

# EXHIBIT 1

## PROPOSED

### RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A  
3 PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN TEXT OF  
4 THE BROWARD COUNTY COMPREHENSIVE PLAN, REGARDING THE FORT  
5 LAUDERDALE UPTOWN ACTIVITY CENTER; AND PROVIDING FOR AN EFFECTIVE  
6 DATE.

7  
8 WHEREAS, Broward County adopted the Broward County Comprehensive Plan  
9 on April 25, 2017 (the Plan);

10 WHEREAS, the Department of Commerce has found the Plan in compliance with  
11 the Community Planning Act;

12 WHEREAS, Broward County now wishes to propose an amendment to the  
13 Broward County Land Use Plan text regarding the Fort Lauderdale Uptown Activity  
14 Center;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward  
16 County Land Use Plan, held its hearing on April 23, 2026, with due public notice; and

17 WHEREAS, the Board of County Commissioners held its transmittal public hearing  
18 on June 9, 2026, at 10:00 a.m., having complied with the notice requirements specified  
19 in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

20



# EXHIBIT A

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN TEXT**  
**PROPOSED AMENDMENT PCT 26-9**

***“Fort Lauderdale Uptown Urban Village Activity Center”***

**RECOMMENDATIONS/ACTIONS**

**DATE**

***I. Planning Council Staff Transmittal Recommendation***

***April 14, 2026***

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

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.

**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.**

***II. Planning Council Transmittal Recommendation***

***April 23, 2026***

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman, and DiGiorgio)

# 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: ~~Struck through~~ words are proposed deletions.