

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN AMENDMENT TO A SITE PLAN LEVEL II DEVELOPMENT PERMIT AND AN ALTERNATIVE DESIGN THAT MEETS THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE PROJECT KNOWN AS “OMBELLE” LOCATED AT 300 NORTHEAST 3RD AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) ZONING DISTRICT.

WHEREAS, on January 28, 2023, the City’s Development Review Committee (“DRC”) approved a Site Plan Level II development permit for Applicant, Dependable Equities, LLC, for the mixed-use project known as “Ombelle” located at 300 Northeast 3rd Avenue, Fort Lauderdale, Florida, for a proposed 43-story project (Case No. UDP-S22016) in the Downtown Regional Activity Center – City Center (RAC-CC) zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation; and

WHEREAS, Section 47-24.2.A.5.a of the ULDR provides that “[i]f the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.”; and

WHEREAS, the Applicant has submitted an application for an amendment to a Site Plan Level II development permit (Case No. UDP-A25038) seeking a deviation request to increase the building streetwall length along Northeast 3rd Street from the maximum permitted 300 feet to the proposed 335 feet. The applicant also seeks to increase the building tower floorplate size from 12,500 to 12,893 square feet on floors 11 through 32. Lastly, the applicant is requesting to add one additional floor to the proposed parking podium, increasing the height of the project from 43 floors to 44 floors; and

WHEREAS, Section 47-13.20.J.3 of the ULDR provides that in the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan; and

WHEREAS, Section 47-24.2.A.8 of the ULDR provides that if a development requires more than one (1) site plan level review, or a site plan level review and a conditional use review, the applications shall be combined and reviewed in accordance with the procedures for the higher level of required review; and

WHEREAS, the Administrative Review Committee (Case No. UDP-A25038) approved the Site Plan Level II development permit on July 23, 2025, subject to conditions; and

WHEREAS, the City Commission has reviewed the application for an amendment to the approved site plan and the alternative design submitted by the applicant, as required by the ULDR, and finds that such application fails to conform with the provisions of the ULDR as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission finds the application for an alternative design deviation submitted in accordance with ULDR Section 47-13.20 fails to meet the overall intent of the Downtown Master Plan.

SECTION 2. That the application for an amendment to a Site Plan Level II development permit, including a request for an alternative design, to construct a mixed-use project known as "Ombelle" located at 300 Northeast 3rd Avenue, Fort Lauderdale, Florida, proposing the maximum streetwall length of 335 feet along Northeast 3rd Street, increasing the building tower floorplate size to 12,893 square feet on floors 11 through 32, and adding one additional floor to the parking podium increasing the project to 44 floors, in the Downtown RAC-CC zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation is hereby denied.

ADOPTED this _____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

| | |
|------------------------|-------|
| Dean J. Trantalis | _____ |
| John C. Herbst | _____ |
| Steven Glassman | _____ |
| Pamela Beasley-Pittman | _____ |
| Ben Sorensen | _____ |