



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

Local Planning Agency

October 8, 2025

2:00pm

Government Center West – 2nd Floor Hearing Room

1 North University Drive

Plantation, FL, 33324

Agenda:

1. Call to Order

2. Approval of Minutes:

- Exhibit 1: September 10, 2025

3. 25-Z3: Waste Management

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

4. 25-T1: Water Supply Facilities Work Plan

- Exhibit 1: Staff Report
- Exhibit 2: Attachments

5. 25-LDC1: Concurrency De Minimis Review

- Exhibit 1: Staff Report
- Exhibit 2: Ordinance

6. Public Comments: Non-agenda Items

7. Adjourn

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine

Broward.org

Agenda Item 2

September 10, 2025 Minutes

Resilient Environment Department Local Planning Agency
Public Hearing
Government Center West – 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
September 10, 2025

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Building Code Services Division, Chair
- b. Angela Chin, Housing Finance Authority
- c. Amede Dimonnay, Environmental Permitting Division
- d. Christian Dumay, Urban Planning Division
- e. Lisa Wight, Housing Finance Division

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

- a. Darby Delsalle AICP, Director
- b. Heather Cunniff, AICP, Planning Section Supervisor
- c. Andy Joseph, Planner, Urban Planning Division
- d. Thamara Jean, Intern, Urban Planning Division

Building Code Division

- a. Willowstine Lawson, Program/ Project Coordinator Senior
- b. Damaris Lugo, Building Code Services Division

County Attorney's Office

- a. Alexis Koratich, Assistant County Attorney

Other present (See Attachment A – Sign-in Sheet)

- a. Robert B. Lochrie III, Esq., Applicant
- b. Nectaria M. Chakas, Esq., Applicant
- c. David Nielsen, Broadview Park
- d. Elza Van Ackerbroeck, Broadview Park
- e. Wellington Aroeu, Broadview Park
- f. Albert Neves, Broadview Park
- g. Rose Bickford, Broadview Park
- h. Julie Burger, Broadview Park
- i. Barbara Smith, Broadview Park
- j. Marianne Schmando, Broadview Park
- k. Casey Muller, Broadview Park
- l. Nancy Khoury, Broadview Park

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- m. Susan Menezes, Broadview Park
- n. Anker Pesarce, Broadview Park
- o. Jose Rodriguez, Broadview Park
- p. Jennifer Lopez, Broadview Park
- q. Karl Peterson, Broadview Park
- r. Mike Tadros, Broadview Park
- s. Ken Naylor, Broadview Park
- t. Marie Ferreine, Housing Authority of Fort Lauderdale

Agenda**1. Call to Order**

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:13 pm. He stated that the meeting is open to the public, a notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting was being recorded. The LPA members introduced themselves.

2. Approval of Minutes: June 11, 2025

Upon a motion made by Angela Chin, seconded by Lisa Wight the June 11, 2025, Local Planning Agency minutes were unanimously approved.

3. 25-Z2: Broadview Gardens

Mr. Saiphoo introduced the item and requested a staff presentation.

Ms. Cuniff introduced herself and noted the Staff Report was posted online and is entered into the record as part of the public hearing. She stated that the Housing Authority of Fort Lauderdale is the applicant. The site is an approximately 37.2 net acre site located in the Broward Municipal Services District's Broadview Park neighborhood. More specifically, the site is located on the south side of Peters Road and on the east side of NW 46th Avenue. The applicant intends to build a mix of affordable and workforce housing for low to moderate income households.

On June 11, 2025, the LPA considered a companion application that proposes to amend the Broward Municipal Services District Future Land Use Map Series from Utilities to Medium (16) Residential (Application 25-M1). The LPA found amendment:

- **Inconsistent** with Broward County Comprehensive Plan and Broward County Land Use Plan policies that address compatibility;
- **Inconsistent** with certain Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies that address historic and natural resources. However, consistency may be achieved by addressing impacts to the Local Area of Particular Concern through Broward County's development permitting and licensing processes.
- **Consistent** with the Broward County Comprehensive Plan goals, objectives, and policies that address population and housing;

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The Local Planning Agency also noted the following:

- Public transit is available to serve the proposed amendment site; however, if approved, Staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.
- A Low-Medium (10) Residential designation is available that would better align with Broward County Comprehensive Plan and Broward County Land Use Plan goals, objectives, and policies by:
 - o Providing a more compatible transition between properties to the east and west of the site and the established character of existing development. However, a compatible transition may also be achieved through execution of the applicant's voluntary commitments regarding building height restriction, unit mix, access and traffic circulation, amenities, and site layout.
 - o Better coordinating land use and transportation consistent with the Comprehensive Plan's Transportation Element Policy T2.2.4 that recommends residential densities more intense than Low-Medium (10) Residential be located with adequate access to public transit routes.

Ms. Cuniff explained that with regard to rezoning 25-Z2 that the Local Planning Agency is considering today, staff evaluated the factors identified in Section 39-30 of the zoning code and makes the following findings:

1. There is not an ambiguity or error.
2. The proposed rezoning, coupled with the Applicant's voluntary restriction to provide affordable housing, addresses changing conditions by offsetting the existing rental housing affordability gap.
3. The rezoning is consistent with various goals, objectives, and policies included in the Broward County Comprehensive Plan.
4. The rezoning is conditionally consistent with the densities, intensities and general uses of the Broward Municipal Services District Future Land Use Element and Map, provided the Medium (16) Residential future land use designation proposed by future land use map amendment application is approved.
5. Negative impacts to historic, archaeologic, and natural resources are not expected, however, mitigation efforts regarding Local Area of Particular Concern Site 78 must be mitigated as part of the County's development, permitting, and licensing requirements and the designation may also need to be addressed prior to development, permitting, and licensing.
6. Infrastructure is expected to be available to serve the rezoning site; however, staff recommends the applicant work with Broward County Transit and the utility providers during the site plan review process to improve mobility, including pedestrian accessibility on Peters Road/Davie Boulevard.
7. The rezoning is expected to be compatible with adjacent land use.

Ms. Cuniff stated the Urban Planning Division recommends that the Local Planning Agency approve staff findings and forward the proposed rezoning to the Board of County Commissioners for consideration.



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Mr. Saiphoo requested the applicant to make a presentation. Robert Lochrie, attorney for the Housing Authority of the City of Fort Lauderdale introduced himself.

Mr. Lochrie referenced his last presentation to the Local Planning Agency on June 11, 2025 with regard to FLUMS 25-M1. He noted the project has been decreased to 474 dwelling units, with 34 single-family homes on SW 46th Avenue. He showed the most recent version of the conceptual site plan that places new single-family are across existing single-family homes on NW 46th Avenue. Mr. Lochrie completed his presentation by noting his agreement with the staff recommendation and that he can answer any questions.

Mr. Saiphoo asked the applicant to clarify the process in relation to the pending future land use amendments to the Broward County Land Use Plan (BCLUP) and Broward Municipal Services District Map (BMSD). Mr. Lochrie stated the Board of County Commissioners (Commission) transmitted the BMSD amendment to the Broward County Planning Council (BCPC). After BCPC review, the proposed rezoning, BMSD and BCLUP future land use map amendments, and the declaration of restrictive covenants will be considered by the Board of County Commissioners.

Mr. Saiphoo requested public comments. The following comments were offered:

- The site is an agricultural property. There will be impacts to the infrastructure. The site is a conservation area for water recharge. The cars will leak oil into the water supply. The rezoning is not consistent with the comprehensive plan. The county is built out.
- David Nielsen stated the amendment is a Local Area of Particular Concern. The site is higher in elevation than the rest of Broadview Park and runoff from the site will flow into the neighborhood. The project is not compatible with the neighborhood and needs to be scaled back to ten (10) dwelling units per acre. The site is a former gun range and an earthen mound exists that is full of lead. It will need to be remediated. He stated that the development will change the residents' lives tremendously.
- Rose Bickford stated that the residents of Broadview Park do not benefit from the proposed Broadview Gardens projects. She noted the proposed development will increase flooding and traffic in the neighborhood, and especially impact the ability to access Davie Boulevard/Peters Road from SW 46th Avenue. Ms. Bickford noted that two accidents happened earlier in the day. Speeding is an issue on SW 46th Avenue. Meadowbrook Elementary School is overcrowded. Police and fire services will be impacted. Ms. Bickford suggested repurposing industrial buildings and schools for affordable housing.
- Elza Van Ackerbroeck, President of the Broadview Park Civic Association (BPCA) introduced herself. The BPCA wants to slow down development within the neighborhood. She cited issues with traffic, schools, and wildlife.
- Casey Mullins spoke against the proposed development and noted issues with traffic, flooding, and crime.

Mr. Saiphoo asked staff to respond to the comments. Darby Delsalle briefly explained the principles of land use compatibility. He stated that the rezoning will generally result in a land configuration that follows a step-down pattern of higher density to lower density,

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with developments of similar densities facing each other. Mr. Delsalle noted that infrastructure issues are also analyzed during site plan review. He further noted that there is capacity in the infrastructure systems, but the applicant may be required to provide improvements such as pipes. Impacts associated with traffic on SW 46th Avenue are being examined by Broward County separately from the rezoning process; the rezoning may move those discussions forward so they may be addressed during the site plan review process. Mr. Delsalle addressed the Local Area of Particular Concern (LAPC). He walked the site with Broward County's environmental staff and noted that many trees on the site are degraded and include invasive species, but the LAPC will need to be addressed. With regard to stormwater, all sites need to retain their own stormwater.

Robert Lochrie noted the school board analysis prepared on August 8, 2025 indicates that Meadowbrook Elementary is currently underenrolled. He also stated that once complete the project will be an asset to the community.

An attendee interjected that parks and open space within the county are not adequate. Ms. Cuniff noted that the level-of-service standards for local BMSD parks is three (3) acres per thousand population. There is a surplus of 32.7 acres. She further noted that the level-of-service standard for regional parks is three (3) acres per thousand population. There is a surplus of regional parks of 1,007 acres. There is not a deficit of parks.

Upon motion by Angela Chin, seconded by Lisa White, the Local Planning Agency unanimously approved the staff recommendation.

4. 24-Z4: Legislative Update

Mr. Saiphoo introduced the item and requested a staff presentation.

Ms. Cuniff stated that the item is an amendment to the Broward County Zoning Code to address changes to Florida Statutes regarding synthetic turf, condominium inspections, and certified recovery residences. She noted the updates include the following:

- Allowing synthetic turf as permitted by Section 125.572, Florida Statutes, such as on all portions of residential properties not covered by impervious surfaces;
- Creating a new section to address the requirement in Florida Statutes for a statewide structural inspection program to ensure the safety of aging condominium and cooperative buildings;
- Creating a new section that addresses requirements for the review of applications for certified recovery residences, including minimum application requirements and reasonable accommodation if any land use regulation serves to prohibit establishment of a certified recovery residence.

Ms. Cuniff stated that staff recommends the Local Planning Agency approve staff findings and forward the proposed amendment to the Board of County Commissioners for consideration.

Upon motion by Angela Chin, seconded by Amede Dimonnay, the Local Planning Agency unanimously approved the staff recommendation.

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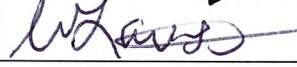
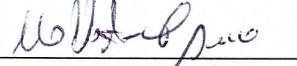
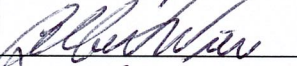
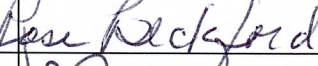
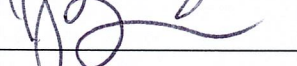
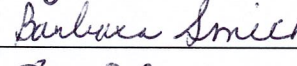
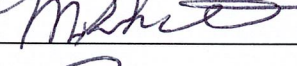
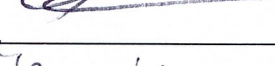
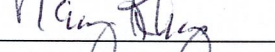
5. Public Comments: Non-agenda Items

Mr. Saiphoo requested comments on non-agenda items. No public comments on non-agenda items were offered.

6. Adjourn

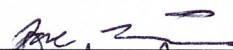
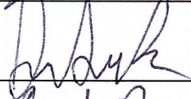
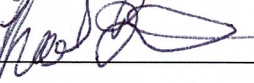
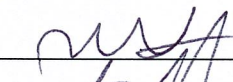
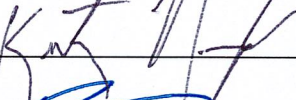



Upon a motion made by Ms. Chin, seconded by Mr. Dumay and unanimously approved, the meeting adjourned at 3:06 pm.

Local Planning Agency: September 10, 2025

Name	Signature	Agency/Community	Phone Number	E-mail
DAVID NIELSEN		Broadview Park		
ELZAVAN ACKERBROECK		BROADVIEW PARK.		
Neetaria Chakas		Lochrie + Chakas, P.A.	954-779-1123	NChakas@Lochrielaw.com
Robert Lochrie		"	954-779-1101	RLochrie@Lochrielaw.com
Lisa Wight		BC	754-857-6679	lwight@broward.org
Christian Damay		UPD	X 6627	cdmay@broward.org
Willowstine Lawson		Building Code	954-357-7794	WLawson@broward.org
Wellington Areon		Broward	954-254-7151	
Albert Reyes		Brow. n. M.	786-299-7636	areyes9363@gmail.com
Rose Buckford		Browd Park	954-647-8046	Metrose2@bellsouth.net
Julie Burger		Broadview Pk.	610-844-3378	jmburger92@gmail.com
Barbara Smick		Broward PK	954-775-7836	islandtime25@gmail.com
Marianne Schmandt		Broadview PK	786-412-4110	marianneSchmandt@gmail.com
Casey Mullins		Broward PK	954-358-7642	
Nancy Thoury		Broadview Park	954-224-9146	justnancym@cof.com

This sign-in sheet is a public record subject to disclosure under the State of Florida Public Records Law (Chapter 119 Florida Statutes)

Local Planning Agency: September 10, 2025

Susan Menezes	Susan Menezes	Broadview PK	954 445 5615	cedwardsusan@bellsouth.net
Anker Pearce	Ank Pearce	FT LAND	954 614 5463	foustonker@gmail.com
JOSE RODRIGUEZ		BROADVIEW PARK	773 576-1002	JLRODRIGUEZ 773 @GMAIL.CO
Jennifer Lopez R		Broadview Park	754 551 0376	Jennifer.lopez.2021@gmail.com
Karl Petersen		Traf Tech KHP	954-560-7103	Karl@traftech.biz
MIKE TADROS		HACFL	954-556-4100	mtadros@HACFL.com
KEN NAYLOR		ATLANTIC PACIFIC	305-357-4700	knaylor@apcompanies.com
Mario Ferreira		HACFL	954-556-4100	Mario.Ferreira@hacfl.com
Alexis Koratich		County Attorney ^{Office}	954-357-7600	AKoratich@broward.org
Thamara Jean		UPD	754-357-7085	Wean@broward.org
Andy Joseph		UPD		

Agenda Item 3

25-Z3: Waste Management

Site Location Map (Attachment A)	2600 Wiles Road.
Effect of Rezoning	Allows expansion of the Monarch Hill Landfill by 22.4 net acres (24.2 gross acres).
Size	22.4 net acres (24.2 gross acres).
Existing Uses (Attachment B – Aerial Map)	Former waste to energy plant (plant was demolished between 2024 and 2025).
Proposed Use	Landfill.
Current Zoning District (Attachment C)	PUD: Planned Unit Development District (14.4 net acres) and M-4: Heavy Industrial District (8.0 net acres).
Proposed Zoning District	A-6: Agricultural-Disposal District.

(Attachment D)	
BMSD Future Land Use Designation (Attachment E)	Industrial (February 25, 2025: Board of County Commissioners changed from Electrical Generation Facilities to Industrial).
Current BCLUP Future Land Use Designation	Commerce (February 25, 2025: Board of County Commissioners changes from Electrical Generation Facilities to Commerce).
Commission District	District 4
Applicant/Property Owner	Waste Management, Inc.
Folio Number	484216090010

B. Staff Recommendation

The Resilient Environment Department's Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed rezoning consistent with the Broward County Comprehensive Plan.

C. Background

The site is a former waste-to-energy plant that was demolished between 2024 and 2025.

On February 25, 2025, the Board of County Commissioners enacted the following Ordinances:

1. Ordinance PC 2025-10 changing the future land use designation of the Broward County Land Use Plan from Electrical Generating Facilities to Commerce.
2. Ordinance 2025-11 changing the Broward Municipal Services District Future Land Use Map from Electrical Generation Facilities to Industrial.
3. Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet, except during a government declared disaster, or as directed by the Board of County Commissioners or County Administrator if the Board is in recess. Garbage is defined in accordance with Section 62-701.200, Florida Administrative Code as "all kitchen and table food waste, and animal or vegetative waste that is attendant with or results from the storage, preparation, cooking, or handling of food materials." The Ordinance does not prohibit the landfilling of "Class III waste," "construction and demolition debris," "sludge" (excluding liquid sludge), "ash residue," "bottom ash," or "fly ash," as those terms are defined in Rule 62-701.200, Florida Administrative Code, or nonhazardous soils.
4. Ordinance 2025-13: Amended the Broward County Code of Ordinances raising the maximum height of a landfill from 125 feet to 325 feet.

