

**CASE INFORMATION**

<b>CASE</b>	UDP-A25038
<b>PROJECT NAME</b>	Ombelle
<b>APPLICATION TYPE</b>	Site Plan Level II (RAC) Amendment
<b>APPROVAL LEVEL</b>	City Commission Approval
<b>REQUEST</b>	Deviation Requests for Streetwall Length, Increased Podium Height, Increased Floorplate Size with Reduction of 186 Units and Reduction of Parking to 151 Spaces
<b>APPLICANT</b>	Dependable Equities, LLC.
<b>AGENT</b>	Stephanie Toothaker, Esq.
<b>PROPERTY ADDRESS</b>	300 NE 3 <sup>rd</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Geo M Phippens Sub Lots 3 To 6 Blk 1 & Lots 3 To 10
<b>ZONING DISTRICT</b>	Regional Activity Center – City Center (RAC-CC)
<b>LAND USE</b>	Downtown Regional Activity Center
<b>COMMISSION DISTRICT</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION</b>	Flagler Village Civic Association
<b>SUBMITTED</b>	July 18, 2025
<b>COMPLETENESS ISSUED</b>	July 18, 2025
<b>EXPIRATION</b>	January 14, 2026 (180 Days)
<b>WAIVER</b>	N/A
<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III

**RESUBMITTAL INFORMATION**

- Applicants must provide written responses to all comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.

**Applicant REV 1 Responses are bolded**

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land use development political strategy procurement

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**ENGINEERING CASE COMMENTS:**

Please provide updated plans and written response to the following review comments:

1. Issuance of a new Public Works Water & Wastewater Capacity Availability Letter reflecting the changes to the approved set of plans under case number UDP-S22016 is required prior to ENG Admin Review sign-off.  
**Applicant REV 1 Response:** The updates to the Water and Wastewater Capacity Availability Letter have been coordinated with Public Works. An email from John Fernandez (Public Works), dated June 27<sup>th</sup>, confirming receipt and acceptance of the updates, has been included in this submittal together with the August 8, 2025 Water and Wastewater Capacity Availability Letter.
2. Loading zone: show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone dimensions/design shall be in accordance with ULDR Section 47-20.6.  
**Applicant REV 1 Response:** Truck turning movements with centerline turning radii for the required Type I loading zone are included on the Circulation (Service) Exhibit X5b.
3. For parking lot layout:
  - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.  
**Applicant REV 1 Response:** Drive aisle widths are currently 24' adjacent to 90 degree angle parking stalls. Dimensions, where missing have been added to the parking floor plans and clouded for reference.
  - b. Parking stalls shall not be encroached upon by building columns.  
**Applicant REV 1 Response:** Circular columns that were encroaching into parking stalls have been revised to be rectangular. See updates on sheets.
  - c. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Raised island shall not block adjacent parking stalls.  
**Applicant REV 1 Response:** Requested dimensions have been added to the proposed lanes at the vehicular drop off on level 1. See sheet e.5. Please note, the 'island' in between the lanes is not raised.
4. Updated drainage calculations showing new design shall be provided. Please annotate distance between parallel exfiltration trenches; explain in your response if the distance was considered in the new calculations.  
**Applicant REV 1 Response:** Drainage calculations have been updated to annotate the distance between parallel exfiltration trenches, which has been considered in the new calculations.
5. Refer to revised sheet Ground Floor Plan E.5; proposed chairs and tables (intersection of NE 3rd Ave and NE 4th ST) shall not encroach onto visibility triangle.  
**Applicant REV 1 Response:** Proposed chairs and tables that were encroaching onto the visibility triangle have been eliminated. See sheet e.5 for reference.

For Engineering General Advisory DRC Information, please visit our website at

<https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

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**LANDSCAPE CASE COMMENTS**

Please provide a response to the following:

1. No comment.

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**TRAFFIC ENGINEERING CASE COMMENTS**

1. Include a data table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertical stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.

**Applicant REV 1 Response:** There is no tandem parking in this Project currently. Sheet E.7 has been revised. A parking table with all required information is provided on the site plan, Sheet C0. Loading requirements are also shown on the site plan.

