

EXHIBIT 2

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)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-9

BACKGROUND INFORMATION

On February 11, 2025, the Broward County Commission adopted BrowardNext – Broward County Land Use Plan (BCLUP) map amendment PC 24-6 and text amendment PCT 24-3, establishing the Fort Lauderdale Uptown Village Activity Center 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. **See Attachment 1 and 2.A.**

PCT 26-9 proposes to eliminate the geographic restriction for dwelling units within the Activity Center area and allow dwelling units throughout the entire 361.7 acres; the proposed text amendment does not expand or modify the adopted intensities or densities.

PLANNING ANALYSIS

The current text restricts the location of dwelling units within the Activity Center boundaries to east of Powerline Road, north of Cypress Creek Road, east of Andrews Avenue and south of Cypress Creek Road. The text amendment proposes to expand the geographic area that residential uses are permitted to the entire 361.7 acres and does not modify any of the adopted intensities or densities. Planning Council staff notes that this geographic restriction was not applied to any of the BCLUP public services and facilities analyses.

In demonstration of the availability of public facilities and services, Planning Council staff have attached relevant analysis excerpts from PC 24-6/PCT 24-3 that previously confirmed the same to serve the entirety of the Uptown Activity Center at the time of the amendment, including transportation and public schools. See Attachments 2.B. through 2.D. Therefore, sufficient public facilities and services continue to exist to serve the adopted Uptown Activity Center.

Compatibility

The geographic restriction adopted as part of PC 24-6/PCT 24-3 was based on the airport analysis in effect at that time. Subsequent to the adoption, Fort Lauderdale Executive Airport supports the deletion of the language and notes that all residential development permit applicants within the Uptown Activity Center boundaries will be required to execute and record an aviation easement. See Attachment 3.

RELATIONSHIP TO FLORIDA STATUTES

Planning Council staff finds that the proposed text amendment is less restrictive or burdensome, as it expands the residential location opportunities within the Activity Center boundaries.

CONCLUSION

Planning Council staff recommends approval of the proposed text amendment. **See Attachment 1.**

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-1

ATTACHMENTS

1. Proposed Broward County Land Use Plan Text Amendment – Fort Lauderdale Uptown Urban Village Activity Center

2. A. BrowardNext - Broward County Land Use Plan Future Land Use Designations - Amendment PC 24-6

B. Broward County Planning Council Supplemental Report Public Services and Facilities – PC 24-6

C. Traffic Analysis -PC 24-6

D. School Consistency Review Report – PC 24-6

3. Correspondence regarding the text amendment from Rufus A. James, Airport Director, Fort Lauderdale Executive Airport (FXE), City of Fort Lauderdale, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 11, 2026

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:

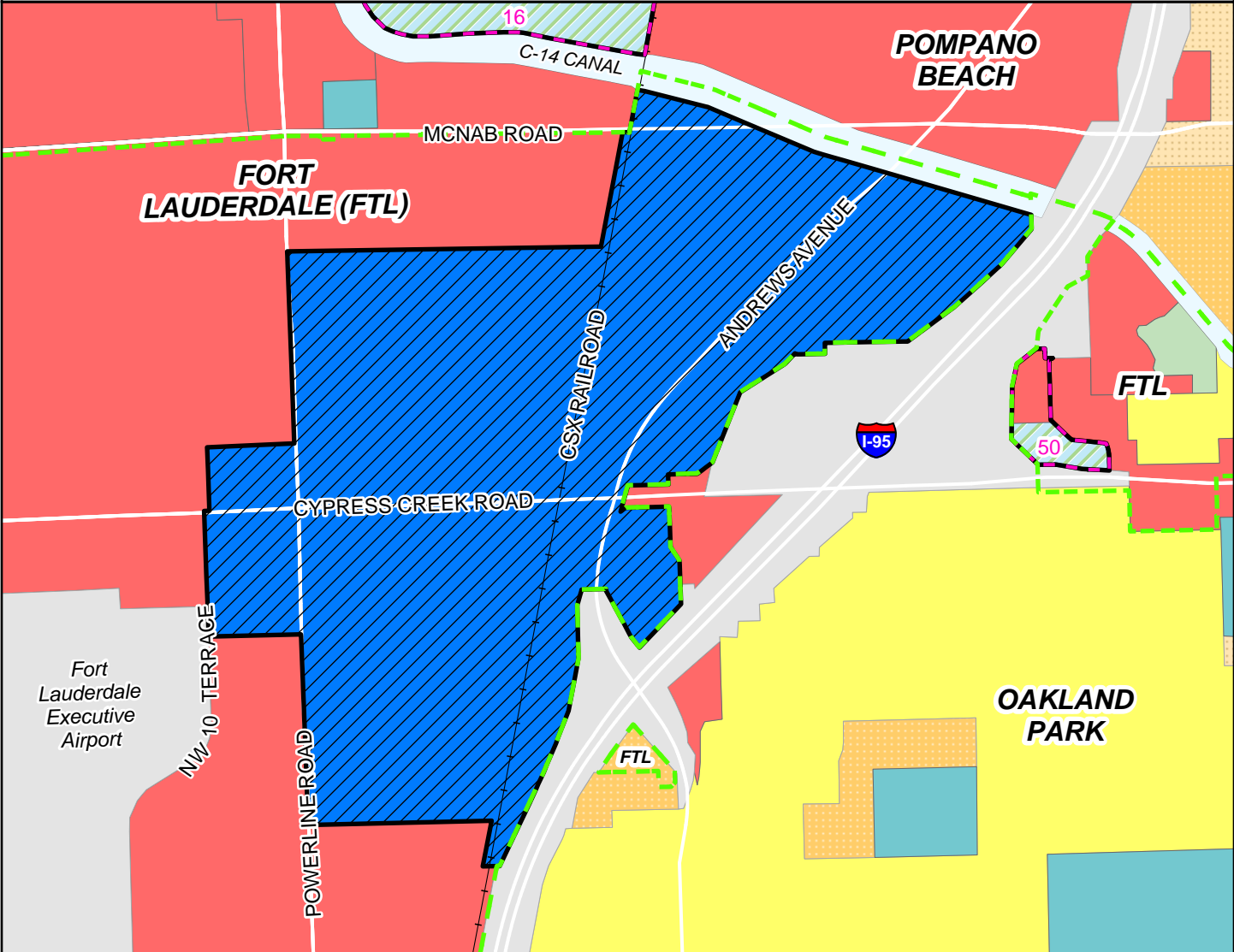
1. Residential density does not include the allocation of 807 flexibility units assigned to approved projects.
2. Uptown Activity Center has direct access to the Cypress Creek Tri-Rail Station, Interstate 95 and Fort Lauderdale Executive Airport.
3. Uptown Activity Center shall contain priorities for 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.

ATTACHMENT 2.A.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS AMENDMENT
PC 24-6/PCT 24-3

Adopted Land Use: Activity Center

Permitted Uses: Approximately 361.7 acres consisting of:
 4,239 dwelling units, 4,374,186 sq ft office, 1,449,494 sq ft commercial, 2,262,922 sq ft industrial, 152,611 sq ft community, 1,600 hotel rooms and 7.0 acres minimum recreation and open space



- | | | |
|-----------------------------|---------------------------|--------------------------|
| Site | Medium (16) Residential | Community |
| Municipal Boundary | Irregular Residential | Transportation |
| Dashed-Line Area | Activity Center | Water / Primary Drainage |
| Low (5) Residential | Commerce | |
| Low-Medium (10) Residential | Recreation and Open Space | |



ATTACHMENT 2.B.