On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste. The agreement settles litigation in two court cases:

1. City of Coconut, et al. v. Broward County (Case No. CACE-25-004400 (Cir. Ct.).
2. City of Coconut, et al. v. Broward County (Case No. 25-1748GM (Fla. Div. Admin.).

The site is currently zoned M-4 and PUD. The M-4 zoning district is intended for the heaviest manufacturing and industrial uses, involving the use, handling, and storage of

hazardous materials, or industrial uses which require a substantial amount of open air storage area. The M-4 district allows resource recovery plants and incinerators, but not landfills. The PUD district is intended to apply to planned developments approved by Ordinance of the Board of County Commissioners prior to September 11, 1991. The PUD does allow the proposed landfill use.

The proposed A-6: Agricultural-Disposal District specifically permits the intended landfill use. According to the applicant, approximately 100,000 tons of material is disposed in Monarch Hill Landfill each month. The applicant intends to use the site for disposal of construction and demolition debris (C&D waste) and bulk waste. The applicant states that prior to landfill disposal, fifty percent (50%) of C&D waste is processed at one of Waste Management's two recycling centers in Broward County. The processing removes recyclable materials, such as metal, rock, cardboard, and wood and decreases the amount of waste that is landfilled.

II. Summary of Evaluation Criteria.

The Broward County Zoning Code, Section 39-30 requires the Board of County Commissioners to consider eleven (11) factors when evaluating a rezoning request. These factors are addressed below.

A. Ambiguity/Error.

The site is zoned PUD and M-4 consistent with its former use as a waste-to-energy facility. The proposed landfill use is not allowed by the current zoning districts.

Staff finds that while there is not an ambiguity or error, the site requires a rezoning to the A-6: Agricultural-Disposal district to use the site for a landfill.

B. Changing Conditions.

The former waste-to-energy facility was previously part of the Solid Waste District and processed 800,000 tons of municipal solid waste per year. It ceased operations in 2015 after the Interlocal Agreement between Broward County and the municipalities that formed the Solid Waste District expired. The facility was subsequently demolished.

Broward County is nearly fully developed, population growth is expected to continue, and the need for landfills is expected to continue.

Figure 3: Projected Population

2020	1,994,375
2025	2,021,386
2030	2,089,980
2035	2,114,505
2040	2,189,893
2045	2,230,372
2050	2,238,298
Change 2020 - 2050	293,923 (15.1%)
Source: Broward County 2024 Population and Forecast Allocation Model	

The Board of County Commissioners adopted amendments changing the future land use designations of both the Broward County Land Use Plan and the Broward Municipal

Services District Future Land Use Map from Electrical Generation Facility to Industrial. The amendments were reviewed with the consideration that the future Industrial use would be landfill.

Staff finds the proposed rezoning addresses changing conditions by allowing expansion of an existing landfill.

C. Applicant Testimony.

Verbal and written testimony from the applicant will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

D. Staff Recommendation.

See Section I.B.-Staff Recommendation

E. Public Testimony

Verbal and written testimony from the public will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

F. Consistency with Goals, Objectives, and Policies (GOPs) of the Broward County Comprehensive Plan.

Staff reviewed the application for consistency with the applicable Goals, Objectives, and Policies of the Broward County Comprehensive Plan and identified the following:

POLICY BMSD 1.1.5 - Future land uses shall be coordinated with the availability of public facilities and services.

Analysis: Review agencies either reported the facilities and services are available to serve the future development of the site or had no objections (Attachments J, F, H, I. The availability of facilities and service will be reevaluated at the time of site planning.

Finding: Consistent.

POLICY BMSD 1.1.7 - Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

Analysis: While this Policy typically applies to FLUM amendments, the Applicant is proposing an industrial use that is adjacent to existing and planned industrial uses.

Finding: Consistent.

POLICY BMSD 1.2.1 - Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses,
2. The site is suitable for the proposed use,
3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element,
4. Urban Sprawl is discouraged,
5. Sufficient affordable housing is provided to meet the needs of the area,

6. The proposed use is compatible with surrounding uses

Analysis: While this Policy typically applies to FLUM amendments, the Applicant proposes an industrial use that is adjacent to existing and planned industrial uses. Review agencies either reported the availability of facilities to serve the future development of the site or had no objections (Attachments J, F, H, I). The remaining items of this Policy are to be reviewed at time of site planning.

Finding: Consistent.

BCCP Solid Waste Element Policy 6.2.2: The impact of solid waste management facilities and support services on adjacent natural resources and land uses shall be considered during the siting of new solid waste management facilities and the expansion of, or increase in, capacity of solid waste management facilities.

Analysis: The proposed application was reviewed for impacts on environmental resources. (See Attachment F).

Finding: Consistent.

BCCP Solid Waste Element Policy 6.3.4. Potential expansion of the Central Disposal Sanitary Landfill (CDSL) [Monarch Hill] shall be governed by the following:

- a) Broward County shall not approve a solid waste license or a zoning application which would allow the CDSL [Monarch Hill] to expand horizontally beyond the confines of the major roadways that currently constitute its boundaries: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
- b) Prior to January 1, 2018, Broward County shall not accept a solid waste license or zoning application which would allow the CDSL [Monarch Hill] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes as those applicable slopes are defined in Chapter 62-701 of the Florida Administrative Code in effect on September 13, 2010, and within the confines of the following major roadways: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
- c) On or after January 1, 2018, the County may approve an application for a solid waste license or a zoning approval which would allow the CDSL [Monarch Hill] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes, as set forth in (b) above, only if said approval restricts the waste to be accepted at CDSL [Monarch Hill] to Summit Waste, as defined in (d) below, except in the following limited circumstances:
 - i. The North Waste-to-Energy facilities located at 2600 Wiles Road, Pompano Beach, FL and/or the South Waste-to-Energy facilities located at 4400 South State Road 7, Fort Lauderdale FL are not operational;
 - ii. There exists a declared disaster pursuant to a Federal, State of Florida, or Broward County declaration.
 - iii. The waste must be disposed of at the CDSL [Monarch Hill] pursuant to an already existing contract between the operator of CDSL [Monarch Hill] and Miami Dade County, including any renewals or extensions thereto based on Miami Dade County exercising any option it has in the already existing contract;

- iv. There is a de minimis amount of processable waste that must be delivered to the CDSL [Monarch Hill] as a result of a hauler, truck or equipment breakdown; or
 - v. Processable waste is inadvertently mixed in with bulk pick-up loads as a result of consumer error.
- d) The term “Summit Waste” shall mean and include all types of non-hazardous solid waste which are authorized by the current (as of September 13, 2010) solid waste license for the CDSL [Monarch Hill] issued by Broward County, except “garbage” as defined by 62-701.200(34) of the Florida Administrative Code in effect as of September 13, 2010. Summit Waste shall include, but is not limited to ash, construction and demolition debris, Class III waste (as defined in Rule 62-701.200(14) F.A.C.), non-hazardous soils, and sludge (as defined in Rule 62-701.200(106) F.A.C., but excluding liquids).

Analysis: On February 25, 2025, the Board of County Commissioners enacted the following Ordinances: Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet and Ordinance 2025-13 raising the maximum height of a landfill from 125 feet to 325 feet. On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste.

Finding: Consistent.

BCCP, Solid Waste Element Policy 6.4.3: New and expanded landfills, and new and expanded resource recovery facilities, shall be planned to minimize impacts on adjacent existing or adopted future land uses.

Analysis: On February 25, 2025, the Board of County Commissioners enacted the following Ordinances:

- Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet,
- Ordinance 2025-13 raising the maximum height of a landfill from 125 feet to 325 feet.

On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste.

Finding: Consistent.

G. Comprehensive Plan Consistency-Densities, Intensities, and General Uses.

Staff finds the proposed M-4: Heavy Industrial District zoning is consistent with the general uses set forth in the Industrial future land use designation of Broward County Comprehensive Plan’s Broward Municipal Services District Element.

POLICY BMSD 1.1.1 Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County Land

Use Plan and associated maps, to allow various land uses by type and at assorted densities and intensities, including the following land use categories:

...

➔ Industrial

...

Land Use Category Descriptions and Permitted Uses:

The following section describes the future land use map categories available for designation on the BMSD Future Land Use Map (FLUM). The Broward County Land Use Plan (BCLUP) and associated map may include additional future land use categories. The addition of such categories to this policy requires a comprehensive plan text amendment. The Broward County Code of Ordinances, Chapter 39-Zoning, shall include the zoning districts and regulations available consistent with the permitted uses, densities, and intensities of each future land use designation. Where an existing lawful use of land or a structure is no longer permitted, such use of land or structure shall be considered nonconforming and subject to the applicable provisions of the County's Code of Ordinances, unless a contrary result is specifically provided for in the BCLUP.

...

Industrial

Industrial uses are intended to provide opportunity for retention and expansion of manufacturing, warehouse distribution, research and development, or other substantial employment based activities. Limited commercial uses may also be appropriate, subject to certain criteria and restrictions. Uses permitted in areas designated industrial are as follows:

1. Light and heavy industrial uses.

...

13. Utilities, excluding electrical power plants

...

H. Environmental, Historic, and Archaeologic Resources.

The proposed application was reviewed for impacts to historic, archaeological, and environmental resources. (See Attachments F and G).

1. Historic - Archaeologic Resources:

Analysis: The County's archaeological consultant determined the proposed project will not have an adverse effect on a previously identified area of archaeological sensitivity. (Attachment F). A historic resources survey, conducted in 2019, recommended a Phase I Archaeological Survey be conducted because an Indian camp was documented on the property. A detailed review will be conducted at the time of site planning to ensure the appropriate protection of such resources.

Finding: Consistent.

2. Natural Resources

Analysis: Broward County staff conducted a review for compliance with policies and programs regarding natural resources of the site. That review noted the potential for

impacts to natural resources; however, further investigation would be required at the time of site planning and permitting.

Findings: Consistent

a. Contaminated Sites.

Documented contaminants exist in the groundwater on the southeastern portion of the site. They are confined to the limits of the property and monitored under the facility's Solid Waste Management Permit and License. Any dewatering at or within one-quarter mile of the contaminants is subject to approval by the Environmental Permitting Division.

b. Solid Waste.

The site is a landfill.

c. Surface Water Management.

Site located in a Flood Hazard Area: A Broward County Surface Water Management License and Environmental Resource Permit area required.

d. Hazardous Material Facilities.

Ten within a quarter-mile of the site.

e. Wellfield Protection.

The proposed amendment site is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions.

f. SARA Title III (Community Right to Know).

There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site.

g. Air Quality.

Five (5) air permitted facilities within a ½ - mile, including the landfill.

I. Infrastructure Capacity.

1. Public Schools.

Analysis: Will not generate any students.

Finding: Complies.

2. Recreation and Open Space.

Analysis: Will not generate additional population.

Finding: Complies.

3. Mobility.

Analysis: Mobility addresses how well the site is served by transportation systems and how well those transportation systems provide access to community facilities, shopping, employment, and services (See Attachments J - Traffic Circulation Analysis, Attachment H - Public Transit Comments).

- a. *Traffic*. A peak hour traffic analysis was prepared as part of Broward County Land Use Plan amendment PC 22-5 (Attachment J). The proposed amendment is not expected to increase traffic on the regional roadway network.
- b. *Public Transit*. Public transit is not available, but Broward County Transit will note the area for possible service expansion as part of the Comprehensive Operational Analysis being conducted (See Attachment H).
- c. *Bicycle Facilities*. A bike lane exists along NW 48th Street.
- d. *Pedestrian Facilities*. A sidewalk exists along NW 48th Street.
- e. *Complete Streets*. The proposed amendment site is adjacent to Wiles Road. Staff recommended the site be designed to include safe and convenient connections to the surrounding transportation network.

Finding: Complies.

4. Potable Water.

Analysis. Broward County Water and Wastewater Management Division stated it has no objections to the proposed rezoning (See Attachment I). It is estimated that demand for potable water facilities will decline as a result of the proposed rezoning.

Figure 4: Potable Water Impacts

Service Provider	Broward County Water and Wastewater Services Division-District 2
Treatment Plant	Broward County Water Treatment Plant 2A
Impact	-0.0081 MGD

Finding: Complies.

5. Sanitary Sewer.

Analysis. The Broward County Water and Wastewater Management Division stated it has no objections to the proposed rezoning (See Attachment I).

Figure 5: Sanitary Impacts

Service Provider	Broward County Water and Wastewater Services Division-District 2
Treatment Plant	Broward County North Regional Wastewater Treatment Plant
Impact	-0.0063 MGD

Finding: Complies.

6. Solid Waste Generation.

Analysis: No comments submitted; however, the rezoning is for a landfill that receives solid waste. The proposed amendment is expected to have a neutral impact on solid

waste generation. Staff concludes adequate solid waste disposal facilities exist to serve the proposed amendment site.

Figure 6: Solid Waste Impacts

Zoning	Generation Rate¹	Total
Current: PUD for Electrical Generation facility	2 lbs. per 100 sq. ft. per day	19,514 lbs. per day
Proposed: A-3	2 lbs. per 100 sq. ft. per day	19,514 lbs. per day
¹ Broward County Comprehensive Plan, Solid Waste Element, Table 6-A; Solid Waste Generations Rates for Development Review		

Finding: Complies.

7. Drainage and Aquifer Recharge.

Analysis: The site is not within a Federal Emergency Management Agency Special Flood Hazard Area. A Broward County Surface Water Management License and Environmental Resource Permit will be required (See Attachment F).

Finding: Complies.

J. Compatibility of Existing and Proposed Uses.

Analysis: Compatibility is “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding existing and planned uses.

The Comprehensive Plan’s Broward Municipal Services District Element Policy BMSD 1.1.7 states that “future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.” BMSD Policy 2.11.8 further states that “Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.”

Figure 7: Site and Surrounding Land Uses

Location	Existing Use	Current Zoning	Local Future Land Use	BCLUP Future Land Use
Subject Site	Former waste to energy plant	PUD: Planned Unit Development & M-4: Heavy Industrial	Industrial	Industrial
North (Deerfield Beach)	Warehouse Light manufacturing	I-2: Limited Heavy Industrial	Industrial	Commerce
East	Vacant Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce

South	Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce
West	Trucking operations (Waste Management)	A-6: Agricultural Disposal	Industrial	Commerce

On the north, the site abuts NW 48 Street, a six-lane, an approximately 125 feet wide, divided arterial roadway. The industrial uses to the north are not expected to be impacts by the proposed amendment as they are separated by NW 48th Street and generate traffic from heavy trucks.

On the east, the site abuts Monarch Hill Landfill.

On the south, the site abuts Monarch Hill Landfill.

On the west, the site abuts Monarch Hill Landfill.

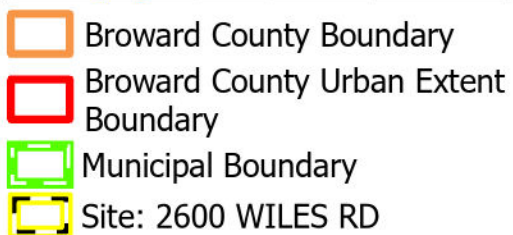
Staff finds the proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

K. Oceanfront Properties Considerations.

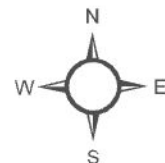
Not applicable.

III. Attachments (See Exhibit 2)

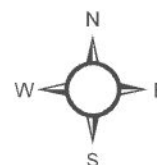
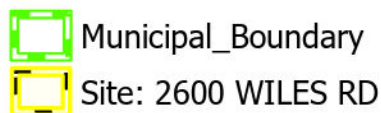
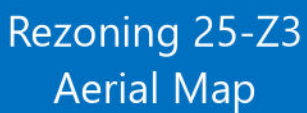
- Attachment A: Site Location Map
- Attachment B: Aerial Map
- Attachment C: Current Zoning Map
- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Environmental Resource Comments
- Attachment G: Historic-Archaeologic Resource Comments
- Attachment H: Transit Comments
- Attachment I: Water and Sewer Comments
- Attachment J: Traffic Analysis



★ Site Location Within Urban Extent



A horizontal number line with tick marks at 0, 125, 250, and 500. The unit is labeled "Feet" at the end.

