

December 5, 2025

The Honorable Dean J. Trantalis  
Mayor, City of Fort Lauderdale  
700 Northwest 19th Avenue  
Fort Lauderdale, Florida 33311

Dear Mayor Trantalis,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the City of Fort Lauderdale (Amendment No. 25-03ESR) received on November 12, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

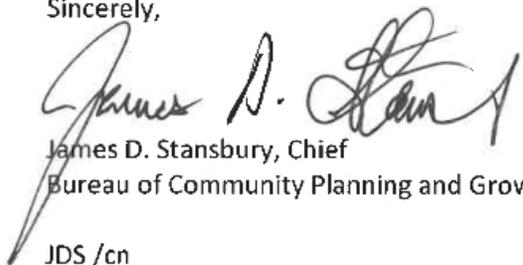
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

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If you have any questions concerning this review, please contact Christina Nazaire, Regional Planning Administrator, by telephone at (850)-717-8532 or by email via [Christina.Nazaire@Commerce.fl.gov](mailto:Christina.Nazaire@Commerce.fl.gov).

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
JDS /cn

Enclosure(s): Procedures for Adoption

cc: Lorraine Tappen, Principal Urban Planner, City of Fort Lauderdale  
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**From:** [Germain, Peter](#)  
**To:** [Lorraine Tappen](#)  
**Cc:** [dcpexter@commerce.fl.gov](mailto:dcpexter@commerce.fl.gov); [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)  
**Subject:** [EXTERNAL:CAUTION!]- Fort Lauderdale DOC# 25-03ESR - WSWFP Comment Letter  
**Date:** Thursday, December 11, 2025 2:56:56 PM  
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Dear Ms. Tappen,

The South Florida Water Management District (District) has completed its review of the proposed amendment package (25-03ESR) submitted by the City of Fort Lauderdale (City). The package included updates to the Water Supply Facilities Work Plan (Work Plan) and related Comprehensive Plan Text Amendments. The District provides the following comments under Section 163.3184(3)(g), Florida Statutes (F.S.). The important state resource that is impacted by this amendment is regional water supply. The following comment will need to be addressed before final adoption of this amendment:

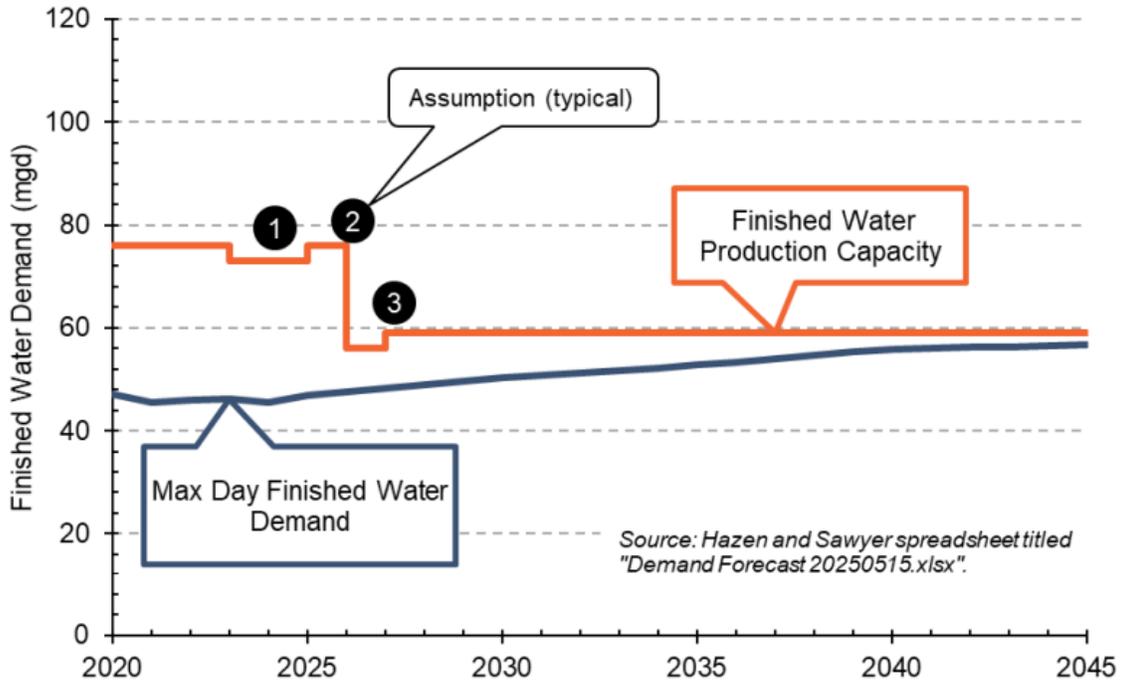
1. The permitted treatment capacity for the membrane plant at Peele-Dixie is 12.00 mgd (Table 2-1), but Assumptions 1 and 3 (Figure 3-5) describes it as 6.00 mgd. The facility was temporarily reduced to 3.00 mgd in 2023, then restored to 6.00 mgd in 2025, and increasing to 9.00 mgd in 2027. Please revise the Finished Water Production Capacity in Figure 3-5 and the details for Peele-Dixie WTP in the text of Assumptions 1 and 3.

**Table 2-1: Existing Water Treatment Plants**

WTP Name	Finished Water Design Capacity (mgd)	Technology	Location
Peele-Dixie WTP <sup>3</sup>	12	Nanofiltration	1500 South State Road 7 Fort Lauderdale, Florida, 33312
Fiveash WTP	70	Lime Softening and Filtration	4321 N.W. 9th Avenue Fort Lauderdale, Florida 33309

### 3.9 Finished Water Production Capacity is Adequate to Meet Demand

Figure 3-5 illustrates that water treatment plant finished water production capacity is adequate to meet demand through the year 2045.



**Figure 3-5: Max Day Finished Water Demand Versus Finished Water Production Capacity**

The figure above is based on certain key assumptions, as follows:

- Assumption 1: The Peele-Dixie membrane plant finished water capacity was reduced from 6.0 mgd to 3.0 mgd due to maintenance challenges in 2023. The City is working to address these maintenance challenges. The City was able to increase the Peele-Dixie membrane plant finished water capacity from 3.0 mgd to 6.0 mgd (two membrane trains) on May 28, 2025.
- Assumption 2: The PLCWC will go on-line and the Fiveash WTP treatment facilities will go offline in 2026.
- Assumption 3: The Peele-Dixie membrane plant finished water capacity will be increased from 6.0 mgd to 9.0 mgd in 2027 after resolution of all maintenance challenges.

The District requests that the City forward a copy of the adopted amendment to the District at the following email mailbox address: [SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov)

Sincerely,



**Peter Germain**

Policy and Planning Analyst – Specialist

Water Supply Implementation Unit

South Florida Water Management District

3301 Gun Club Road, West Palm Beach, FL 33406

**Office:** 561-682-6779 | [pgermain@sfwmd.gov](mailto:pgermain@sfwmd.gov)

