the turf installation is not compatible with the historic landmark site. This is further expanded on in the City's Historic Preservation Design Guidelines which states that landscape elements should complement a building's architectural style and should maintain traditional and simple arrangements which includes providing paved access at points of entry. 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 artificial turf also 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. The HPB Staff Report - January 5, 2026, is provided as Exhibit 4.

### **Appeal Process**

Pursuant to ULDR Section 47-26B, the City Commission shall hold a de novo hearing which may be immediately held or shall be set by resolution no later than sixty (60) days from the date of adoption of the resolution. The City Clerk received a request for appeal from the applicant pursuant to ULDR, Section 47-26B, Appeals to review the COA on January 21, 2026. The appeal request was heard by the City Commission as a motion for discussion on February 3, 2026. The motion was adopted unanimously (5-0), setting a De Novo Hearing for the regularly scheduled City Commission meeting on Tuesday, March 3, 2026.

The City Commission shall determine if the after-the-fact installation of artificial turf in the front outdoor seating area of the Lauderdale Beach Hotel meets the standards and criteria applicable for a Certificate of Appropriateness based upon the De Novo Hearing and supplemented by the record of the HPB. At the conclusion of the hearing the City Commission shall take action approving, approving with conditions, or denying the application. Notice of the hearing was provided by posting a sign at least ten (10) days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures.

Pursuant to State Statute 166.033(1), this application is subject to a 180-day timeframe (through June 16, 2026) for approval or denial of the certificate of appropriateness.

### **Resource Impact**

There is no fiscal impact associated with this section.

### **Strategic Connections**

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

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

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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 – Location Map

Exhibit 2 – HPB Minutes – January 5, 2026

Exhibit 3 – Application and Supporting Documents

Exhibit 4 – HPB Staff Report – January 5, 2026

Exhibit 5 – Resolution – Approving

Exhibit 6 – Resolution – Denying

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