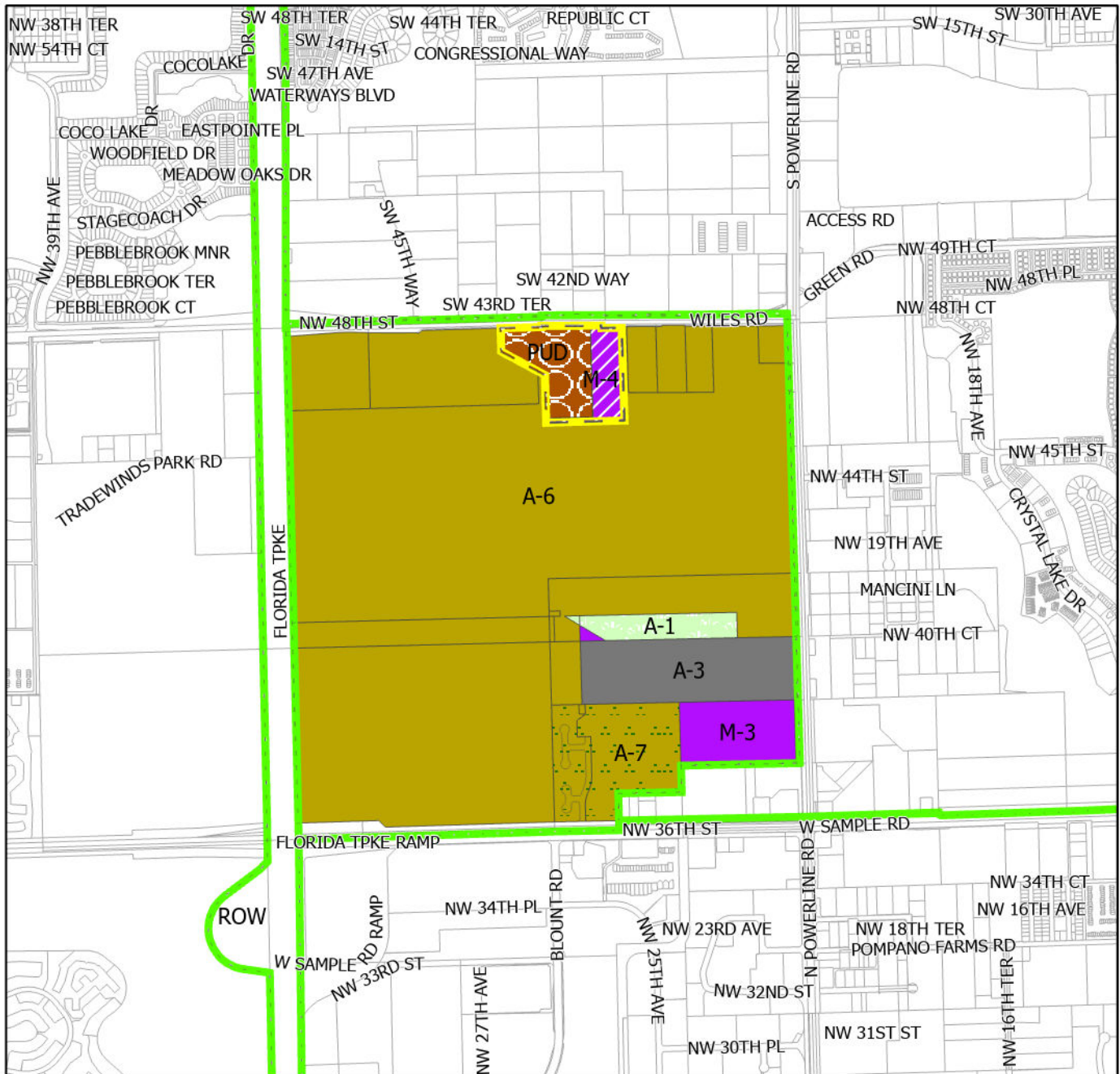


A horizontal number line with tick marks at 0, 125, 250, and 500. The unit is labeled "Feet" at the end.

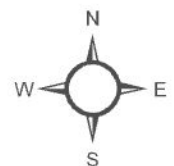
Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Rezoning 25-Z3 Current Zoning



- | | |
|---------------------------------|---|
| Site: 2600 WILES RD | A-7: Agricultural-Restricted Disposal |
| Municipal_Boundary | M-3: Intense Manufacturing and Industrial |
| A-1: Agricultural Estate | M-4: Limited Heavy Industrial |
| A-3: Agricultural and Utilities | PUD: Planned Unit Development |
| A-6: Agricultural-Disposal | ROW: Right-of-Way/Unzoned |

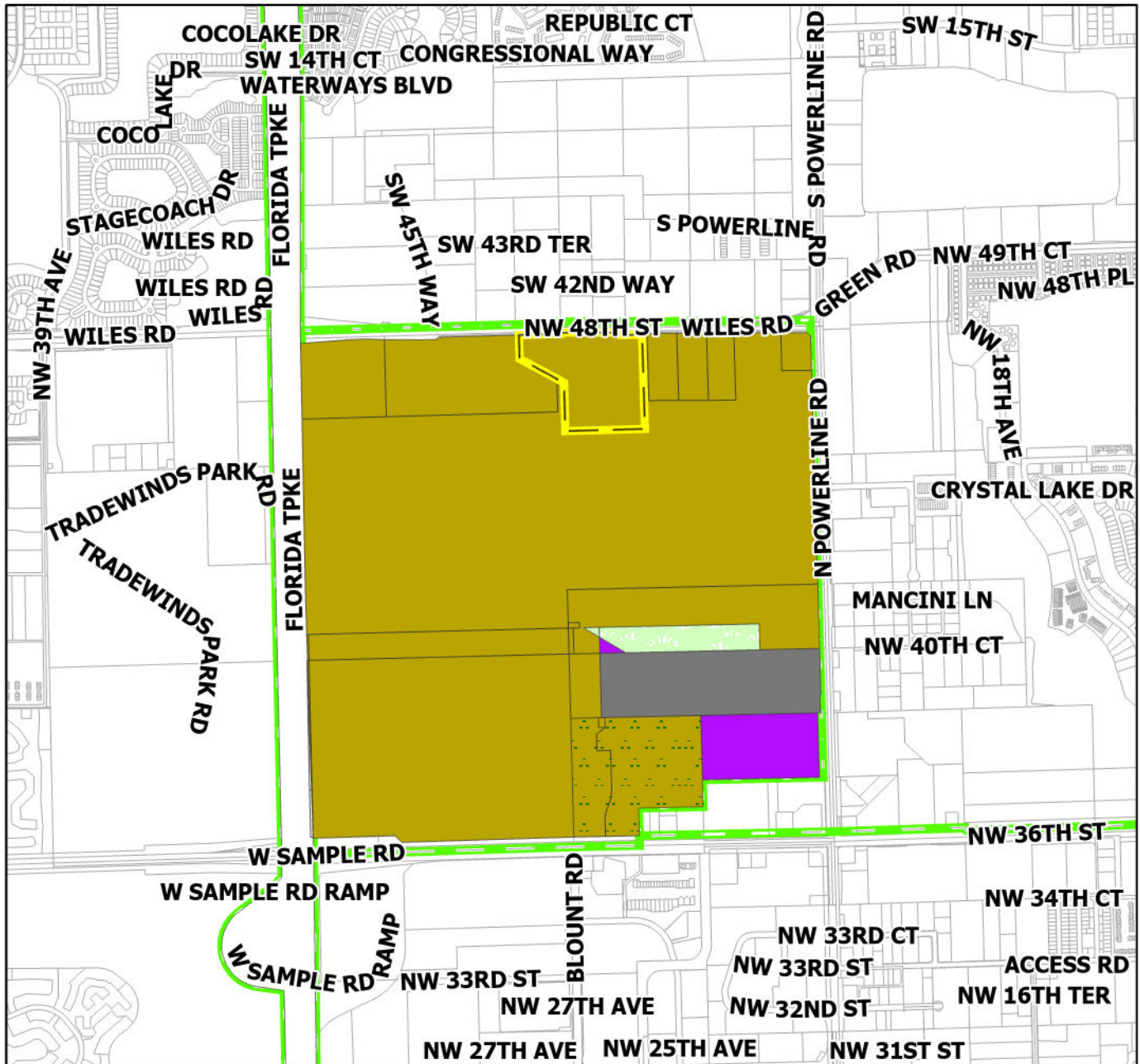


0 125 250 500 Feet

Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.

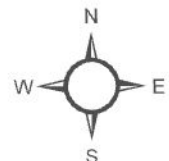


Rezoning 25-Z3 Proposed Zoning



- Municipal_Boundary
- Site: 17 NW 27th Ave

- A-1: Agricultural Estate
- A-3: Agricultural and Utilities
- A-6: Agricultural-Disposal
- A-7: Agricultural-Restricted Disposal
- M-3: Intense Manufacturing and Industrial
- ROW: Right-of-Way/Unzoned



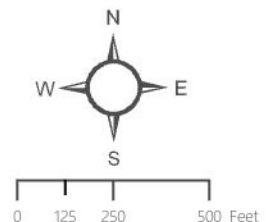
Prepared by: Urban Planning Division
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.





This map is for conceptual purposes only and should not be used for legal boundary determinations.



Resilient Environment Department (RED)
Review and Comments on
Proposed Broward County Rezoning

For: Broward County Urban Planning Division
Applicant: Waste Management Inc. of Florida
Petition No: 25-Z3
Jurisdiction: Coconut Creek
Size: 24.2 ACRES
Current Zoning: PUD: Planned Unit Development District and
M-4: Heavy Industrial District
Proposed Zoning: A-6: Agricultural-Disposal District

ANALYSIS AND FINDINGS**ENVIRONMENTAL PERMITTING DIVISION****Contaminated Sites****IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?**No ☒ Yes _____**IS THE SUBJECT PROPERTY WITHIN 1/4 MILE OF A KNOWN CONTAMINATED SITE?**No _____ Yes ☒

There are three (3) documented contaminated sites within ¼ mile of the area that is the subject of this rezoning application:

- NF-0010, Central Disposal Sanitary Landfill, 3000 Wiles Road; Mixed Product; Closed with Conditions and subject to a Declaration of Restrictive Covenant
- NF-2886, Ric-Man International, Inc., 1802 SW 45th Way; Metals and Phenols; Closed with Conditions and subject to a Declaration of Restrictive Covenant
- NF-2083, Sun Recycling 7, 1815 S Powerline Road; Metals; Closed with Conditions and subject to a Declaration of Restrictive Covenant

There are also documented contaminants in groundwater on the southeastern portion of the property that are currently monitored under the facility's Solid Waste Management Permit and License; those contaminants are confined to the property boundary.

Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. (DSV 08/29/25)

Solid Waste

IS THE SUBJECT PROPERTY WITHIN ONE MILE OF A SOLID WASTE FACILITY?

No _____ Yes X

(If yes, please include location map and explain)

Monarch Hill Landfill

RED License no: SW-LF00076-21

FDEP Permit no: 0051323-034-SC



COULD ENVIRONMENTAL FACTORS (CONTAMINATION, 302 FACILITIES, SOLID WASTE FACILITIES) HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No X Yes _____

If yes, please explain:

Surface Water Management

IS THE SUBJECT PROPERTY WITHIN A FEMA SPECIAL FLOOD HAZARD AREA?

No X Yes _____ - If yes, please explain:

Any future development of the property will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#). (JN 8/8/25)

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the ten (10) facilities, eight (8) are hazardous material facilities, one (1) is a storage tank facility and one (1) is a hazardous material and storage tank facility. (PD 08/04/25)

IS THE SUBJECT PROPERTY IN CLOSE PROXIMITY TO OR DOES IT CONTAIN A KNOWN HAZARDOUS MATERIAL FACILITY?

No _____ Yes ☒ - location map included.

(If yes, please include location map and explain)

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes ☒

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not adjacent to, or within ¼ mile of a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 08/04/25)

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No ☒ Yes _____

If yes, identify which zone:

COULD THE ENVIRONMENT (e.g., WELLFIELD ZONES) BE IMPACTED BY THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes ☒

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 08/04/25)

NATURAL RESOURCES

DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:

No Impact ☒ _____

Increase _____ Decrease _____ in Water Recharge Capabilities

AIR QUALITY

No air construction permit application needs to be submitted for the planned landfill expansion. Future gas generation from landfill operations, may subject the facility to air permit requirements if emissions are deemed significant and need to be limited.

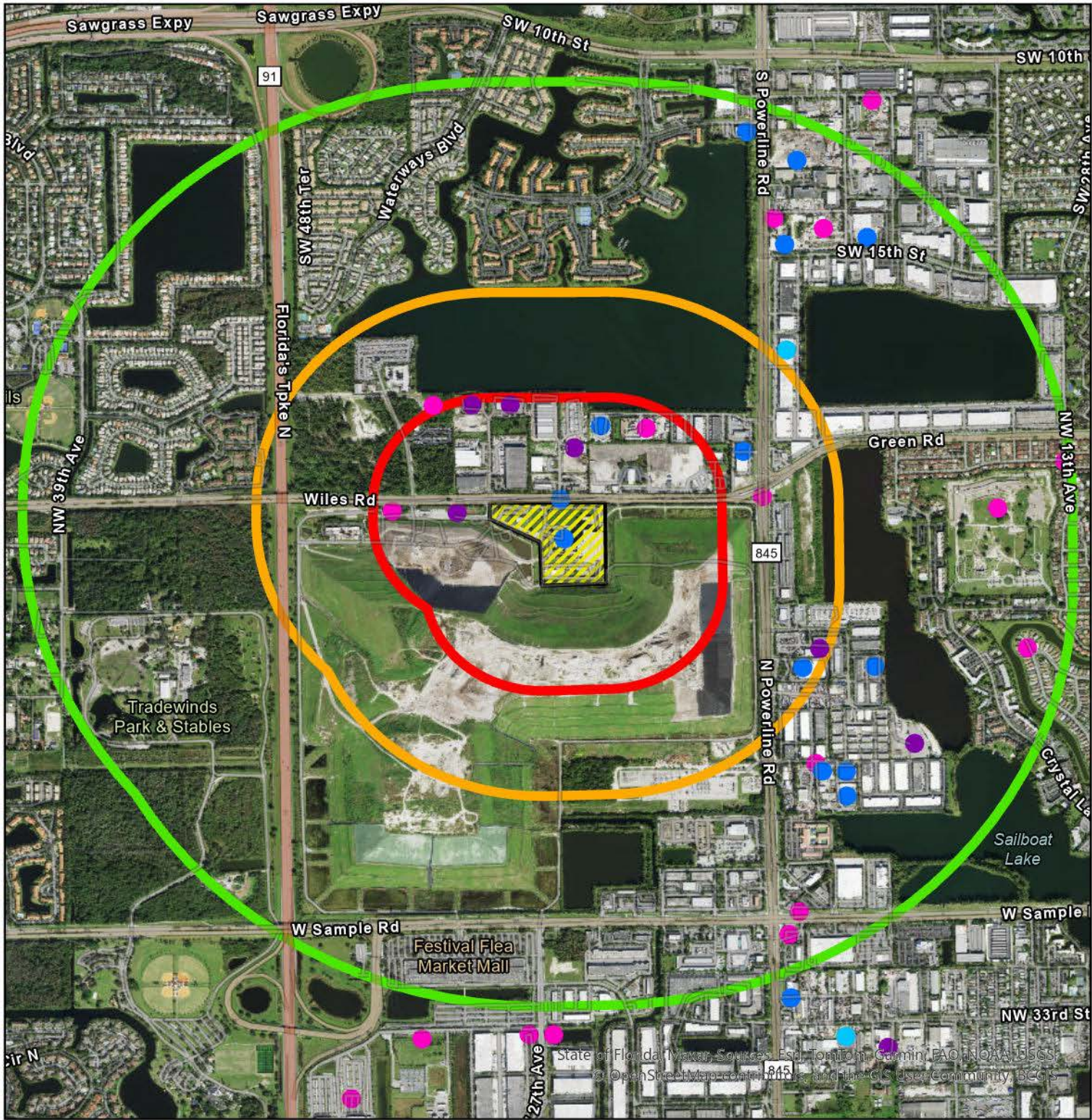
There are five (5) air permitted facilities located within half a mile of the proposed rezoning site, one of which is the proposed site itself (Monarch Hill Landfill). Of these five air sites, only one had a violation which was for late permit renewal in 2017. By nature of the proposed site, the Monarch Hill Landfill has had odor problems. That being said, there are no air facilities in the area with existing or potential noise problems.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program also recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include: promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate as well as AFV infrastructure, recommending bikeways as well as bike storage facilities, and the use of pedestrian-friendly designs which would include native tree-shaded areas.

**DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS
USES PERMITTED IN THE PROPOSED DISTRICT ON POTABLE WATER:**

No Impact X

Increase _____ Decrease _____ in Potable Water Demand:



Legend

- | | |
|--|---------------------|
| ● State Air Sites | Proposed Site |
| ● County Air Sites | Quarter Mile Buffer |
| ● Contaminated Sites | Half Mile Buffer |
| ● Solid Waste Facilities | One Mile Buffer |

0 0.25 0.5 1 Miles



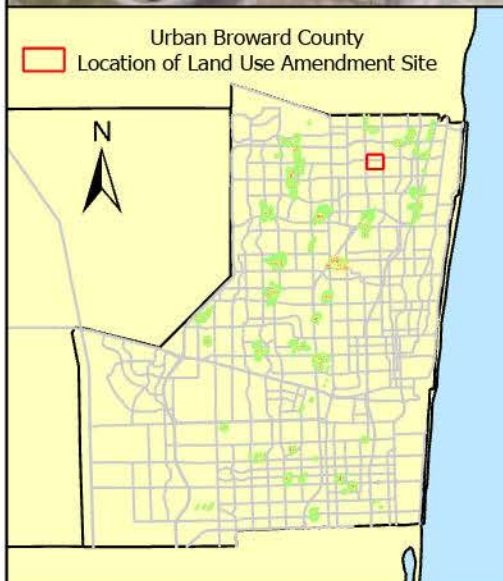
Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: A. Robins on 8/12/2025
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Waste Management Inc. of Florida	1801 SW 42ND WAY, Deerfield Beach, FL 33442	8999 - Services, Not Elsewhere Classified	Hazardous Material License
WM Recycling Deerfield	1750 SW 43RD TER, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material License
T-Mobile - 6FB1435M	2501 NW 48TH ST, Deerfield Beach, FL 33073	4812 - Radiotelephone Communications	Hazardous Material License
Central Concrete Supermix, Inc. (Plant No. 6)	1817 POWERLINE RD, Deerfield Beach, FL 33442	3273 - Ready-Mixed Concrete	Hazardous Material and Storage Tank License
Henderson Machine Inc.	1809 S POWERLINE RD, #110, Deerfield Beach, FL 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Material License
Sprint MI03XC188-Pavex Corporation	2501 NW 48TH ST, Deerfield Beach, FL 33442	4812 - Radiotelephone Communications	Hazardous Material License
All County Waste Recycling	1810 SW 42ND WAY, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material License
SNL IOV Wiles Owner, LLC	2501-03 NW 48TH ST, Deerfield Beach, FL 33442	1611 - Highway and Street Construction, Except Elevated Highways	Storage Tank Facility
Environmental Products Group Inc.	1907 SW 43RD TER, #EFGH, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material License
Deerfield Beach Recycling & Transfer	1751 SW 43RD TER, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material License

Rezone 25-Z3 Monarch Hill Landfill



State of Florida, Maxar



0 0.1 0.2 Miles

Prepared on: 8/4/2025 10:57 AM

Prepared by: Pdurius

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

SARA Title III Site

Hazardous Material Facility

Boundary

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.



Coastal Archaeology & History Research, Inc.
Cultural Resource Consulting

Friday, August 29, 2025

Heather Cunniff, AICP, Planning Section Supervisor
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324

Re: Request for Comment - Historical Review
Rezoning Application – 25-3Z / Monarch Hill Landfill
Broward County Property Appraiser folios(s): 484216090010

Dear Heather,

I have had an opportunity to review materials relative to Rezoning Application – 25-3Z / Monarch Hill Landfill, Broward County Property Appraiser folios(s): 484216090010.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Resilient Environment Department
Urban Planning Division
Historic Preservation Program
1 North University Drive, Box 102
Plantation, Florida 33324
Telephone: (954) 357-9731
Email: rferrer@broward.org

- C. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew A. DeFelice".

Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: madefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer
Broward County, Resilient Environment Department
Urban Planning Division, Historic Preservation Program

VIA EMAIL

August 12, 2025

Heather Cuniff, AICP, Planning Section Supervisor
Broward County Urban Planning Division
1 North University Drive
Plantation, FL 33324

RE: Rezoning 25-Z3 – Monarch Hill Landfill – Transit Verification Letter

Dear Heather Cuniff,

Broward County Transit (BCT) has reviewed your correspondence dated July 24, 2025 regarding the proposed Rezoning 25-Z3 for Monarch Hill Landfill, north of Wiles Road between Powerline Road and the Florida Turnpike in unincorporated Broward County, for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing employment opportunities along Wiles Road in unincorporated Broward County. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

From: [Melendez, Vilma](#)
To: [Cunniff, Heather](#)
Cc: [Bodmann, Susan](#)
Subject: RE: Rezoning 25-Z3
Date: Thursday, July 31, 2025 1:37:41 PM
Attachments: [image002.png](#)
[image003.png](#)

Good afternoon Heather,

On behalf of the Water Management Division, I have reviewed the documents provided and have no objections to the proposed rezoning application.

Thank you,

Vilma C. Melendez, P.E., M.Eng., CPM
Construction Project Manager Supervisor
Water Management Division
2555 W. Copans Rd.
Pompano Beach, FL 33069
☎ (954) 831-0764
Cell (954) 809-8822
✉ Email: vmelendez@broward.org



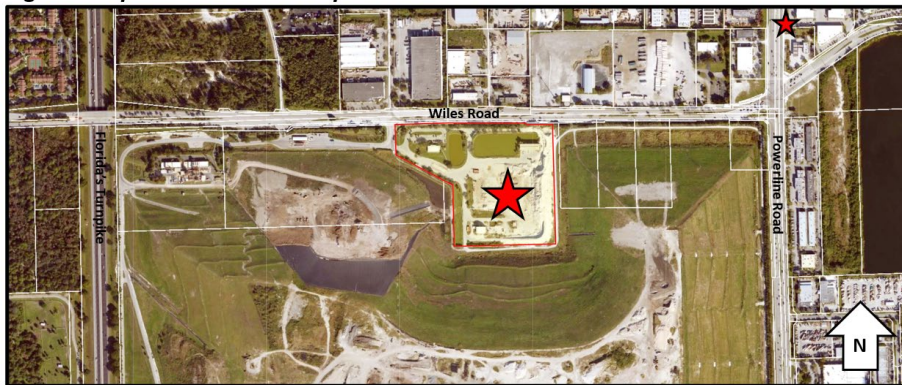
From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Thursday, July 24, 2025 4:45 PM
To: Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Justafort, Romary <RJUSTAFORT@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Carrano, Susanne <SCARRANO@broward.org>; Berrios, Nestor <NBERRIOS@broward.org>; Dunne, Alicia <ADUNNE@broward.org>; Bodmann, Susan <SBODMANN@broward.org>; Glennika Gordon <glennika.gordon@browardschools.com>
Cc: Delsalle, Darby <DDELSALLE@broward.org>
Subject: Rezoning 25-Z3

The Urban Planning Division received the attached application to rezone an approximately 22.4 net acre (24.2 gross acre) site from PUD: Planned Unit Development District and M-4: Heavy Industrial District to A-6: Agricultural-Disposal District. The site is a former waste-to-energy facility. The applicant intends to use the site as part of the Monarch Hill Landfill.

On February 25, 2025, the Board of County Commissioners adopted the following future land use changes:

1. BMSD 20-M1: Broward Municipal Services District Future Land Use Map from Electrical Generation Facilities to Industrial.
2. PC 22-5: Broward County Land Use Plan Future Land Use Map from Electrical Generation Facilities to Commerce

The site is shown below.



I may be contacted at 954-357-5657 or hcunniff@broward.org if you have any questions.

Please provide comments by Thursday, August 28, 2025.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102| Plantation, FL 33324

954.357.5657

Broward.org/Planning

ATTACHMENT J

TRAFFIC ANALYSIS - Peak
(as voluntarily restricted to Industrial uses/zoning)
PC 22-5

Prepared: July 1, 2022

INTRODUCTORY INFORMATION

Jurisdiction:	Unincorporated Broward County/Broward Municipal Services District
Size:	Approximately 24.2 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation:	Electrical Generation Facilities
Potential Development:	242,000 square feet of electrical generation facility use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”*
Total P.M. Peak Hour Trips:	194 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Commerce limited to industrial uses/zoning
Potential Development:	242,000 square feet of commerce use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	194 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>0 peak hour trips</u>
--	---------------------------------

PLANNING COMMENTS

This traffic analysis is based on the voluntary commitment to restrict the proposed amendment site to industrial uses and zoning of the local government. See Attachment 3. The proposed amendment as restricted is not projected to increase traffic on the regional transportation network at the long-range planning horizon.

Agenda Item 4

25-T1: Water Supply Facilities Work Plan

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION**

STAFF REPORT

25-T1: Water Supply Planning

I. Proposed Amendment

The Urban Planning Division proposes to amend the Broward County Comprehensive Plan's Water Management Element to incorporate Broward County's 2025 Water Supply Facilities Work Plan (WSFWP).

A. Staff Recommendation – Summary of Findings.

Staff reviewed the WSFWP for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP). An update to Water Management Element Policy WM 2.1 is proposed to adopt the Broward County Water Supply Facilities Work Plan by reference (See Section IV).

B. Background.

The South Florida Water Management District's Governing Board adopted the 2023-2024 Lower East Coast Water Supply Plan Update (LEC Plan) on September 12, 2024. Its planning area includes Broward, Palm Beach, and Miami-Dade counties, as well as portions of Monroe and Collier counties. Reservations of the Miccosukee and Seminole tribes are included in the planning area, as well as unique and critical ecosystems, such as the Everglades and Big Cypress Preserve.

The planning period for LEC Plan is 2021 to 2045. The LEC Plan addresses the following:

1. Water demand projections for six water use categories,
2. Water supply development,
3. Water resource development,
4. Adopted minimum flows and levels (MFLs),
5. MFL recovery and prevention strategies,
6. Manner in water supply and water resource development serves the public interest,
7. Technical data,
8. Funding strategies.

The LEC Plan identified public water supply as the largest user of water in the LEC Planning Area, followed by agriculture. The average daily water use in the LEC Planning Area is expected to be 2,086.36 million gallons per day (mgd) in 2045, a 208.84 mgd increase from 2021. The LEC Plan concluded additional water resource and water supply development projects are needed to ensure adequate water supply through 2045 for the following:

1. Existing and projected reasonable-beneficial uses,
2. Sustenance of water resources and related natural systems during average and 1-in-10 year drought conditions.

It recommends the following:

1. Continued coordination with local governments, utilities, agricultural stakeholders, and other water users,

2. Natural resource protection,
3. Water level and water quality monitoring

Section 163.3177(6)(c)4, Florida Statutes, requires that a local government's comprehensive plan and its water supply facilities work plan be updated within 18 months after a water management district's governing board approves an updated regional water supply plan. On June 6, 2025, the Board of County Commissioners initiated amendments to the Broward County Comprehensive Plan and its WSFWP.

The WSFWP focuses on the Broward County Water and Wastewater Division service areas and the Broward Municipal Services District. When planning for water supply, Broward County faces the following broad challenges that are discussed in the WSFWP:

1. Variable rainfall, including more frequent and severe droughts.
2. Increased tidal and storm-related flooding.
3. Decreased coastal wellfield capacity due to saltwater intrusion and sea level rise.
4. Integration of local water supply plans with regional water supply plans.
5. Growing population,
6. Biscayne aquifer protection,
7. Alternate water supply source development, such as the Floridan Aquifer and reuse.
8. Water storage,
9. Compliance with standards for minimum flows and levels for surface and groundwater.

C. Comprehensive Plan Consistency.

The proposed amendments are evaluated based upon the various goals, objectives, and policies (GOPs) set forth in the Broward County Comprehensive Plan (BCCP).

The WSFWP addresses the various GOPs as such relate to the following:

1. Implementation of the WSFWP,
2. Concurrency for water supply availability,
3. Water conservation programs,
4. Alternative water supply projects,
5. Reclaimed water programs,
6. Level of service standards,
7. Population projections,
8. Water supply/source needs and demands,
9. Intergovernmental coordination,
10. Incorporation of the WSFWP into the BCCP.

The proposed amendment updates Water Management Element Policy WM 2.1 to adopt the Broward County Water Supply Facilities Work Plan by reference.

POLICY WM2.1 Broward County hereby adopts by reference the 2025 Broward County Water Supply Facilities Work Plan (WSFWP), dated ~~April 21, 2020~~ and included as (see Attachment A of the Water Management Element), that, at a minimum:

1. Provides for a planning period of not less than 10 years;
2. Requires updates every five (5) years within 18 months after the South Florida Water Management District governing board approves its Lower East Coast Water Supply Plan;
3. Address development and building of public, private, and regional water supply facilities, including development of alternative water supplies that are identified in the Broward County Comprehensive Plan's Water Management Element;

4. ~~The WSWP addresses issues that pertain to~~ Guarantees water supply facilities and requirements needed to serve current and future development within the County's water service area;
5. ~~The County shall review and update the WSWP at least every 5 years, within eighteen (18) months after the adoption of an update to the SFWMD LECRWSP. Any changes to occur within the first 5 years of the WSWP shall be included in the~~ Achieves annual Capital Improvements Plan update to ensure consistency ~~between~~ with the Water Management Element and the Capital Improvements Element;
6. Endeavors to cooperatively plan with local governments, public and private utilities, regional water supply authorities, special districts, and water management districts for the development of multijurisdictional traditional and alternative water supply facilities to meet projected demands.

II. **Attachments**

Exhibit 2: Proposed Broward County Water Supply Facilities Work Plan

WATER SUPPLY FACILITIES WORK PLAN

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LIST OF ACRONYMS

ASR	Aquifer Storage and Recovery
AWS	Alternative Water Supply
BCWWS	Broward County Water and Wastewater Services
BCUPD	Broward County Urban Planning Division
BEBR	Bureau of Economic and Business Research
BMP	Best Management Practice
BMSD	Broward County Municipal Services Districts
CADA	Central Aquifer Drainage Assessment
CEPP	Central Everglades Planning Project
CERP	Comprehensive Everglades Restoration Plan
CIE	Capital Improvements Element
CUP	Consumptive Use Permit
DSS	Domestic Self Supply
EPA	Environmental Protection Agency
EPGMD	Environmental Protection and Growth Management Department
RED	Environmental Planning and Community Resilience Division
FDEP	Florida Department of Environmental Protection
FPL	Florida Power and Light Corporation
F.S.	Florida Statutes
GOP	Goals, Objectives, and Policies
gpcd	Gallons Per Capita Per Day
IWRP	Integrated Water Resources Plan
LEC	Lower East Coast
LECWSP	Lower East Coast Water Supply Plan
LORS	Lake Okeechobee Regulation Schedule
LOS	Level of Service
LOSS	Level of Service Standard
LOSOM	Lake Okeechobee System Operating Manual
MFL	Minimum Flow and Minimum Water Level
MG	Million Gallons
MGD	Million Gallons Per Day
mg/L	Milligrams per Liter
MGM	Million Gallons Per Month
NADA	North Aquifer Drainage Assessment
NCA	National Climate Assessment

NIS	NatureScape Irrigation Services
PFAM	Population Forecast and Allocation Model
ppb	Parts per billion
RCAP	Regional Climate Action Plan
RO	Reverse Osmosis
SADA	South Aquifer Drainage Assessment
SAS	Surficial Aquifer System
SEFRCCC	Southeast Florida Regional Climate Change Compact
SFWMD	South Florida Water Management District
SRW	South Regional Wellfield
STA	Stormwater Treatment Area
SWR	Surface Water Routing
TAZ	Traffic Analysis Zones
TIP	Transportation Improvement Program
UAZ	Utility Analysis Zones
URO	Urban Runoff
USACE	U.S. Army Corps of Engineers
USGCRP	United States Global Change Research Program
USGS	United States Geological Survey
WCA	Water Conservation Areas
WPA	Water Preserve Areas
WRRDA	Water Resources Reform and Development Act
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant



BROWARD COUNTY COMPREHENSIVE PLAN

Water Supply Facilities Work Plan

EXECUTIVE SUMMARY

This Broward County Water Supply Facilities Work Plan (2025 Work Plan) addresses traditional and alternative water supply (AWS) source development and management strategies to meet existing and projected water use demand. The 2025 Work Plan primarily focuses on Broward County's Public Works Water and Wastewater Services (BCWWS) service areas and unincorporated Broward County Municipal Services District (BMSD). It also contains urban water resource management strategy updates, including the water conservation programs and resilience efforts promoted by the Broward County Resilient Environment Department (RED). **Overall, approximately 240,000 people receive water and wastewater services in these areas, and the population is expected to be 281,000 by 2045.** The BMSD's water and wastewater services are provided by BCWWS and the City of Fort Lauderdale's utilities. BCWWS' southernmost service area receives potable water through connections with the City of Hollywood.

