



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, SEPTEMBER 17, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	4	0
Shari McCartney, Vice Chair	P	4	0
Kevin Buckley	P	3	1
Hector DelaTorres	A	0	1
Brian Donaldson	P	4	0
Whitney Dutton	P	3	1
Steve Ganon	P	4	0
Jacquelyn Scott	P	3	1
Alexander Spence	P	1	0

Staff

D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Lorraine Tappen, Principal Urban Planner
Jonathan D'Angelo, Urban Planner I
Michael Ferrera, Urban Planner II
Adam Schnell, Urban Planner III
Tyler Laforme, Urban Planner III
Todd Hiteshew, Deputy Director, Public Works
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

~~Motion made by Ms. Scott, to make a motion that the Board request City Staff to communicate to the City Commission that the Board feels that large town home developments currently do not fall under any review by the Planning and Zoning Board, and the Board would like to request that be looked at for sizable town home projects, number to be determined by Staff. [The motion was not seconded.] In a voice vote, the motion passed unanimously.~~

~~I. CALL TO ORDER / PLEDGE OF ALLEGIANCE~~

~~The meeting was called to order at 6:03 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board members present.~~

~~II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES~~

~~Motion made by Mr. Donaldson, to approve the minutes from August meeting. In a voice vote, the motion passed unanimously.~~

~~III. PUBLIC SIGN-IN / SWEARING-IN~~

~~were likely to sell on the subject property. She added that both town homes and cluster homes would be marketed at a higher price point than the surrounding neighborhood. Town homes would be sold fee simple.~~

~~**Motion** made by Mr. Ganon, seconded by Mr. Donaldson, to recommend approval of Case UDP-Z25001 based on the findings of fact in the City Staff Report and the testimony of the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, the Board recommends approval of the Application subject to all conditions included in the Staff Report. In a roll call vote, the **motion** passed 7-1 (Ms. Scott dissenting).~~

4. CASE: UDP-L25004

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 the 10-Year Water Supply Facility Work Plan

APPLICANT: City of Fort Lauderdale

PROJECT NAME: 10-Year Water Supply Facility Work Plan (2026)

COMMISSION DISTRICT: 1, 2, 3 and 4

CASE PLANNER: Lorraine Tappen, AICP

Lorraine Tappen, Principal Urban Planner, explained that this item consists of a set of Comprehensive Plan amendments to update references to the proposed 2026 Water Supply Facility Work Plan, as well as elements of the Comprehensive Plan including future land use, capital improvements, conservation, and sanitary sewer, water, and stormwater elements. The amendments also include a policy change to the sanitary sewer, water, and stormwater elements in order to wholly incorporate the 2026 Water Supply Facility Work Plan.

Public Works, Deputy Director, Todd Hiteshew explained that the 10-Year Water Supply Facility Work Plan is required by Florida Statutes. This plan documents how municipalities will meet water supply demand for the future. Fort Lauderdale falls under the jurisdiction of the South Florida Water Management District (SFWMD), which updated their Water Supply Facility Work Plan in 2024. Municipalities under this entity's jurisdictions are also required to update their Work Plans and include these changes in the City's Comprehensive Plan.

George Brown, representing City's consultant Hazen and Sawyer, advised that he has worked on the City's water supply planning since 1999. The City's Water Supply Facility Work Plan was updated in July 2025. Key findings of this Plan include:

- The City's water service area has not changed in many years
- Fort Lauderdale is the largest water provider in Broward County
- Fort Lauderdale provides water to Oakland Park and Wilton Manors, Port Everglades, and other smaller communities
- The City's primary source of drinking water is the Biscayne Aquifer, to which approximately 35 water supply wells over two separate wellfields are attached

- The City's water service area population is forecast to increase from roughly 250,000 to 305,000 over the next 20 years; this includes all communities served by the City for water and represents 21% population growth
- The City's water use permit allows for the use of 55 million gallons per day (MGD); this permit is adequate to meet the City's water demand through 2045
- The City's water treatment system includes the existing Fiveash Water Treatment Plant, which is currently planned for replacement by the City's investment in the Prospect Lake Clean Water Center; this Center is under construction and scheduled for completion in late 2026
- The Fiveash plant produces roughly 50 MGD
- The Peele-Dixie Water Treatment Plant is a state-of-the-art manual filtration membrane treatment plant constructed in 2008

Mr. Donaldson noted that City water from the Peele-Dixie plant is typically clear, while water supplied from the Fiveash plant is more likely to be discolored. Mr. Brown replied that one goal of the Prospect Lake Clean Water Center is to achieve a color goal of 5 or less. The Center will use a combination of membrane treatment and ion exchange, with the latter designed to provide color removal. It is expected to be comparable to the water produced by the Peele-Dixie plant.

