

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 24-3
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 24-6)
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

August 20, 2024

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP) and recommends **approval** subject to the City’s voluntary commitment to restrict 15% (at least 635) of the proposed dwelling units to **affordable housing** units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years or in-lieu of payment, as memorialized in Attachment 1.

It is noted that any approval associated with the proposed text and corresponding map amendment does not authorize any development on Site 66 on the Broward County Environmentally Sensitive Lands (ESL) Map unless the Site has been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process. The City of Fort Lauderdale has acknowledged the pending request to remove Site 66 from the ESL Map and has confirmed that any development of the site will be consistent with the outcome of that process. See Attachment 8 of corresponding map amendment.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued)

August 20, 2024

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation

August 29, 2024

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 15-0: Abramson, Castillo, Fisher, Gomez, Greenberg, Hardin, Harrison, Horland, Levy, Newbold, Railey, Ryan, Werthman, Zeman and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 24-3

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The applicant is proposing an Activity Center land use designation for 361.7 acres of land generally located on the west side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad, in the City of Fort Lauderdale. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 24-6.

The list of uses permitted within the proposed Uptown Urban Village Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding BCLUP map amendment PC 24-6, Planning Council staff finds that the amendment proposes a mix of residential and non-residential uses that will be served by multi-modal transportation and transit options and will increase opportunities for residents to live and work in the same center.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 24-3

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 24-3

ATTACHMENT 1

Fort Lauderdale Uptown Urban Village Activity Center

Acreage: Approximately 361.7 acres

General Location: West side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad.

Density and Intensity of Land Uses:

Residential Land Uses: 4,239 dwelling units

Office Land Uses: 4,374,186 square feet

Commercial Land Uses: 1,449,494 square feet

Industrial Land Uses: 2,262,922 square feet

Community and Civic Facilities Land Uses: 152,611 square feet

Hotel: 1,600 rooms

Recreation and Open Space Land Uses: 7.0 acres minimum

Comments:

1. Residential density does not include the allocation of 807 flexibility units assigned to approved projects.
2. Uptown Activity Center has direct access to the Cypress Creek Tri-Rail Station, Interstate 95 and Fort Lauderdale Executive Airport.
3. Uptown Activity Center shall contain priorities for a modal shift through the provision of transit-oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promote internal modal capture as part of the overall development and mixed-use projects.
4. Uptown Activity Center design principles shall integrate the public area through open space, urban public plazas, and/or recreational or community facility areas. Design principles shall promote connectivity and access to transit stations and stops, while establishing a “sense of place.” Developments shall promote and enhance pedestrian mobility, including connectivity to the regional transit station.
5. Additional or expanded, stand-alone automobile-oriented uses such as large surface parking lots, gas stations, auto repair, car washes, auto dealers, self-storage, big box retailers, single-family detached dwelling units, and drive-through facilities are discouraged and shall be limited.
6. At least 635 (15%) of the additional 4,239 dwelling units permitted will be affordable at the “moderate-income” (up to 120% of the median income) level or below for a minimum period of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment of \$10,300 per unit for the total number of units in the project, increasing by 3% annually (amount and increases shall be equivalent to BCLUP Policy 2.16.4), and shared equally between Broward County and the City of Fort Lauderdale.
7. Residential uses are only permitted within the Activity Center boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.

NOTE: Underlined words are proposed additions. Double-underlined words are additions proposed by Planning Council staff based on additional information provided by the City of Fort Lauderdale.