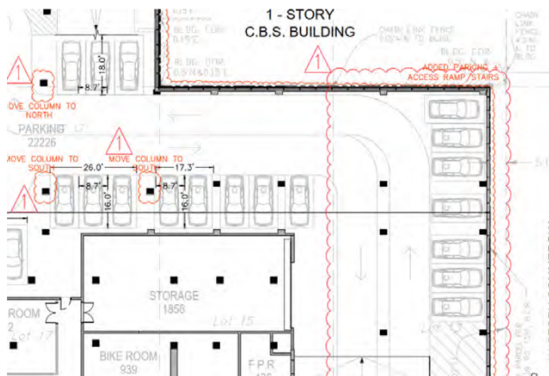
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.

**Applicant REV 1 Response:** All requested parking stall dimensions, angles, etc. have been provided. These have been clouded on all relevant parking floor architectural plans.

3. In the site plans parking data table include all parking requirements for the site for the proposed uses.

**Applicant REV 1 Response:** The parking table includes the proposed uses and demonstrates compliance with parking requirements. Refer to Sheet C0.

4. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the site circulation will work. Including entry and exit into the drop off area, the new proposed compact parking spaces on the site plan in the image below.



And on the parking level 2 floor plan in the image below



**Applicant REV 1 Response:** Refer to vehicular turning radii for the compact parking spaces.

5. In the mezzanine floor plan there are multiple columns with in the minimum 24' drive aisle width behind 90 degree parking, either the columns or the parking stalls need to be removed.

**Applicant REV 1 Response: The two parking spaces conflicting with the column in the aisle have been eliminated. See sheets E.6 and E.7.**

6. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:

- a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
- b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
- c. Both spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted.

**Applicant REV 1 Response: Noted. No tandem parking currently proposed for the project. Sheet e.7 revised.**

7. If the conditions in the previous comment cannot be met, a valet operation will be required for the tandem parking stalls.

**Applicant REV 1 Response: Noted. No tandem and no valet proposed for this project. Sheet E.7 revised.**

8. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:

- a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
- b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
- c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
- d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.

**Applicant REV 1 Response: Noted. No valet parking proposed for this project.**

9. Where will the loading and trash pickup occur and how will the needed vehicle be able to access these areas? In the previously approved plan, the area that what is now labeled storage area on the site plan was the loading and trash pickup room. The proposed columns in this area and the proposed compact parking in front of this area prevent SU-30 vehicles from accessing this area.

**Applicant REV 1 Response: Loading and trash pickup will only occur in the service area to the north of the drop off area. vehicular autoturn has been provided on sheet x5b for this service area.**

10. Additional comments may be provided upon further review.

**Applicant REV 1 Response: Acknowledged. An updated trip generation analysis will be provided prior to signoff reflecting the current proposed program.**

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**TELECOMMUNICATIONS CASE COMMENTS:**

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

**Applicant REV 1 Response: Acknowledged and will comply.**

2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.

**Applicant REV 1 Response: It is understood that based on the size of the building structure, a BDA system will likely be required, as is common with most high-rise buildings once the envelope is complete. Project will comply as applicable with all requirements.**

3. Please review Chapter 1, Section 118 of the Broward County Building Code.

**Applicant REV 1 Response: Acknowledged and will comply as applicable.**

4. Additional guidance may be obtained from [BDA@fortlauderdale.gov](mailto:BDA@fortlauderdale.gov).

**Applicant REV 1 Response: Acknowledged and taken under advisement.**

**General Comments:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

**Applicant REV 1 Response: N/A – amendment only**

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.

**Applicant REV 1 Response: Acknowledged and taken under advisement.**

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**URBAN DESIGN & PLANNING CASE COMMENTS:**

1. Coordinate with our Traffic Engineering regarding the proposed revisions to the ground floor levels. The new design does not provide adequate circulation, creates stacking issues and affects the valet function.

**Applicant REV 1 Response: No valet parking is proposed.**

2. The deviation request will require City Commission review and approval. Please provide the signed waiver due to the time require to revise the plans and address the comments

**Applicant REV 1 Response: Acknowledged. Refer to uploaded executed Waiver.**