

EXHIBIT 2 CITY TEXT AMENDMENT

Uptown Urban Village Transit Oriented Development

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	
Size:	361.7 Acres	
Density and Intensity	Residential	4,239 dwelling units
Permitted Land Uses:	Commercial	1,449,494 square feet
	Office	4,374,186 square feet
	Industrial	2,262,922 square feet
	Hotel	1,600 rooms
	Community and Civic Facilities	152,611 square feet
	Park-Open Space	7 acres minimum

Comments:

1. Residential density does not include the allocation of 807 flex units assigned to approved projects.
2. Uptown TOD has direct access to the Cypress Creek Tri Rail Station, Interstate 95, and Fort Lauderdale Executive Airport.
3. Uptown TOD 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 overall development and mixed-use projects.
4. Uptown TOD design principles shall integrate 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 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. No development within Uptown TOD shall be approved unless a declaration of restrictive covenants is recorded and copy of such recordation is provided at time of building permit submission for the development or payment in-lieu has been made. Affordable units must be constructed and receive certificates of occupancy based on any of the following scenarios:
 - a) In conjunction with market rate units if development is within single building,
 - b) In conjunction with the first residential phase of a multiple-phased development, or
 - c) One hundred (100) percent of the affordable units when development reaches fifty (50) percent of residential units constructed.
- ~~7. Residential uses are only permitted within the Uptown TOD boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.~~