Florida Law (Section 163.3177(6)(c)3., Florida Statutes [F.S.]) requires local governments to adopt water supply facilities work plans into their comprehensive plans within eighteen months of the South Florida Water Management District's (SFWMD) approval of a regional water supply plan update. The SFWMD approved the 2023 - 2024 Lower East Coast Water Supply Plan Update (LECWSP, SFWMD, 2024) on September 24, 2024. The 2025 Work Plan is Broward County's required update based on the LECWSP's state adoption.

Like most Southeast Florida water utilities, BCWWS' primary water source is the Surficial Aquifer System (SAS) located underground between the land surface and 240 feet below ground. BCWWS' groundwater withdrawal occurs between depths of 75 to 130 feet below ground, tapping the Biscayne Aquifer, which provides the vast majority of BCWWS and BMSD populations' water supply needs.

The SFWMD considers the Biscayne Aquifer a finite water resource. In 2007, the SFWMD mandated that AWS be developed to serve the water needs of future population growth in the

Lower East Coast planning area (SFWMD, 2007). AWS options include but are not limited to, treatment of brackish water sources, enhanced groundwater recharge, water conservation, water reuse, and surface water storage development. The 2025 Work Plan outlines how BCWWS will incorporate AWS to serve future populations and maintain and optimize BCWWS' current systems. Similar efforts are covered in the 2025 Work Plan for the Cities of Fort Lauderdale and Hollywood.

The regional C-51 Reservoir project is the primary BCWWS AWS project to meet future population growth demands. Located in Central Palm Beach County, the C-51 Reservoir project is a public-private partnership to construct 60,000 acre-feet (equal to almost 20 billion gallons) of surface water storage. Captured stormwater from the C-51 watershed will be stored in the reservoir and moved across the region via canal systems to recharge local aquifers. BCWWS has purchased and incorporated into its Consumptive Use Permits a total of six million gallons a day from the C-51 Reservoir project. The C-51 Reservoir has been delivering water requested by individual partner utilities since May 2024, based on monthly demand projections.

The Broward County and Palm Beach County water reuse partnership is another important regional AWS initiative. This beneficial reuse water project is BCWWS' strategy to comply with Florida's Ocean Outfall Law (Section 403.086(9), F.S.). The project also provides a beneficial water reuse supply to the Southern Palm Beach County region and portions of the North Springs Improvement District, Coconut Creek, Deerfield Beach, and Pompano Beach. To implement this project, BCWWS is increasing its water reuse production capacity to twenty-six million gallons a day from the current ten million gallons a day. This project became operational on January 1, 2023.

Additional regional impacts on Broward County's water resources may include sea level rise, saltwater intrusion, and extreme weather events. Rising sea levels threaten South Florida's surface water conveyance and flood control management practices by reducing the ability to move or discharge excess water by gravity to alleviate flooding. Rising sea levels also increase saltwater intrusion along the coast and shrink our available water supplies from the Surficial Aquifer by contaminating them with saltwater. Lastly, unpredictable extreme weather events, both dry and wet, may increase saltwater intrusion's landward extent, cause excessive discharge of flood waters, and disrupt piped water production and conveyance, leading to water supply shortages.

Broward County, together with its municipal and regional partners, supports and facilitates water supply and resiliency planning and implementation through:

- The Broward County Climate Action Plan’s water supply actions (Broward County, 2025) to maintain adequate water supply through conservation and adaptation, and integrated water resource management.
- The Southeast Florida Regional Climate Change Compact’s (SEFRCCC) Southeast Florida Regional Climate Action Plan’s (RCAP) critical water supply planning components (SEFRCCC, 2022).
- The goals of the Resilient Utility Coalition - an outgrowth from the Compact –to “operationalize resilience” in common water utility practices.

A major regional plan to restore Florida’s Everglades – the Comprehensive Everglades Restoration Plan (CERP) – will also change future water resource conditions. CERP will construct additional water storage systems to capture wet season flow volumes, provide critical natural system water needs, and maintain the public water supply. CERP features within Broward County and the SFWMD should collectively benefit local water supply sustainability throughout South Florida.

The 2019 IWRP Update provides key planning, assessment and coordination tools to optimally manage water resources. Its five main objectives are to:

- Make the most of local water resources, so that Broward’s long-term water supply needs are met.
- Coordinate a diverse water management community, ensuring the efficient and effective management of Broward’s water resources.
- Match up local water sources and users to ensure that water supplies are available when and where they’re needed.
- Diversify water supplies so that the needs of urban and natural systems are met under wet and dry conditions; and,
- Promote water resource resiliency by evaluating future conditions, including potential climate impacts and adopt strategies to mitigate, adapt, and prevent disruptions to our overall goal of more efficient and effective water management.

Additionally, as part of IWRP initiatives, RED continues to develop and apply numerical hydrologic models to guide decision-making and sustainable investments. Optimizing integrated secondary canal management is one hallmark of success supported by IWRP modeling. In addition, Broward County’s Regional Reuse Master Plan was developed to help identify and prioritize coordinated expansion of reclaimed water systems county-wide. To further incentivize IWRP project implementation, the county offers cost share funding for local partners and water providers to support design, permitting and construction of AWS projects. Water conservation remains a critical AWS strategy in the 2025 Work Plan. In 2010, the Broward

County Board of County Commissioners passed an irrigation ordinance adopting year-round irrigation restrictions limiting landscape watering to two days per week. In addition, Broward County implements a broad set of water conservation programs designed to produce long-term demand reductions along with water quality improvements. These programs target various user groups, including Broward Water Partnership Conservation Pays, NatureScape Irrigation Services (NIS), Residential Irrigation Rebate Program (RIRP), NatureScape Broward, Water Matters Day, and the NatureScape Broward School Board Environmental Partnership Agreement. Water conservation efforts have already produced a 23% reduction in water consumption compared to 2006 and work continues to realize a further 10% reduction in pumpage by 2028 (relative to 2018).

The 2025 Work Plan data analysis confirms that BCWWS will continue to meet its Retail Potable Water Level of Service Standards. With the completion of the C-51 Reservoir Project (\$27.6 million) and the Palm Beach County Reuse Partnership (\$104 million), along with the recent renewal of three consumptive use permits for potable water, Broward County's water supply is well-positioned to meet both current and future demands, physically and in full regulatory compliance through the next reporting period.

To sustain this high level of service, the plan outlines critical water treatment plant (WTP) upgrades and water conservation initiatives. BCWWS' robust 5-year Capital Improvement Program allocates over \$119 million for sixty projects aimed at maintaining, optimizing, and expanding the existing system.

Collectively, the 2025 Work Plan projects ensure that BCWWS is well-equipped to manage future challenges and continue delivering exceptional water and wastewater services throughout its service areas.

INTRODUCTION

Broward County is located on the Southeastern coast of Florida and is adjacent to the Atlantic Ocean to the east, Miami-Dade County to the south, the Everglades and Collier County to the west, and Palm Beach County to the north, as shown in Figure WS1 below. This Broward County Water Supply Facilities Work Plan Update (2025 Work Plan) identifies water supply source availability and facilities needed to serve existing and new developments within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt work plans into their comprehensive plan within 18 months after the South Florida Water Management District (SFWMD) approves a regional water supply plan update. The SFWMD's Governing Board adopted the 2024 Lower East Coast Water Supply Plan (LECWSP) Update on September 24, 2024. Therefore, local governments within the Lower East Coast (LEC) region must amend their comprehensive plans and include an updated Water Supply Facilities Work Plan and related planning elements by **March 24, 2026**.

BCWWS produces potable water for its northern and central service areas. BCWWS' southernmost service area receives potable water through connections with the City of Hollywood. BMSD areas receive water and wastewater services from BCWWS and the City of Fort Lauderdale's utility. BCWWS and both cities are responsible for ensuring enough potable water supply capacity for existing and planning available capacity for future customers.

This 2025 Work Plan will reference the initiatives identified to ensure adequate water supply for BCWWS and BMSD. According to state guidelines, the work plan and comprehensive plan must address the development of traditional and alternative water supplies, service delivery, and conservation and reuse programs necessary to serve existing and new developments for at least a 10-year planning period. The work plan will have a planning schedule consistent with the comprehensive plan and the 2024 LECWSP update. The Broward County 2025 Work Plan is divided into seven sections:

- Section 1 – Introduction
- Section 2 – Regional Issues
- Section 3 – Broward County
- Section 4 – Data and Analysis
- Section 5 – Special Recommendations and Actions
- Section 6 – BCWWS Capital Improvements
- Section 7 – Goals, Objectives, and Policies

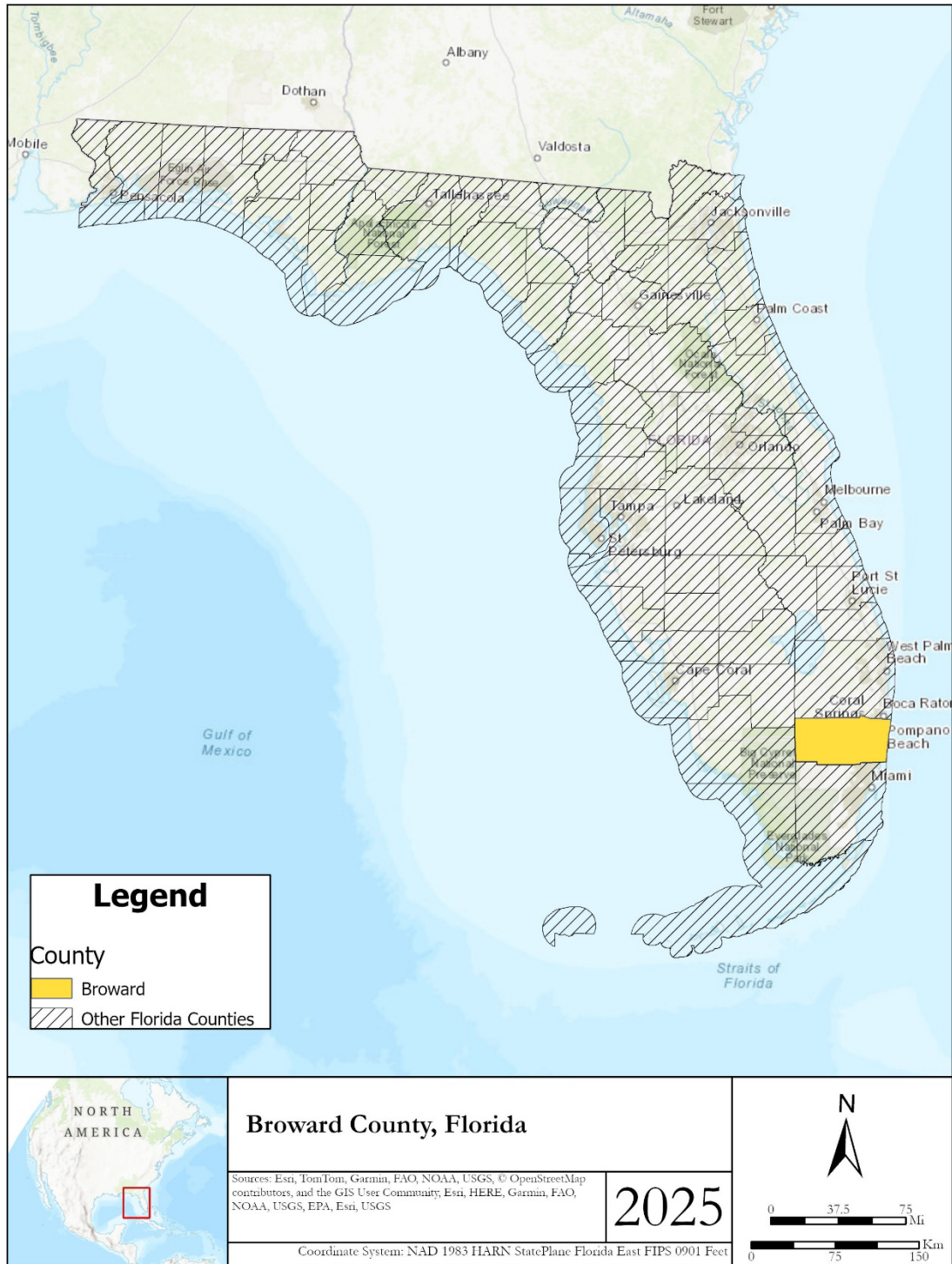


Figure WS1 Broward County Location

A. Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. Two of these bills, Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S., by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use and water supply planning.

B. Statutory Requirements

Broward County has considered the following statutory provision in updates to this 2025 Work Plan.

1. Coordinate appropriate aspects of its comprehensive plan with the LECWSP [Section 163.3177(4)(a), F.S.].
2. Ensure the future land use plan is based upon the availability of adequate water supplies and public facilities and services [Section 163.3177(6)(a), F.S.]. Data and analysis demonstrate that adequate water supplies and the associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [Section 163.3180(2), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element") within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the AWS project(s) selected by the local government from projects identified in the LECWSP, or alternative projects(s) proposed by the local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c), F.S.].
 - b. Identify the traditional and AWS projects and the conservation and reuse programs necessary to meet water needs identified in the LECWSP [Section 163.3177 (6) (c) 3, F.S.]; and

- c. Update the work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [Section 163.3177(6)(c) 3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five years [Section 163.3177 (3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the LECWSP, as well as applicable consumptive use permit(s) [Section 163.3177(6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [Section 163.3167(9), F.S.].
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the LECWSP [Section 163.3177(6)(h) 1, F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update its work plan, including the development of alternative water supplies, and determine whether the identified AWS projects, traditional water supply projects and conservation and reuse programs are meeting local water use demands [Section 163.3191(3), F.S.].

REGIONAL ISSUES

The regional issues impacting Broward County include:

1. **Future Environmental and Water Supply Conditions:** Future water supply conditions need to be integrated into water resources resilience planning efforts.
2. **Alternative Water Supply:** The need to develop alternative water sources to meet future water needs pursuant to SFWMD's Regional Water Availability Rule and Everglades and Lake Okeechobee Minimum Flow and Minimum Water Levels (MFL); and,
3. **Federal Projects Implementation:** CERP implementation, Central and Southern Flood Control (C&SF) restudy and project implementation.

C. Future Environmental and Water Supply Conditions

Investigations and evaluations conducted at the national, regional, and local levels have reinforced the need to plan for the predicted impacts of different rainfall patterns and more frequent and severe droughts, increases in tidal and storm-related flooding, and the loss of coastal wellfield capacity due to saltwater contamination in the Surficial Aquifer. In the absence of proactive planning, these impacts will present liabilities for coastal and inland communities with implications for urban water supplies, water and wastewater infrastructure, and both regional and local drainage/flood control systems.

Broward County and its municipal and regional partners understand that local governments and water utilities must formalize the integration of water supply and future conditions considerations in their coordinated planning efforts. Water resource resilience can be achieved with relevant updates to the Water Supply Facilities Work Plans and focused, actionable enhancements to comprehensive planning Goals, Objectives, and Policies (GOP). Key considerations for communities within the Southeastern Florida planning area include: 1) sea level rise, 2) saltwater intrusion, 3) extreme weather, 4) infrastructure investments to support diversification and sustainability of water supply sources, and 5) adaptive stormwater and wastewater systems.

The 2019 IWRP Report states that it is necessary to understand future conditions, particularly as related to potential climate impacts including extreme droughts and rainfall events, along with sea level rise and related saltwater intrusion, to ensure that Broward's water resources will be sustainable and to promote more effective and efficient water resources management. The Broward County water management community works with many partners, including the state and federal government, academia, and the private sector, to study the impacts of a changing climate and develop mitigation and adaptation strategies.