Mr. Buckley requested additional information regarding membrane treatment technology. Mr. Brown replied that the technique used for Biscayne aquifer water is called nanofiltration, which differs from reverse osmosis technology by the amount of pressure or energy put into the water for passage through the membranes. Nanofiltration is typically used for fresh water, while reverse osmosis is used for salty water, such as the product generated by the much deeper Florida aquifer.

Mr. Donaldson requested additional information on the City's permit for water use. Mr. Brown replied that this is a state permit issued through SFWMD. The demand forecast indicates there will be sufficient water to meet demand through 2045. The City's water use permit is good for approximately 50 years. The permit also allows the City to invest in alternative water supplies, which in Fort Lauderdale's case is the Florida Aquifer, if additional supply is needed. Alternative sources would require a higher level of treatment. The permit would allow for the construction of roughly 15 Florida Aquifer water supply wells at the Peele-Dixie or Prospect wellfields. Access to the Florida Aquifer would carry a higher user cost.

Mr. Donaldson asked if a process is in place to revisit projections for the City in the near future to determine whether it may be necessary to access the Florida Aquifer sooner than expected. Mr. Brown replied that the state of Florida updates its Florida East Coast Water Supply Plan every five years; that five-year update cycle requires the City to update its demand forecast on the same time frame.

Mr. Hiteshew added that the report lists how much water the City is drawing from its source aquifer, as well as how much water is drawn by its large users and any water- or sewer-related capital improvement projects in the City's annual Capital Improvement Program (CIP).

Chair McTigue requested information regarding possible saltwater intrusion into the Biscayne Aquifer due to rising sea levels. Mr. Brown stated that this information was reviewed as part of the development of the Water Supply Plan, noting that the City and the state of Florida monitor saltwater intrusion into wells.

Mr. Brown continued that the City has also invested in the C-51 Reservoir, purchasing 3 MGD from that source to offset water from the Biscayne Aquifer. The City has just submitted the first request to SFWMD for the use of that supplemental water beginning in September 2025.

Attorney Spence explained that the Board is asked to recommend approval or denial of the proposed changes to the Water Supply Facility Work Plan and Comprehensive Plan.

Motion made by Mr. Spence, seconded by Ms. Scott, to recommend approval of Case Number UDP-L25004. In a roll call vote, the **motion** passed 8-0.

V. COMMUNICATION TO THE CITY COMMISSION

~~Ms. Scott asked if other Board members felt a town home project with a certain number of units, such as 10 or more, should come before the Planning and Zoning Board. She pointed out that this would address situations such as Item 3, where the Board was asked to vote on rezoning associated with a large project that would not come before them again at a later date.~~

~~Ms. Scott explained that while neighborhood residents may also attend DRC meetings, those meetings focus more closely on technical review. Her intent was to facilitate additional involvement from the neighborhood when projects of significant magnitude are brought forward. Mr. Dutton agreed that the Board review could be helpful with respect to projects with more than a certain number of proposed units.~~

~~Ms. Scott added that she felt Board review could be useful even in cases when a developer is permitted by right to construct the types of units they plan to build. Mr. Buckley noted that this could require multiple changes to the ULDR.~~

~~Attorney Spence advised that the ULDR includes a table which designates the required level of review for projects. Ms. Scott's proposal would require amending this table to determine the threshold at which certain levels of review are necessary. It was confirmed that this request could be sent as a communication to the City Commission.~~

~~**Motion** made by Ms. Scott, to make a motion that the Board request City Staff to communicate to the City Commission that the Board feels that large town home developments currently do not fall under any review by the Planning and Zoning Board, and the Board would like to request that be looked at for sizable town home projects, number to be determined by Staff. [The **motion** was not seconded.]~~

~~Attorney Spence suggested that the **motion** be reframed as follows: a communication to the City Commission requesting evaluation of townhome projects to determine whether or not a larger project should be reviewed by the Planning and Zoning Board.~~

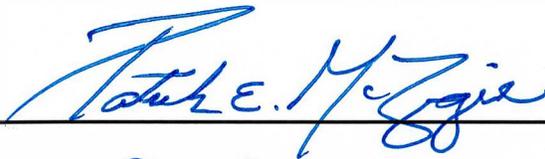
~~Ms. Scott emphasized that her intent was to establish a threshold at which those projects would come before the Board for review. She requested that a Board member attend the City Commission meeting at which the communication would be presented so they can discuss the example of tonight's Item 3. Chair McTigue confirmed that he would attend the upcoming Commission meeting.~~

~~In a voice vote, the Board approved the **motion** as a communication to the City Commission.~~

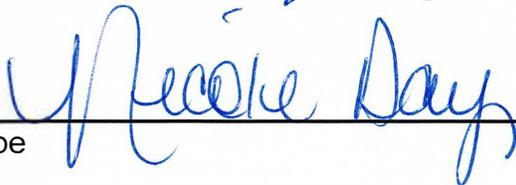
~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 8:34 p.m.~~

~~Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.~~



Chair



Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]