



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to Incorporate by Reference the 10-Year Water Supply Facility Work Plan 2026

CASE NUMBER	UDP-L25004	
APPLICANT	City of Fort Lauderdale	
PROJECT NAME	10-Year Water Supply Facility Work Plan Update 2026	
COMMISSION DISTRICT	City-wide	
APPLICABLE ULDR SECTIONS	ULDR, Section, 47-24.8, Comprehensive Plan Amendment	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.10, Newspaper notice 10 days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	N/A	N/A
ACTION REQUIRED	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
CASE PLANNER	Lorraine Tappen, AICP	LLT 

BACKGROUND:

The City of Fort Lauderdale is proposing to amend the Comprehensive Plan to update references to the 10-Year Water Supply Facility Work Plan and to incorporate by reference the 10-Year Water Supply Facility Work Plan 2026. Sections 373.709 and 163.3177(6)(c)3, Florida Statutes, require the City to update the water supply facility work plan within 18 months after the South Florida Water Management District's governing board approves an updated regional water supply plan. The South Florida Water Management District adopted the Lower East Coast Water Supply Plan on September 23, 2024, and therefore, the City of Fort Lauderdale must adopt an updated water supply facility work plan by February 22, 2026.

Section 163.3177(6)(c)(3), Florida Statutes, requires municipal water supply facility works plans to project water demand based upon the City's projected population, traditional and alternative water supply projects, and water conservation strategies. The proposed the Water Supply Facility Work Pan (WSP) states that the South Florida Water Management District (SFWMD) has authorized the City of Fort Lauderdale an annual Biscayne Aquifer withdrawal limit of 55.55 million gallons per day. Based upon WSP populations projections of the City and its potable water service area, the demand for water from the Biscayne aquifer is not expected to exceed the withdrawal limit of 55.55 million gallons per day for the ten-year period. If alternative water supply sources are required, the City has an agreement to receive water from the C-51 Reservoir in western Palm Beach County or implement plans to use reverse osmosis for use of water supply from the deeper, brackish Floridan Aquifer.

The Prospect Lake Clean Water Center (PLCWC) is currently under construction and it will replace the Fiveash Water Treatment Plant in late 2026 to ensure long term water treatment capacity. The City continues to participate in the Broward Water Partnership to collaborate on water conservation programs. These programs include participation in the "ConservationPay\$" program which provides rebates and free water-conserving devices, and the "NatureScape" Irrigation Service program which promotes the use of Florida-Friendly landscapes that require less watering.

The corresponding Comprehensive Plan amendments include updating references to the Water Supply Facility Work Plan 2026 in the Future Land Use, Conservation, Sanitary Sewer, Water and Stormwater, and Capital Improvement Elements. Future Land Use Policy Evaluation Measure FLU

3.3a is proposed to include a reference to the updated 2026 WSP and Conservation Element Policy CON 1.3.3 is proposed to include a reference to the 2023-2024 Lower East Coast Water Supply Plan. New Sanitary Sewer, Water, and Stormwater Element Policy 3.1.9 is proposed to state that the WSP will be incorporated wholly into the Sanitary Sewer, Water, and Stormwater Element. Sanitary Sewer, Water, and Stormwater Element Evaluation Measure SWS 3.2.1 is proposed to be amended to state that the City shall maintain water demand at 170 gallons per capital per day which the City has met through conservation strategies. Capital Improvements Element Policies CI 1.1.3 and CI 1.2.1 are also proposed to update the reference to the latest Water Supply Facility Work Plan 2026 to ensure consistency of capital projects with the WSP. The application and proposed Water Supply Facility Work Plan 2026 are attached as Exhibit 1 and Exhibit 2 respectively. The proposed Water Supply Facility Work Plan related Comprehensive Plan amendments is attached as Exhibit 3.

Should the amendments move forward, after Planning and Zoning Board (PZB) review and first reading of the ordinance by the City Commission, the amendment will be transmitted to FloridaCommerce and state agencies that review comprehensive plans such as the South Florida Water Management District and the South Florida Regional Planning Council. After the City receives comments from the state agencies and any applicable revisions needed are made, then the City Commission may adopt the amended Comprehensive Plan on second reading by ordinance.

PRIOR REVIEWS:

The amendment was reviewed by the Development Review Committee (DRC) on August 26, 2025. The DRC comments are attached as Exhibit 4.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Development Services Department for review by the Local Planning Agency (PZB) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments to the Comprehensive Plan are consistent with the City's Comprehensive Plan Goals, Objectives and Policies including Future Land Use Element Objective 3.3 which asserts that the City will coordinate watersupplyplanning to ensure that water needs of the City's residents are met. In addition, Sanitary Sewer, Water and Stormwater Element, Policy SWS 3.1.8 states that the City will coordinate and be consistent with the latest adopted version of 2023-2024 SFWMD Lower East Coast Water Supply Plan (LEC Plan) when proposing or amending the City's Water Supply Work Plan and update the City's Work Plan within 18 months following an update to the LEC Plan. Updating the Water Supply Facility Work Plan fulfills Conservation Element Objective CON 1.3 which states that the City shall protect, monitor, and address issues pertaining to the quality and quantity of groundwater resources and Capital Improvements Element Policy CI 1.2.1 that the City will design and construct of water infrastructure to serve the City's projected needs.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

If the Planning and Zoning Board, in its capacity as the Local Planning Agency, determines that the proposed amendments are not consistent with the City of Fort Lauderdale's Comprehensive Plan, then the Planning and Zoning Board may recommend denial of the proposed amendments to the City Commission.

EXHIBITS:

1. Application
2. Proposed Water Supply Facility Work Plan 20206
3. Proposed Water Supply Facility Work Plan Related Comprehensive Plan Amendments
4. August 26, 2025, DRC Comments