In addition, the Water Resources Objectives within the Broward County Climate Action Plan (2025) are intended to ensure existing water resources are protected and remain available through conservation and sustainable management, promote integrated water resource management and diversification of water sources, and balance the water needs of natural systems and public use. The eighteen (18) proposed actions include:

- Continue local water conservation programs
- Fully integrate water management strategies
- Seek future conditions analyses in regional water resources planning
- Investigate regionalization of water supply
- Undertake optimization study for wellfields

- Develop alternative water supply strategies
- Integrate water monitoring efforts
- Assess potential for contaminant mobilization and transport
- Expand reuse to mitigate the implications of sea level rise
- Develop strategies to mitigate impacts of wastewater and stormwater reuse to natural systems
- Implement stormwater reuse
- Promote green infrastructure
- Increase pervious areas
- Engage the community in flood mitigation programs
- Implement the County-wide Risk Assessment and Resilience Plan
- Pursue regional water management solutions
- Invest in technology and automation
- Promote advanced flood risk assessments

Both the 2019 IWRP Update and Broward's Climate Action Plan support the work of the Southeast Florida Regional Climate Change Compact (Compact) to develop the Regional Climate Action Plan (RCAP) (Compact 2022). The RCAP serves as a guiding tool for coordinated climate action across the four partner counties of Broward, Miami-Dade, Monroe, and Palm Beach Counties. Broward has taken a lead role as a Compact partner in organizing the Water section of the RCAP, with the goal to "identify, develop, and implement integrated water management strategies and infrastructure improvements concurrent with existing and enhanced water conservation and alternative water supply source efforts to mitigate the adverse effects of climate impacts, including sea level rise, on water resource systems and operations". Seventeen (17) recommendations are included within this goal. Other relevant documents produced by the Compact to assist policymakers, administrators, and program staff to make resilient water planning decisions include "Regionally Unified Sea Level Rise Projection for Southeast Florida (2019)" Integrating Climate Change and Water Supply Planning in Southeast Florida (2014)" and "Regional Impacts of Climate Change and Issues for Stormwater Management (2012)"

Sea Level Rise

The accelerating rise in sea level has significant implications for water management and water supply planning in Southeast Florida. From years 1901-1990, the global rate of sea level rise averaged approximately 1.2 ± 0.2 mm (0.05 ± 0.01 inches) per year. This rate nearly tripled to an average of 3.4 ± 0.4 mm (0.13 ± 0.02 inches) per year from 1993-2022. This trend of rising sea levels is reinforced by local tide data (tidal data retrieved from Key West and Virginia Key stations), that shows an average rise of 2.64 - 3.19 mm/yr (0.1 - 0.12 inches/yr) in relative/regional sea levels translating to a rise of about 0.87 - 1.05 ft during

the previous 100 years. However, during last 20-25 years, the rate of observed sea level rise has accelerated.

There continues to be uncertainty about the extent of the rise in sea level that might be realized in the coming century. The Fifth National Climate Assessment (NCA, USGCRP, 2023) report presents a probable range of 0.3 meters (1 foot) to 2.0 meters (6.6 feet) of global mean sea level rise by 2100. In 2024, the Compact counties collectively agreed to continue using the 2019 Regionally Unified Sea Level Rise Projection estimates developed using the NOAA 2017 Report on Global and Regional Sea Level Rise Scenarios for the United States and the IPCC Fifth Assessment Report (2014). Observed sea level rise at the Key West tide gauge from 2000 to 2023 is about 6 inches and generally follows or exceeds the Compact's 2019 IPCC Median Curve (Compact, 2024).

This unified sea level rise projection has been formally adopted by Palm Beach, Broward, Miami-Dade, and Monroe Counties and is consistently being used to inform planning processes and project design throughout the region. As the impacts of historic sea level rise are being realized and acceleration of the rate of rise is expected to compound local impacts and vulnerabilities, it is prudent that planning processes formally consider sea level rise as a future condition with recognized implications for near- and long-term planning decisions.

Sea level rise produces varied challenges for water resources sustainability, water management, water/wastewater facilities and infrastructure. Impacts include saltwater contamination of coastal wellfields, infiltration of salty groundwater into wastewater collection systems, impaired normal operations and maintenance, and opportunities for beneficial use of reclaimed water as an AWS. Water management systems are also at risk, constrained by rising groundwater and tailwater elevations, which reduce soil storage and gravity-discharge capacity, with increased potential for both inland and coastal flooding and less opportunity for long-term stormwater storage for beneficial use.

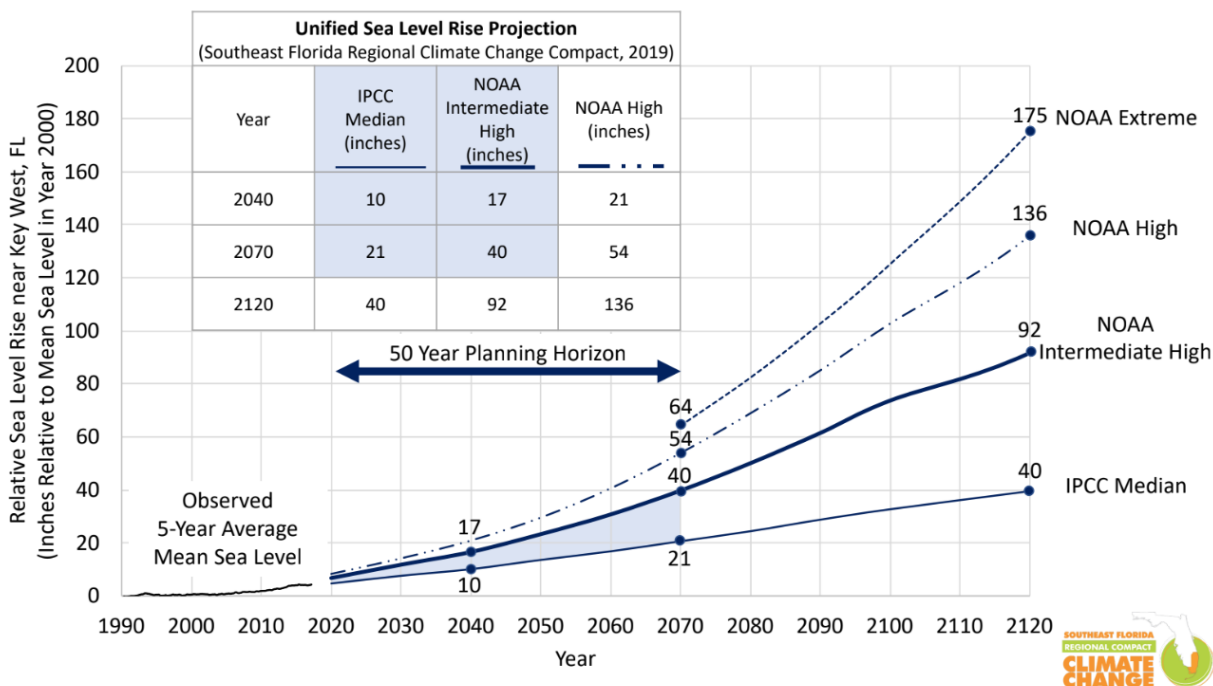


Figure WS2 Florida Regional Climate Change Compact Unified Sea Level Rise Projection¹

These realities necessitate consideration of plans and investments that may be needed to compensate for the loss of existing water supplies through modified wellfield operations, relocation of wellfields, and the development of AWS sources while seeking opportunities to expand regional water storage. These investments and considerations are in addition to concurrency planning for population growth and water demands that are typical requirements for water supply planning.

Saltwater Intrusion

Along the coast of southeast Florida, and inclusive of areas several miles inland, groundwater supplies and potable wells are vulnerable to saltwater contamination. The Biscayne Aquifer, which serves as the region's primary water supply, is a shallow aquifer characterized by limestone karst geology, which is highly porous and transmissive. As a result, coastal saltwater intrusion of the Surficial Aquifer has begun to restrict coastal water supplies and necessitate the development of western wellfields, changes in wellfield operations, investments in aquifer recharge with reclaimed water, and Florida Aquifer water development and treatment. At the toe of the saltwater front, chloride concentrations in

¹ The unified sea level rise projection is updated every 5 years, the most recent analysis performed in 2024 recommended the continued use of the 2019 Southeast Florida Regionally Unified Sea Level Rise Projection: https://southeastfloridacclimatecompact.org/wp-content/uploads/2024/12/2024-SLR-Statement_120924_FINAL.pdf

the groundwater exceed the state drinking water standards of 250 milligrams per liter (mg/L) and thus restrict and/or require the abandonment of wellheads located east of the saltwater intrusion line.

Wellfield and water supply planning efforts have historically focused on the most at-risk utilities and wellfields. However, the accelerated rate of sea level rise has promoted advancements in modeling and planning tools to provide support and justification for a more holistic review of the anticipated water supply trends and necessary responses on both a local and regional scale.

As early as the 2000 LECWSP, impacted water supply entities were classified as:

- Utilities at Risk – Utilities with wellfields near the saltwater interface that do not have an inland wellfield, have not developed adequate alternative sources of water, and have limited ability to meet user needs through interconnects with other utilities; and
- Utilities of Concern – Utilities having wellfields near the saltwater interface that do have the ability to shift pumpage to an inland wellfield, or ability to supply an alternative water source not impacted by drought conditions.

Technical assessments have further identified changes in land use, Everglades drainage, wellfield operations, and sea level rise as contributing factors to the historical movement and current location of the saltwater front within the productive layer of the aquifer.

Hydrologic modeling has revealed that sea level rise, when combined with coastal wellfield pumping, accelerates the movement of the saltwater front, doubling the rate at which the front progresses. It is expected that sea level rise will constitute an increasingly significant influence on the rate of coastal saltwater migration during the decades to come and that critical wellfield capacity will be lost with an additional 2-foot sea level increase. Temporal hydrologic conditions and resource responses will influence water management operations in the coming years. It is prudent for water utilities throughout the region (both inland and coastal) to consider adaptation plans that might include wellfield relocation or expansion of western wellfields as part of their planned efforts to meet shared regional water needs. Continued groundwater monitoring and modeling efforts are critical to predicting the movement of the saltwater front under the sea level rise scenarios anticipated over the next several decades. Adaptation efforts should continue to be refined for realized and predicted trends. Regional and local data will be essential to informed decision-making.

Since 2006, Broward County has collaborated with USGS to develop and continuously update regional groundwater flow and transport models to help understand the effects of

current and future conditions, including sea level rise and increasing potable water demands, and groundwater supplies and saltwater intrusion. These modeling tools have proven effective in representing historic and future conditions and have been applied as planning tools for future water resources projects and in developing resilience strategies. These models have been used to simulate historic saltwater intrusion and to test the extent to which wellfield pumpage, surface water management, and sea level rise contribute to and influence the movement of saltwater and how the aquifer can be expected to respond to future climate conditions. Application of the county's variable density model (2016) investigated the implications of saltwater intrusion under various sea level rise scenarios, the sensitivity of saltwater intrusion to operational conditions, and changes in sea levels and testing of adaptation strategies for mid- and longer-term timeframes. The existing model is currently being updated using MODFLOW6 and will include the entire urban area in a single model framework that allows for finer spatial resolution simulations in critical areas, such as wellfields and complex signatures near tidally influenced waterways. This updated model is expected to be completed in 2026 and will further aid our exploration of more recent sea level rise trends and projections and water management alternatives in response to saltwater interface movement along the coast.

The county is also enhancing its investments with the concurrent development of a Climate Vulnerability/Inundation model focused on coupled hydrologic impacts of saltwater intrusion, surface water/groundwater elevations, and stormwater inundation. This model, also developed in cooperation with USGS, builds upon the county's Variable Density Model to assess the influence of changing climatic conditions on urban water resources and infrastructure. This effort integrates bias-corrected, dynamically downscaled data from Global Circulation models into the updated surface/groundwater model to be used for predictions county-wide. Refinements such as the Surface Water Routing (SWR) and Urban Runoff (URO) components offer a more detailed conceptualization of the surface water/groundwater interactions. These refinements are used to assess predictive scenarios and compare alternative water resource strategies in smaller study areas. Results from this first phase of modeling work were used to develop county's initial future conditions map titled WM 2.2 Future Conditions Average Wet Season Groundwater Elevation Map (2017). This map is used to guide planning decisions (e.g., land use), design standards, and the prioritization of resilience investments. Revisions to this model and the planning scenarios assessed informed update of the county's 2070 future conditions groundwater elevation map (2022).

The SFWMD began mapping of the saltwater interface (250 mg/l Isochlor) within Broward County in 2009. This saltwater interface or map is updated every five years using the end-

of-the-dry season data across groundwater monitoring stations maintained by local and regional governments and agencies throughout the region. The current Saltwater Interface for Broward County, Figure WS3, was updated in 2024, using data from 122 monitoring stations in Broward County. This recent mapping shows further landward intrusion of the saltwater interface in central and southern parts of the county, as compared to the last map published in 2019.

Extreme Weather Events

As extreme events increase in frequency and severity, comprehensive planning is being done to consider the impacts and risks associated with drought, water shortages, and reduced groundwater tables, all of which can hasten saltwater intrusion and exacerbate water supply impacts. Conversely, more intense rainfall will cause flooding, increased runoff, impacts on natural systems, and reduced recharge for water supply due to floodwater discharge efforts.

As global temperatures rise, record-breaking extreme weather events will occur more frequently. One example is the historic flash flood event that occurred on April 12, 2023, when Fort Lauderdale and surrounding areas reported 25.6 inches (650 mm) of rain within approximately 12 hours. The daily total was roughly equal to one-third of the historic average annual rainfall.

Flood impacts were exacerbated by heavy rainfall in the days prior which had raised the groundwater table before the most intense precipitation occurred. The National Weather Service in Miami issued a flash flood emergency at 7:58 p.m. EDT for Fort Lauderdale and Hollywood. The 25.91 in (658 mm) of rain measured at the airport was the most ever observed in Fort Lauderdale in a single day, eclipsing the previous record of 14.59 in (371 mm) set on April 25, 1979.

Integrated water resource management strategies are needed to mitigate these impacts, particularly those projects that can provide additional long-term storage of stormwater runoff and redistribution of excess rainfall during wet and dry periods. Regional surface water reservoirs and below-ground aquifer storage and recovery (ASR) systems are potentially viable AWS projects and climate adaptation strategies.

Infrastructure Development

There is a need to improve water and wastewater treatment to support the development of adaptive stormwater, wastewater, and water supply infrastructure for long-term sustainability. Emerging water treatment technologies and more active water management strategies must be weighed and designed carefully for optimization of their beneficial use,

energy demands, and carbon footprint. Strategic infrastructure planning can balance the benefits and constraints by using the Comprehensive Planning and Water Supply Facilities Work Plan processes to develop Goals, Objectives, and Policies that support desired long-term sustainability.

Intense storm events coupled with rising sea levels challenge the function of drainage systems and exacerbate flooding even for mild storm events in some areas. More extreme rainfall events may damage stormwater, wastewater, and water utility infrastructure and contribute to prolonged surface water flooding, contamination, and temporary loss of water supply. Planning for the combined influences of storm events, high tides, and sea level rise on drainage system functions and other public infrastructure is a critical need. Prolonged drought periods also have their place and may impact the viable water supplies and the sustainability of natural systems.

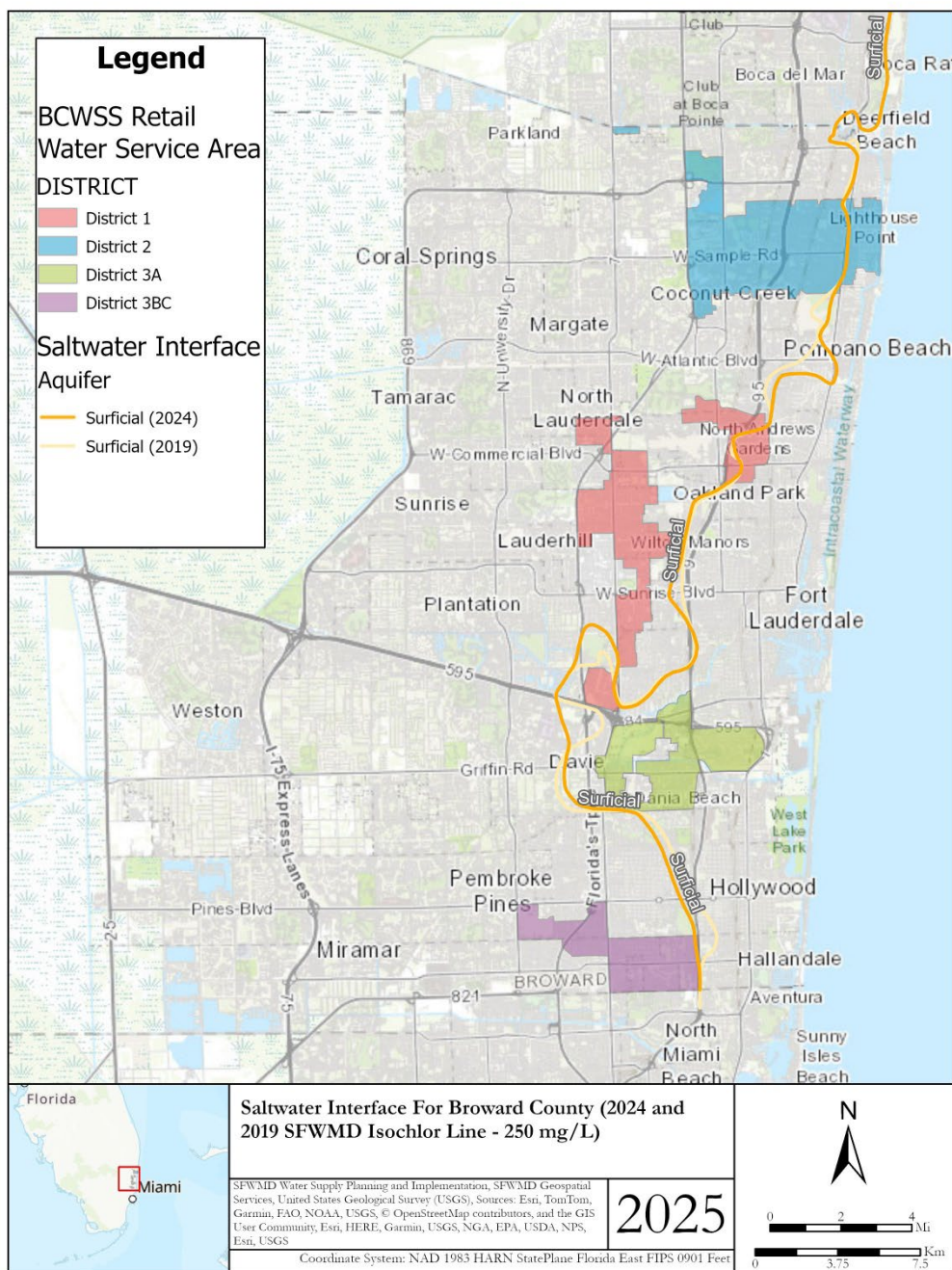


Figure WS3 Saltwater Interface (2024 and 2019 SFWM Isochlor Line – 250mg/L) for Broward County

A mix of project options that provide for the development of resilient water systems to address both drought and flood conditions is fundamental. Water resource project options might include regional water storage; stormwater, reuse water, and potable water ASR; salinity barriers using highly treated wastewater; wellfield regionalization away from low-lying, flood-prone areas; and enhanced operational flexibility.

