



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#26-0087**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** February 17, 2026

**TITLE:** Second Reading – Ordinance Amending the 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 Ten (10)-Year Water Supply  
Facility Work Plan 2026 – Case No. UDP-S25004 – **(Commission Districts  
1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission approve an ordinance amending the City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation (CON) Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to incorporate by reference the Ten (10)-Year Water Supply Facility Work Plan 2026.

**Background**

The City of Fort Lauderdale is proposing to amend the Comprehensive Plan to update references to the Ten (10)-Year Water Supply Facility Work Plan and to incorporate by reference the Ten (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 eighteen (18)-months after the South Florida Water Management District's (SFWMD) governing board approves an updated regional water supply plan. SFWMD 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 work plans to project water demand based upon a city's projected population, traditional and alternative water supply projects, and water conservation strategies. The City's existing Fiveash and Peele-Dixie water treatment plants are designed to treat water from the Biscayne 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 proposed Water Supply Facility Work Plan states that the SFWMD has authorized the City of Fort Lauderdale an annual Biscayne Aquifer

withdrawal limit of 55.55 million gallons per day. Based upon Water Supply Plan population projections of the City of Fort Lauderdale 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 (10)-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. Regarding water conservation, 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 Water Supply Plan 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 capita 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 2026 Water Supply Facility Work Plan to ensure consistency of capital projects with the WSP.

The application and proposed 2026 Water Supply Facility Work Plan are attached as Exhibit 1 and Exhibit 2, respectively. The proposed Water Supply Facility Work Plan Comprehensive Plan amendments are attached as Exhibit 3.

The proposed amendment was reviewed by the City of Fort Lauderdale’s Development Review Committee (DRC) on August 26, 2025. The DRC comments are attached as Exhibit 4. The Planning and Zoning Board (PZB) recommended approval (8-0) at its September 17, 2025 meeting. The PZB staff report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

The City Commission approved first reading of the ordinance (5-0) on November 4, 2025, with no modifications. The amendments were then transmitted to the Florida Department of Commerce and State agencies that review comprehensive plans, including the South Florida Water Management District and the South Florida Regional Planning Council. Florida Department of Commerce responded that they have no comments, and the South Florida Water Management District requested a correction of the permitted treatment capacity of the Peele-Dixie Water Treatment Plant (Figure 3-5) regarding treatment capacity and finished water demand. These corrections are reflected in the proposed

Water Facility Work Plan. Comments from Florida Department of Commerce and the South Florida Water Management District are attached as Exhibit 7.

### **Review Criteria**

Pursuant to the City of Fort Lauderdale's 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 water supply planning to ensure that water needs of the City's residents are met. Additionally, the 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 eighteen (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 water infrastructure to serve the City's projected needs.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2026 Commission Priority, advancing the Infrastructure and Resiliency initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area, Goal 3: Be a sustainable and resilient community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Infrastructure Focus Area
- The Sanitary Sewer, Water & Stormwater Element
- GOAL 3: Develop and maintain an adequate water supply, treatment and distribution system, which meets the existing and projected needs of the service area in an efficient, economical, and environmentally sensitive manner.

**Attachments**

Exhibit 1 – Application

Exhibit 2 – Proposed 2026 Water Supply Facility Work Plan

Exhibit 3 – Proposed Water Supply Facility Work Plan Comprehensive Plan Amendments

Exhibit 4 – August 26, 2025, DRC Comments

Exhibit 5 – September 17, 2025, Planning and Zoning Board Staff Report

Exhibit 6 – September 17, 2025, Planning and Zoning Board Meeting Minutes

Exhibit 7 – Comments from Florida Department of Commerce and South Florida Water Management District

Exhibit 8 – Business Impact Statement

Exhibit 9 – Ordinance

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