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 24-6

Prepared: June 2024

POTABLE WATER

The proposed amendment site will be served by the Broward County District 1 Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd), and by the Fort Lauderdale Fiveash and Peele-Dixie Water Plants, which have a current capacity of 82 mgd. The current and committed demand on the District 1 treatment plant is 8.08 mgd, with 7.92 mgd available. The current and committed demand on the Fiveash and Peele-Dixie treatment plants is 36.27 mgd, with 45.73 mgd available. The wellfields serving the amendment site have a permitted withdrawal capacity of 10.93 mgd (Broward County) and 66.82 mgd (Fort Lauderdale), with 2.85 mgd and 30.55 mgd respectively, available for water withdrawal, both of which expire on December 27, 2065. Planning Council staff utilized a level of service of 170 gallons per day (gpd) per capita (2.28 persons per household (pph)) for residential uses, 150 gpd per hotel room, 0.1 gpd per square foot for commerce and industrial uses and 0.2 gpd per square foot for office and community facility uses. The amendment will result in a net increase of 1.7 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Broward County adopted its 10-Year Water Supply Facilities Work Plan (WSP) on April 21, 2020, and the City of Fort Lauderdale adopted its WSP on June 16, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Broward County District 1 Wastewater Treatment Plant, which has a current capacity of 95 mgd, and by the Fort Lauderdale G.T. Lohmeyer Wastewater Plant, which has a current capacity of 56.6 mgd. The current and committed demand on the District 1 treatment plant is 71.25 mgd, with 23.75 mgd available. The current and committed demand on the G.T. Lohmeyer treatment plant is 54.37 mgd, with 2.23 mgd available. Planning Council staff utilized a level of service of 170 gpd per capita (2.28 pph) for residential uses, 150 gpd per hotel room, 0.1 gpd per square foot for commerce and industrial uses and 0.2 gpd per square foot for office and community facility uses. The amendment will result in a net increase of 1.7 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Win-Waste Innovation Technology South Broward Facility, which has a capacity of 2,250 tons per day (tpd) and a demand of 1,986 tpd, with 264 tpd available. Planning Council staff utilized a level of service of 7.2 pounds per day per capita (2.28 pph) for residential uses, 3 pounds per day per hotel room, 4 pounds per 100 square feet per day for commerce uses, 2 pounds per 100 square feet per day for industrial uses and 1 pound per 100 square feet per day for office and community facility uses. The proposed amendment will result in a net decrease of 30,297 pounds per day or 15 tpd on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Resilient Environment Department (RED). A surface water management permit from RED may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Fort Lauderdale has 1,090.93 acres in its parks and open space inventory. The 2045 projected population (247,613) requires approximately 742.84 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 28.99 acres on the projected demand for local parks. The City of Fort Lauderdale continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population. In addition, the Activity Center will have a minimum of 7 acres of recreation and open space within its boundaries.

ATTACHMENT 2.C.

TRAFFIC ANALYSIS - Peak PC 24-6

Prepared: August 14, 2024

INTRODUCTORY INFORMATION

Jurisdiction: City of Fort Lauderdale
Size: Approximately 361.7 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designation: Commerce
Potential Development: 3,617,000 square feet of commercial uses
3,617,000 square feet of office uses
3,617,000 square feet of industrial uses
Trip Generation Rates: “ITE Equation (820) Shopping Center”*
“ITE Equation (710) General Office Building”
“ITE Equation (110) General Light Industrial”
Total Trips: 14,794 + 5,208 + 2,894 = 22,896 peak hour trips

Potential Trips – Proposed Land Use Designations

Proposed Designation: Activity Center
Potential Development: 4,239 dwelling units
1,600 hotel rooms
1,449,494 square feet of commercial uses
4,374,186 square feet of office uses
2,262,922 square feet of industrial uses
152,611 square feet of community and civic facilities uses
7.0 acres minimum of recreation and open space uses
Trip Generation Rates: “ITE Equation (231) Mid-Rise Residential with Ground-Floor Commercial)”
“ITE Equation (310) Hotel”
“ITE Equation (820) Shopping Center”
“ITE Equation (710) General Office Building”*
“ITE Equation (110) General Light Industrial”
“ITE Equation (733) Government Office Building”
“ITE Equation (411) Public Park”

Potential Trips – Proposed Land Use Designations (continued)

Total Trips: 2,957 + 1,075 + 5,513 + 5,858 + 1,684 + 453 + 21 = 17,561
peak hour trips**

Net P.M. Peak Hour Trips - 5,335 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 5,335 p.m. peak hour trips at the long-range planning horizon. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

Notes:

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Reflects an internal capture rate of 7% consistent with the ITE guidelines.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-3803-2024

County No: PC 24-6

Folio #: N/A

City of Fort Lauderdale Uptown Land Use Plan

May 1, 2024

RECEIVED
5/10/2024

ATTACHMENT 2.D.