D. Water Use Limitation

The Minimum Flow Levels (MFLs) outlined in the Florida State Statutes are defined as the “limit at which further withdrawals would be significantly harmful to the water resources or ecology of the area” (Section 373.042(1), F.S.). They protect the SAS from saltwater intrusion, ensure adequate groundwater levels for the maintenance of natural systems, and prevent excessive groundwater seepage or surface water flows from the regional (Everglades) system.

As part of establishing MFLs, the regional water management district must determine whether the existing flow or level in the water body is below or projected to fall below the MFL criteria within the next 20 years. If so, then the district must develop a recovery or prevention strategy and, when appropriate, include the development of additional water supplies, water conservation, and other efficiency measures consistent with the provisions in Sections 373.0421 and 373.709, F.S., and provide the information and timelines for these strategies within the regional water supply plans. The 2005-2006 LECWSP Update (2005-2006, LECWSP) included MFLs for the Everglades and Biscayne Aquifer identifying key water resource development projects in the CERP as recovery and prevention strategies to meet MFL criteria.

In 2001, an MFL was adopted for the Biscayne aquifer, which exists beneath southeastern Florida. The MFL was based on the relationship between Everglades surface water and groundwater levels and their ability to inhibit the movement of saline water inland from the Atlantic Ocean. The primary MFL study (SFWMD 2000c) concluded that groundwater levels in the Biscayne aquifer were not endangered by present nor future year 2020 conditions. However, since the Biscayne aquifer and Everglades are supported by surface water from the Regional System, and since Everglades MFL is under recovery strategies, it was determined that any projected increase in allocations from the Biscayne would cause the Everglades MFL to be unobtainable. Additionally, the regional system was designated by the SFWMD in 2003 as a source of limited availability, leading to the limitation of consumptive use allocations in both the Everglades and Loxahatchee River Watersheds in 2006 under the “Regional Water Availability Rule.” The Regional Water Availability Rule is codified in the Applicant’s Handbook for Water Supply Permitting within the South Florida

Water Management District (SFWMD, 2015) in Section 3.2.1.E.3. Due to the limitation of groundwater from the Biscayne Aquifer to maintain MFL, Broward County is required to meet additional demands with alternative water supplies.

The SAS in the Southeast Florida peninsula, which includes the Biscayne Aquifer, is one of the most productive aquifers in the world and is currently the primary source of freshwater for residents of Broward County, Miami-Dade County, and Southeast Palm Beach County. In 1979, it was designated a sole source aquifer by U.S. Environmental Protection Agency (EPA), under the Safe Drinking Water Act (1974). The SFWMD is the state agency responsible for water supply planning in the Lower East Coast (LEC) planning area, which includes all of Broward County.

The SFWMD manages withdrawals from the SAS by issuing Consumptive Use Permits (CUPs). To secure and maintain a CUP, applicants consisting of water utilities, developers, agricultural operations, and water control districts, must meet the permitting criteria of: 1) being a reasonable and beneficial use of the resource; 2) demonstration of no adverse impact to other existing legal uses of water; and 3) assurance that the use of the requested quantity of water is necessary for economical and efficient use and is both reasonable and consistent with the public interest.

These uses must include compliance with the MFLs established for surface water and groundwater sources, Chapter 373, F.S. In implementing a prevention strategy for the Everglades, Lake Okeechobee, and Biscayne Aquifer MFLs, the Governing Board of the SFWMD adopted Restricted Allocation Areas in 2007 and 2008. For the LEC planning region, this mandated that new water demands requiring recharge from the Everglades regional system be met through the development of AWS. The numerous (115) AWS projects that were recommended as part of the 2005-2006 LECWSP Update were mainly driven by these Restricted Allocation Areas and the concurrent consumptive use restriction for future water supply withdrawals from the Surficial Aquifer to historical levels (before April 1, 2006).

Opportunities for assistance for these AWS projects occurred in 2005 with the passage of Senate Bill 444, creating a funding and incentives program to encourage the development of alternative water projects as defined in Section 373.019, F.S. The projects were described as from the following sources: saltwater; brackish water; surface water captured during wet-weather flows; sources made available through the addition of new storage capacity for surface or groundwater; water that has been reclaimed after one or more public water supply, municipal, industrial, commercial, or agricultural uses; the downstream augmentation of water bodies with reclaimed water; stormwater; and any other water

supply source that is designated as non-traditional for a water supply region in the applicable water supply plan.

This program funding has since been severely limited within the LEC region and has had a direct impact on the ability of local water supply entities to advance the development of AWS projects through their efforts.

E. Alternative Water Supply

Reclaimed Water

In 2008, the Florida Legislature enacted an ocean outfall statute (Section 403.086(9), F.S.). This requires the elimination of six ocean outfalls in southeast Florida as the primary means for disposal of treated domestic wastewater. Two of these outfalls are in Broward County, one is operated by Broward County Water and Wastewater Services and the other by the City of Hollywood. The affected wastewater utilities must reuse at least 60 percent of the historic outfall flows by 2025. The objective of this statute is to reduce the nutrient load into the environment and to achieve more efficient water use for water supply needs. Broward County has completed infrastructure improvements to allow 60 percent reuse and after December 31, 2025, may only use the ocean outfall in emergency situations to meet peak flows.

Upper Floridan Aquifer

The Floridan Aquifer has elevated chloride concentrations above those found in Northern and Central Florida. On occasions when southeastern Florida utilities seek to use the Floridan Aquifer to supplement their Biscayne Aquifer-sourced water, they are often faced with the higher energy costs associated with the reverse osmosis (RO) treatment of the brackish water quality and concentrate disposal facility costs. Typically, the utilities in Broward County that utilize the Floridan Aquifer mix the water with Biscayne Aquifer water supplies, diluting the chloride concentration and subsequently providing a finished water quality requiring less treatment than water derived solely from the Floridan Aquifer.

C-51 Reservoir Project

The C-51 Reservoir project is a public-private partnership to construct 60,000 acre-feet of stormwater storage that can be used as an AWS source for utilities in southeastern Florida. Diversion and improved management of freshwater flows was formally identified as a priority restoration strategy for the Lake Worth Lagoon in the 1992 Restudy of the Central & Southern Florida (C&SF) Flood Control Project. Coordination between Broward and Palm Beach water utilities and counties was initiated in 2006. The C-51 Reservoir Project is presented for the first time in the 2018 LECWSP as an AWS source to meet regional 2040 water demands. Beyond the water supply benefits of the project, the reservoir captures

excess stormwater flows, enhances local stormwater management, and reduces harmful discharges and associated nutrient loads to the Lake Worth Lagoon. Additionally, transmission of the C-51 Reservoir water to LEC utilities using the existing canal network will mitigate saltwater intrusion by maintaining higher canal stages and recharging coastal wellfields. C-51 reservoir has been designed to be completed in two phases with Phase 1 (14,000 ac-ft) solely dedicated to water supply and Phase 2 (46,00 ac-ft) being a multipurpose reservoir. Phase 1 was officially completed on March 15, 2025, and began deliveries in May 2025 while Phase 2 is currently in progress.

F. COMPREHENSIVE EVERGLADES RESTORATION PLAN Implementation

The Comprehensive Everglades Restoration Plan (CERP) is the blueprint for refitting the region's outdated water management infrastructure. The plan provides considerable benefits by addressing the needs of the natural system with those of the urban areas and agriculture. It is a first step towards a sustainable South Florida water system. CERP is designed to capture, store, and convey water, making it available for all users and yielding benefits for the regional system and local partners. The USACE and the SFWMD are partners in re-plumbing the Everglades to "get the water right". This watershed plan is linked to the SFWMD's LECWSP, which addresses water supply issues in Miami-Dade, Broward, and Palm Beach Counties over the next twenty years.

In October 2011, the South Florida Ecosystem Restoration Task Force endorsed a joint state-federal initiative to accelerate planning for key restoration projects in the heart of the Everglades. The Central Everglades Planning Project (CEPP) incorporates updated science and technical information gained over the last decade to allow more water to be directed south to the central Everglades, Everglades National Park, and the Florida Bay while protecting coastal estuaries.

The Water Preserve Areas (WPA) project, part of CERP, was authorized by Congress as part of the 2014 Water Resources and Development Act (WRDA). The two primary functions of the project are to reduce seepage losses from the WCA 3A/3B to the C-11 and C-9 basins and to capture, store, and distribute surface water runoff from the western C-11 basin that has discharged into the WCA 3A/3B. Indirectly, this will help to buffer the local water system against drought. The stormwater previously discharged via the S-9 pump station westward to the WCA will now be stored in the C-11 impoundment and slowly released into the canal system to be discharged via the S-9A structure eastward. Maintaining those canals at the control elevation will help recharge the aquifer and nearby wellfields like the Broward County South Regional, Cooper City, Pembroke Pines, Davie, and Miramar Wellfields. The project consists of three main structural/storage components – C-11 Impoundment (1,053

acres), C-9 Impoundment (1,600 acres) and adjacent Seepage Management Area (4,350 acres). Construction of Mitigation Area A berm for C-11 impoundment was completed in November 2018, while the land clearing contract for C-11 impoundment was awarded in September 2024. Construction of C-11 impoundment is currently scheduled to start in late 2025 and is expected to end in 2031. Preliminary investigation and design for C-9 impoundment and Seepage Management Area is expected to start in 2025 or 2026.

BROWARD COUNTY

This section identifies the future water supply needs of those areas serviced by either BCWWS or other BMSD water suppliers to ensure that water supply allocations and projects will be enough to meet projected demands. The role of RED and BCWWS is to identify the future water supply needs and available supplies of the BCWWS service area (see **Data and Analysis Section**) as well as for those served within the BMSD. BCWWS provides water service to the BMSD areas of Broadview Park and Hillsboro Pines. The City of Fort Lauderdale utility serves the BMSD areas of Washington Park, Franklin Park, Boulevard Gardens, and Roosevelt Gardens. In coordination with the City of Fort Lauderdale’s Planning and Zoning Department and Water utilities, RED has identified current and future water supply needs and water supplies as detailed below.

G. Broward County Settings

Broward County is located along the lower east coast of Florida (see Figure WS1) and was formed from parts of Palm Beach and Dade Counties in 1915, resulting in a total land area of more than 1,225 square miles. Over time, the western two-thirds of the county was preserved as wetlands, concentrating development along the coastal one-third. In 1915, the population was 4,763 (Florida State Census). In 2024, The University of Florida’s Bureau of Economic and Business Research (BEBR) estimate lists the county’s population at 1,981,888, resulting in an average population density of approximately 4,700 people per square mile. Southeast Florida is widely considered one of the most vulnerable regions to climate impacts and sea level rise. This vulnerability is the result of several unique geographic characteristics, including low land elevations, flat topography, a porous geology, and dense coastal development. These geographic characteristics present significant challenges for water resource planning, management, and infrastructure for communities throughout the region. Balancing Everglades restoration efforts and changing climate conditions with our growing communities presents significant water resource planning challenges. However, Broward has long recognized that water is a shared resource, and that the effective and efficient management of resilience and water resources efforts requires county-wide and regional coordination. To this end, Broward is a founding member of the Southeast Florida Regional Climate Change Compact (Compact) and have agreed to partner in regionally coordinated climate mitigation and adaptation strategies. The Compact has developed and updated a Regional Climate Action Plan (RCAP 3.0, 2022) that includes 117 recommendations in 11 primary focal areas, with 17 strategies specific to “Water” (Table WS1 below). These recommendations are intended to meet the goal of:

Identifying, developing, and implementing “integrated water management strategies and infrastructure improvements concurrently with existing and enhanced water conservation and alternative water supply source efforts to mitigate the adverse effects of climate change, including sea level rise on water resources systems and operations (RCAP 3.0, 2022).”

Table WS1 “Water” Recommendations from the Regional Climate Action Plan 3.0¹

WS-1	Practice integrated water resources management and planning
WS-2	Foster innovation, development, and exchange of ideas for managing water
WS-3	Foster scientific research for water resource management
WS-4	Coordinate innovative regional investments in water management technologies
WS-5	Expand the use of green infrastructure/nature-based and net zero solutions in water management
WS-6	Ensure consistency in water resource scenarios used for policy and planning consideration of future climate conditions
WS-7	Assess the potential of climate impacts on water infrastructure
WS-8	Modernize infrastructure development standards in the region
WS-9	Address the resilience of the regional flood control system
WS-10	Integrate combined surface and groundwater impacts into the evaluation of at-risk infrastructure and the prioritization of adaptation improvements
WS-11	Implement strategies and capital projects to increase adaptive and resilient water infrastructure, and improve water quality
WS-12	Phase out septic systems where appropriate to protect public health and water quality
WS-13	Coordinate saltwater intrusion mapping across Southeast Florida
WS-14	Develop a spatial database of resilience projects for water infrastructure
WS-15	Support the CERP
WS-16	Expand regional surface water storage
WS-17	Expand information and engagement with property owners to support adaptation on private property to contend with increased flooding and higher groundwater

1. Source: Water Supply Recommendations from the Regional Climate Action Plan 3.0, November 2022
<https://southeastfloridacclimatecompact.org/recommendations/>

The Resilient Utility Coalition, established in 2016, seeks to advance utility infrastructure resiliency efforts and provide essential value to its members and partners. The Resilient Utility Coalition provides leadership in assessing and adapting utility operations to address risks and improve water management decision-making in the face of climate uncertainty. In its strategic plan, it has also prioritized the concept of One Water, including the development of the One Water Academy.

Recognizing that water is a shared resource, the One Water approach, promoted by the U.S. Water Alliance, is essentially an expanded version of integrated water resources planning. One Water envisions managing all water in an integrated, inclusive, and sustainable manner to secure a bright, prosperous future for our children, our communities,

and our country. One Water approaches are progressing in multiple arenas: from using advanced technologies to recover nutrients and energy from wastewater; to using green stormwater techniques to mitigate flooding while beautifying neighborhoods; to undertaking watershed-level planning and collaboration to address water quality issues; to implementing innovative financing and partnership models.

H. Broward County-Wide Integrated Water Resource Plan

In 1997, Broward County initiated its IWRP to improve the effectiveness and efficiency of local water management. The principle of the IWRP is that water should be viewed as a regional resource, independent of municipal and utility service area boundaries.

Broward's IWRP, approved by the County Commission in 2010, has four main objectives:

- To make the most of local water resources so that Broward's long-term water supply needs are met
- To coordinate a diverse water management community, ensuring the efficient and effective management of Broward's water resources
- To match up local water sources and users to ensure that water supplies are available when and where they're needed; and
- To diversify water supplies so that the needs of urban and natural systems are met under wet and dry conditions

A fifth objective was added in the 2019 IWRP Update: Promote water resources resiliency by evaluating future conditions, including potential climate impacts, and adopt strategies to mitigate, adapt, and prevent disruptions to our overall goal of more efficient and effective water management.

