



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

#25-1120

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

FROM: Rickelle Williams, City Manager

DATE: December 16, 2025

TITLE: Quasi-Judicial Resolution – Amendment to a Site Plan Level II Development and an Alternative Design Approval Request – Dependable Equities, LLC – Ombelle – 300 NE 3 Avenue – Case No. UDP-A25038 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution approving an amendment to a Site Plan Level II development permit and an alternative design for design deviations to exceed the maximum building streetwall length, maximum tower floorplate size, and maximum building podium height for Ombelle, a forty-four (44)-story mixed-use development located at 300 NE 3 Avenue. The project includes 959 residential units, a 34,448 square-foot health and fitness center, 7,000 square feet of restaurant use with 3,000 square feet of outdoor dining space.

Background

The development site is zoned Regional Activity Center – City Center District, with an underlying future land use designation of Downtown Regional Activity Center (DRAC). Per the City's Unified Land Development Regulations (ULDR) Section 47-13.20.J.3, if an applicant seeks to deviate from the minimum standards of the character area as required by the Downtown Master Plan (DMP), they may submit an alternative design of the proposed development for review and approval by the City Commission, if the alternative design is found to meet the overall intent of the DMP.

The original forty-three (43)-story project (Case UDP-S22016) was approved on January 28, 2023. The applicant is requesting to increase the building streetwall length along NE 3 Street from the maximum permitted 300 feet to the proposed 335 feet. The applicant is also requesting to increase the building tower floor plate size from 12,500 to 12,893 square feet on floors 11 through 32. Lastly, the applicant requests to add one (1) floor to the parking podium that will increase the overall height of the project from forty-three (43) floors to forty-four (44) floors.

City staff reviewed the project administratively on July 23, 2025, and all comments have been addressed by the applicant. If the City Commission approves the proposed alternative design, it is recommended that the approval be subject to the original site

plan's conditions of approval as listed herein. The location map is attached as Exhibit 1. The application, applicant's narrative responses, and plan set are attached as Exhibit 2. The Administrative Staff Review Report with the applicant's responses are attached as Exhibit 3.

Downtown RAC Review Process and Special Regulations

The project is located within the Downtown Core character area, as defined in the Downtown Master Plan. The Downtown Core character area encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing. It is characterized by vertical slender towers with minimum setbacks.

The applicant has provided renderings showing that the design of the building's podium and building tower are not affected by the additional floor within the podium. Table 1 shows required and proposed development dimensional requirements of the Downtown Core Character Area.

Table 1: Dimensional Requirements – Downtown Core Character Area

DMP STANDARD	REQUIRED	PROPOSED	COMPLIES OR DEVIATES
MAXIMUM BUILDING HEIGHT	N/A	44 floors Note: 43 floors previously approved with site plan amendment (Case UDP-S22016)	Project Complies
MAXIMUM BUILDING LENGTH	300 feet	335 feet	Deviation Requested
MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING TOWER FLOOR PLATE SIZE	12,500 square feet	12,893 square feet	Deviation Requested
MAXIMUM PODIUM HEIGHT	Nine (9) floors	Ten (10) floors Note: 9 floors previously approved with site plan amendment (Case UDP-S22016)	Deviation Requested
TOWER SEPARATION	30 feet minimum	30 feet Side Tower Separation (East):	Project Complies

The applicant has provided justification for the deviation requests in the narrative attached as Exhibit 2.

- The streetwall length along NE 3 Street is proposed to be extended 36 feet to the east property line, an increase from 299 feet to 335 feet, to enhance the retail presence along the street. The façade of the parking podium is lined with residential units and it maintains articulation that breaks up the massing of the overall building streetwall length.
- According to the applicant, the building tower's massing has been adjusted to reduce the cantilevering in the original approved plan. As a result, the tower

floorplate is proposed to exceed the maximum 12,500 square feet on levels eleven (11) to thirty-two (32), varying from five (5) square feet to 393 square feet for a maximum of 12,893 square feet. The towers are designed with larger floorplates at the bottom of the building, which transition to smaller floorplates at the top of the building, complying with the maximum floorplate requirement.

- The parking podium is proposed to be increased by one (1) floor from nine (9) floors to ten (10) floors to accommodate a proposed health and fitness use (on Levels one (1) and two (2) which will activate NE 3 Avenue and improve the pedestrian experience. A mural on Levels three (3) to ten (10) is proposed to line the west parking podium façade facing NE 3 Avenue. Residential liner units continue to line a portion of the parking podium facing NE 3 Street and NE 4 Street.

Adequacy Requirements

Water and wastewater are serviced by the City of Fort Lauderdale. A capacity letter, dated August 8, 2025, was issued by the City's Public Works Department which identifies the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. This request will not affect the water and wastewater analysis. The capacity letter is provided as Exhibit 4.

Parking and Transportation

The applicant submitted a traffic study prepared by DC Engineers, Inc., dated December 16, 2022. The trip generation calculations indicate that the proposed development is estimated to produce 4,299 net new vehicle trips per day, with 242 vehicle trips occurring during the AM peak hour and 315 vehicle trips occurring during the PM peak hour. The study indicates that the surrounding roadway network has sufficient capacity to accommodate the additional vehicular trips from the proposed development. Upon completion of the project, the applicant is encouraged to coordinate with Broward County Traffic Engineering Division regarding signal timing on the surrounding roadway network, with specific emphasis for NE 4 Street at Federal Highway and NE 3 Avenue at Broward Boulevard. The Traffic Study Executive Summary, dated December 16, 2022, is provided as Exhibit 4.

Comprehensive Plan Consistency

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies.

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Public Places and Community Initiatives.

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

- Business Growth and Support, Goal 6: Build a diverse and attractive economy.

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
- Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- Goal 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.
- Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Narrative Responses, and Reduced Plan Set

Exhibit 3 – Administrative Staff Review Report with Applicant's Responses

Exhibit 4 – August 8, 2025, Water and Wastewater Capacity Letter

Exhibit 5 – December 16, 2022, Traffic Impact Executive Summary, DC Engineering, Inc.

Exhibit 6 – Resolution Approving

Exhibit 7 – Resolution Denying

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