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION												
Date: May 1, 2024 8:11:09	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Units Permitted</td> <td style="width: 10%; text-align: center;">0</td> <td style="width: 50%;">Units Proposed</td> <td style="width: 10%; text-align: center;">4,239</td> </tr> <tr> <td colspan="4">NET CHANGE (UNITS):</td> </tr> <tr> <td colspan="4" style="text-align: right;">4,239</td> </tr> </table>	Units Permitted	0	Units Proposed	4,239	NET CHANGE (UNITS):				4,239				Existing Land Use: Employment Center,
Units Permitted	0	Units Proposed	4,239											
NET CHANGE (UNITS):														
4,239														
Name: AM City of Fort Lauderdale Uptown Land Use Plan		Proposed Land Use: Transit Oriented												
SBBC Project Number: SBBC-3803-2024		Current Zoning Development Industrial, Utilities,												
County Project Number: PC 24-6		Proposed Zoning: Boulevard Business UUVNE, UUVSE,												
Municipality Project Number: UDP-L23001		Section: UUVSW, UUVSC 9 and 10												
Owner/Developer: City of Fort Lauderdale		Township: 49												
Jurisdiction: Fort Lauderdale		Range: 42												

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Cypress Elementary	909	909	722	-187	-10	79.4%
Lloyd Estates Elementary	691	691	462	-229	-12	66.9%
Rickards, James S. Middle	1,704	1,704	767	-937	-42	45.0%
Northeast High	2,909	2,909	1,597	-1,312	-52	54.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Cypress Elementary	851	-109	88.6%	708	694	710	718	731
Lloyd Estates Elementary	462	-229	66.9%	433	418	403	388	372
Rickards, James S. Middle	767	-937	45.0%	774	781	788	794	801
Northeast High	1,598	-938	54.9%	1,566	1,560	1,550	1,541	1,531

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 3 - Elementary	12,114	9,032	-3,082	8,137	7,982	7,831	7,678	7,522
Area 3 - Middle	4,642	3,627	-1,015	3,539	3,529	3,521	3,512	3,504
Area 3 - High	7,702	5,117	-2,585	4,458	4,352	4,248	4,144	4,040

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Academic Solutions Academy - A	350	261	-89	261	261	261
Academic Solutions High School	350	238	-112	238	238	238
Innovation Charter School	580	436	-144	436	436	436

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Cypress Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lloyd Estates Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Rickards, James S. Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Northeast High	24-classroom addition shown in the ADEFP is part of concurrent replacement of old building and will not increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area 3	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 353-acre site is generally located East side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street in the City of Fort Lauderdale. The current land use designation for the site is Commerce. The applicant proposes to change the land use designation to an Activity Center to allow 4,239 mid-rise (all two-bedroom or more) residential units, which is anticipated to generate 339 additional (93 elementary, 81 middle, and 165 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Cypress Elementary, Lloyd Estates Elementary, James S. Rickards Middle, and Northeast High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "3". The elementary, middle, and high schools currently serving Planning Area "3" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-3803-2024

Reviewed By:

5/1/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

ATTACHMENT 3



CITY OF
FORT LAUDERDALE



March 11, 2026

VIA E-MAIL – Bblakeboy@broward.org



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

RE: PCT 26-9 – Text amendment to City of Fort Lauderdale Land Use Plan for the Uptown Activity Center

Dear Ms. Boy,

I am writing to provide you with Fort Lauderdale Executive Airport's (FXE) support for the removal of the following language from the City of Fort Lauderdale Land Use Plan concerning the Uptown Activity Center. The following language will be deleted:

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.

Further, I would like to add that applicants applying for a development permit that contains residential uses will be required to execute and record in public records of Broward County, Florida an Avigation Easement on the property acknowledging the proximity of the development to FXE and that the property may experience noise, vibrations, odors, smoke, fumes, dust, fuel particles (incidental to the normal operation of aircraft) and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of the FXE Airport.

In addition, there will be a requirement for an acoustic study to ensure the development and building plans address noise abatement through building design with specific measures which will be included in the development permit approval.

FXE is in support of this land use plan amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rufus A. James".

Rufus A. James
Airport Director

c: Jim Hetzel, Division Manager, DSD
Tyler LaForme, Urban Planner III, DSD

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