Successful implementation of the plan requires coordination across the water management community in Broward County which consists of 27 water providers, 23 special districts and 15 wastewater providers across 31 municipalities as listed below:

Broward County Municipalities:

City of Coconut Creek	Town of Lauderdale-by-the-Sea	City of Pembroke Pines
City of Cooper City	City of Lauderhill	City of Plantation
City of Coral Springs	Village of Lazy Lake Village	City of Pompano Beach
City of Dania Beach	City of Lighthouse Point	Village of Sea Ranch Lakes
Town of Davie	City of Margate	Town of Southwest Ranches
City of Deerfield Beach	City of Miramar	City of Sunrise
City of Fort Lauderdale	City of North Lauderdale	City of Tamarac
City of Hallandale Beach	City of Oakland Park	City of Weston
Town of Hillsboro Beach	City of Parkland	City of West Park
City of Hollywood	Town of Pembroke Park	City of Wilton Manors
City of Lauderdale Lakes		

Potable Water Providers:

Broward County-District 1	Hallandale	Pembroke Pines
Broward County District 2	Hillsboro Beach	Plantation
Broward County District 3	Hollywood	Pompano Beach
Cooper City	Lauderhill	Royal Utility
Coral Springs	Margate	Seminole Tribe of Florida
Coral Springs Improvement District	Miramar	Sunrise
Dania Beach	North Lauderdale	Tamarac
Davie	North Springs Improvement District	Tindall Hammock Irrigation and Soil Conservation District
Deerfield Beach	Oakland Park	
Fort Lauderdale	Parkland Utilities Inc.	

Drainage and Water Control Districts:

Bonaventure Development District	Indian Trace Development District	South Broward Drainage District
Broward County Water Control District #2	Lauderdale Isles Water Management District	Sunshine Water Control District
Broward County Water Control District #3	North Lauderdale Water Control District	Tindall Hammock Irrigation and Soil Conservation District
Broward County Water Control District #4	North Springs Improvement District	Turtle Run Community Development District
Central Broward Water Control District	Oakridge Community Development District	Twin Lakes Water Control District
Cocomar Water Control District	Old Plantation Water Control District	West Lake Community Development District
Coral Bay Community Development District	Pine Tree Water Control District	
Cypress Cove Community Development District	Plantation Acres Improvement District	

Wastewater Providers:

Broward County North Regional	Ferncrest	City of Pembroke Pines
Cooper City	Fort Lauderdale – G.T. Lohmeyer	Plantation Regional
Coral Springs Improvement District	Hollywood	Sunrise No. 1 (Springtree)
Town of Davie	Margate	Sunrise No. 3 (Sawgrass)
	City of Miramar	Sunrise Southwest

The work of the Water Resources Assessment Program within Broward County’s RED provides vital information and guidance that supports the programs in the IWRP and the development of AWS sources such as water reuse, harvesting of excess stormwater (C-51 Reservoir Project), the use of the Upper Floridan Aquifer, ASR, and secondary canal integration. Among these urban water strategies, Broward County has prioritized water conservation as the least costly effort to offset future water demands. The technical assessment of these projects and planning for future climate conditions are investigated through several robust hydrologic models, developed over many years and with significant municipal partner support.

Water Reuse in Broward

Broward County has focused on advancing beneficial reuse and, in 2014, developed the Regional Reuse Master Plan in coordination with its regional partners. This effort included the active participation of local municipalities, water managers, water and wastewater utilities, local planning agencies, the Florida Department of Transportation, and other state and regional agencies. This plan sets the foundation for the long-term implementation strategy to further regional reclaimed water development through several innovative and dynamic planning tools. The plan data was updated in 2018, and the report design was modernized from a paper document to a digitally interactive format. The plan is now delivered to our regional partners in the new interactive online format. The Regional Reuse Master Plan and Implementation Strategy support a cost-effective, regional approach for the development of beneficial reuse throughout the County's water and wastewater providers.

The objective is to advance cost-effective development of reclaimed water initiatives through coordinated planning and implementation. The Plan is designed to:

1. Provide coordination and support among Broward County, state agencies, water and wastewater treatment providers, and municipalities to deliver, update, and maintain a comprehensive database of existing and planned reclaimed water infrastructure.
2. Coordinate the installation of reclaimed water lines for recommended projects with public works projects such as transportation improvements, stormwater and other wastewater improvement projects that may be necessitated through local, state, and federal permitting requirements.

To support this strategy, IWRP grant funds provide preferential funding consideration for those projects that are contained within and are consistent with the Regional Reuse Master Plan. IWRP grant program, initiated in 2008, provides grant funding for feasibility and design projects as well as construction projects on a bi-annual basis, as available funds allow. Including the last IWRP grant cycle 2023-25, Broward County has provided \$3.1 million in cost-share dollars for water reuse projects in Broward County, the total cost of these projects was \$22.5 million. Permitting incentives include the potential reuse credit that the SFWMD could allow as an offset to increase traditional water sources withdrawals in a CUP.

Additional financial incentives may be available through state funding as indicated in Section 373.1961(3)(f)(6), F.S., that provides encouragement for projects in which the construction and delivery to end users of reuse water is a major component. This statute

requires governing boards to give such projects significant weight when selecting AWS projects for funding under Section 403.89, F.S.; Water Protection and Sustainability Program (Florida Department of Environmental Protection [FDEP], 2016).

Requirements of the outfall program include a functioning reuse system that reuses a minimum of 60 percent of the facility's actual flow on an annual basis installed no later than December 31, 2025. State or the SFWMD funding assistance must give first consideration to water supply development projects that replace existing sources or implement reuse projects to eliminate ocean outfalls. Broward County is planning to meet the 60 percent reuse requirement by expanding its public access irrigation in Northern Broward and Southern Palm Beach Counties, including expanding reuse systems in the Cities of Pompano Beach and Coconut Creek and North Springs Improvement District which is described in more detail below under the Data and Analysis section of this report. Based on the FDEP records for 2023, Broward County's total Wastewater Flow is 169 Million Gallons Per Day (MGD) and the Reuse capacity is 40 MGD. To meet the 60% reuse goal under the Ocean Outfall program, significant progress needs to be made to increase reuse water capacity in Broward County.

C-51 Reservoir Project

Over the past decade, the SFWMD, Lake Worth Drainage District, Palm Beach Aggregates, local governments, water managers, and public water supply utilities from Broward and Palm Beach County jointly investigated the feasibility of a regional reservoir to capture and store excess surface water runoff discharged to Lake Worth Lagoon, primarily during wet weather conditions, and release into the C-51 Canal during dry periods to meet water demands.

The C-51 Reservoir project is a public-private partnership for the construction of 60,000 acre-feet of storage for use as an AWS source in Southeastern Florida. Diversion and improved management of freshwater flows were formally identified as a priority restoration strategy for the Lake Worth Lagoon dating to the 1992 Restudy of the C&SF Flood Control Project. C-51 Reservoir Project was presented in the 2018 LECWSP as an AWS source to meet regional projected 2040 water demands.

The C-51 Reservoir Project location is adjacent to the SFWMD's existing L-8 Flow Equalization Basin in Palm Beach County and shares the same impermeable geologic formation that provides for significant inground storage capacity with limited seepage losses or additional construction requirements. The initial intended purpose was to capture excess stormwater discharged to Lake Worth Lagoon via the C-51 Canal. Currently, the benefits of this proposed project include:

- Reduces harmful water quality and quantity discharges to the Lake Worth Lagoon via the S-155 structure.
- Supports water quality improvements in the Everglades Protected Areas by offering additional storage and, in conjunction with the L-8 Flow Equalization Basin, optimizing flows to the Stormwater Treatment Areas (STAs).
- Operated in conjunction with the L8 Flow Equalization Basin, could aid the SFWMD in meeting objectives of the Loxahatchee River Watershed Restoration Project.
- Provides an opportunity to improve water quality delivered to the STAs via blending with the L8 Flow Equalization Basin water.
- Mitigates stormwater impacts and flooding for Western and Central Palm Beach County.
- Mitigate saltwater intrusion and protects wellfields in coastal communities.
- Serves as a regional AWS source.
- Supports water resource protection and potential adaptation strategies considering sea level rise and drought.

Among the economic benefits, there are:

- Provides "Economies-of-Scale" as a regional water resource development project providing diverse benefits to the region.
- Capitalizes on the current construction and engineering work on the existing L-8 Flow Equalization Basin, including the use of the L-8 Flow Equalization Basin's intake structure and pumping facilities.
- The SFWMD will operate and maintain the C-51 Reservoir Project in conjunction with the L-8 Flow Equalization Basin, resulting in operational coordination and reduced costs.
- Provides a cost-competitive solution relative to end-of-pipe water quality treatment, environmental degradation and economic losses, impacts of flooding, and the costs of alternative water supplies and treatment technologies.
- Capitalizes on current mining activities and construction of rock pit.
- Relies largely upon existing conveyance infrastructure.
- Reducing the long-term need for new water infrastructure and energy-intensive treatment technologies.

The C-51 Reservoir is anticipated to be completed in two phases, Phase 1 and Phase 2. Phase 1 is solely dedicated to water supply and associated allocation increases. Phase 1 is designed to store an estimated 14,000 acre-feet of surface water and provide 35 MGD of canal/SAS recharge near public water supply withdrawals. In January 2017, the SFWMD designated the C-51 Reservoir Project Phase 1 as a pilot AWS development project, pursuant to Section 373.037, F.S. The construction for Phase 1 initiated in 2021 and was officially completed on March 15, 2025. Public water supply utilities executed agreements with the property owners to purchase generated AWS capacity as part of total reservoir storage. The utilities modified their water use permits to reflect this AWS source as a means for meeting future demands. The 35 MGD of AWS has been allocated to following utilities/entities - Broward County (6 MGD); Sunrise (5 MGD); Hallandale Beach (1 MGD), Dania Beach (1 MGD), Margate (2 MGD), Fort Lauderdale (3 MGD), Pompano Beach (2 MGD) and Miami-Dade (15 MGD).

Phase 2 of the project provides an additional 46,000 acre-feet of storage and will have a separate connection to the L-8 Reservoir. The Phase 2 reservoir will be a multipurpose reservoir intended to reduce discharges to Lake Worth Lagoon, support restoration of Loxahatchee River, mitigate saltwater intrusion, enhance water supply resiliency, expand operational flexibility and provide other water resources benefits. Work on Phase 2 is already in progress as of March 2025.

Floridan Aquifer

The expanded use of the Floridan Aquifer system has been explored with respect to its long-term viability as an AWS. Broward County, in cooperation with USGS, completed a Phase 1 Feasibility Study of the Upper Floridan Aquifer in March 2014. The study compiled available information and commissioned a new Floridan well (G-2984) to characterize the aquifer's depth, confinement, production, and water quality. Using borehole and core sample data (84 wells at 33 sites), the hydrogeologic framework of the Floridan Aquifer system in Eastern Broward County was delineated. This effort helped to construct unique cross-sections and maps representing the stratigraphic and hydrogeologic units of the Floridan Aquifer system in urban Broward County. An additional project component was to complete seismic profiling along approximately 14 miles of the Hillsboro Canal, resulting in seismic reflection data that were then correlated to the borehole geophysical data (Reese et al., 2014).

Building on the successful use of seismic profiling in the first study, Phase 2 of this Feasibility Study, completed in 2017 (Cunningham et al., 2018), refined the hydrogeologic framework and regional extent of information by collecting 80 miles of high-resolution seismic profiles from canals in Broward County, along with well logs and cores from 44 wells. The

hydrogeologic mapping of formations over the 425-square-mile study area identified hydrogeologic features where further study was warranted.

The SFWMD also completed water supply modeling of the Floridan aquifer as part of the 2018 LEC plan update. The model included an allocation of 3.0 MGD from BC 2A/NR in the year 2040 scenario. This pumping stress and other pumping in the region resulted in a drop of 5.1 to 10 ft in the Floridan aquifer water levels over levels recorded for 2016. The model also indicated that there would be no impact on water quality (chloride levels) in the Upper Floridan region (approximately 1,000 to 1,600 feet below land surface) as a result of production.

Although model results were favorable for Upper Floridan aquifer development, physical evaluation of the below-ground conditions and water quality would need to be completed prior to production. Modeling would then need to be updated with test well information, and new model runs performed with planned rates and proposed well sites before Broward County could rely on the utilization of the Floridan aquifer as an AWS.

Secondary Canal Integration

Secondary canal integration remains a relatively attractive urban water management strategy given the vast network of canals that exist in Broward County and the relatively inexpensive infrastructure (culverts, pumps, etc.) required to implement greater integration of the system.

Progress has been made on the Northern Broward County Recharge System integration with the completion of the C-1/C-2 interconnect from Sailboat Lake east to Bonnie Loch along the north side of Sample Road. The C-1/C-2 Interconnect project was completed in November 2023 and it is operational. This project allows Broward County Water Control District 2 to route water east from the C-2 canal system at Sailboat Lake to the C-1 canal system in the Bonnie Loch community. The ability to move water east will inhibit the movement of saltwater inland from the coast and make additional groundwater available to the public water supply wellfields located along the canal to the north.

The remaining IWRP project will connect the Cocomar Water Control District C-5 canal that currently ends at Cullum Rd. in Coconut Creek south to the C-7 canal that begins at the Sample Rd. basin divide. An application to develop the area (Mainstreet at Coconut Creek) was submitted to the Resilient Environment Department, Environmental Permitting Division, June 2022. Review of the application was conducted by multiple agencies, and the following permits and licenses were issued on January 30, 2025:

- Environmental Resource Permit No. 06-00551-S
- Surface Water Management License No. SWM2025-007-0
- Environmental Resource License No. DF22-1194

Construction of the project will occur as each phase of development is completed. The C-5/C-7 Interconnect will allow the establishment of flow north from Sample Rd. to the Hillsboro Canal for discharge and will provide opportunities to share water north to south across the basin divide at Sample Rd. when needed.

Water Use Efficiency/Conservation

Broward County has implemented diverse water conservation initiatives to protect the quantity and quality of Broward's existing and future water resources to help meet our current and projected demands. Consistent with this objective, the county has implemented a broad set of water conservation programs under the Natural Resources Division (NRD) Water Conservation Section. This section is focused on creating campaigns designed to produce long-term demand reductions along with improvements in water quality. These programs, targeted at various user groups, include: NatureScape Broward, Water Matters Day, Conservation Pays, NatureScape Irrigation Service (NIS), Residential Irrigation Rebate Program (RIRP), and the NatureScape Broward School Board Environmental Partnership Agreement. The overall goal of the Water Conservation Section programs are to reach a sustained minimum 10% reduction in water use over 20 years. Further support for water conservation is found in other conservation-oriented measures, including changes to the Florida Building Code for cooling towers and high efficiency plumbing devices, year-round irrigation measures, model irrigation codes, Climate Action Plan initiatives, and other water conservation policies and regulations. The water conservation initiatives are listed below.

- **Conservation Pays Program** - This effort was launched in 2011 in collaboration with 18 municipal and water utility partners to provide a coordinated regional campaign focused on water conservation and the distribution of rebates and other incentives. Rebate dollars are used for the replacement of older, inefficient toilets in addition to the distribution of other water-saving fixtures and devices such as aerators and commercial pre-rinse spray valves. A consistent marketing and media campaign advances water conservation efforts as part of the Board of Commissioners' value of encouraging investments in renewable energy, sustainable practices, and environmental protection. Additional Commission support is promoted by the goal to increase water quality protection efforts and lead creative approaches to water storage and aquifer recharge, as well as diversification of water supplies regionally. To

date, the program has saved more than two billion gallons of water in Broward County.

- **NatureScape Irrigation Services** - Launched in 2005, the NIS is implemented by the RED/NRD Water Conservation Section with cost-share provided by BCWWS and 17 local water utilities. The program targets large water users, including government facilities, parks, schools, and homeowner associations, where the greatest potential exists for significant water savings. To date, water savings exceed one and a half billion gallons with over 4,000 irrigation system evaluations. Best management practices that encourage the 'right plant in the right place' and smart irrigation help to promote water conservation messaging that adds to long-term water savings.
- **NatureScape Broward Program** - Launched in 2003, NatureScape Broward promotes water conservation, water quality protection, and the creation of wildlife habitat through Florida-friendly landscape practices that encourage the prudent use of water resources through planting of native, non-invasive and other drought-tolerant plants. Broward was the first county in the U.S. to be certified under the National Wildlife Federation's Community Wildlife Habitat program and is celebrating its 20th consecutive year of certification, the only County in the nation to achieve this landmark. In addition, there are 16 certified and 11 registered municipalities and over 5,500 landscapes that have been certified to date.

As a result of all these water conservation/efficiency efforts, wellfield pumping withdrawals as well as per capita water use in Broward County has shown a decline during last 25-years – water withdrawals and per capita water use reduced from 261 MGD (million gallons per day) and 161 GPD (gallons per day) in year 2000 to 239 MGD and 121 GPD in 2023.

Technical Water Resources Assessment

The numerical hydrologic models developed within the IWRP program provide for informed decisions and sustainable investments essential for comprehensive and integrated water resource management strategies throughout Broward County and the LEC planning region.

In 2006, Broward County's RED contracted with the USGS to develop a numerical model to evaluate various influencing factors on the saltwater movement within the Biscayne Aquifer in the northern third of the county. This tool was proven to be effective in representing historic and future conditions and was demonstrated to have utility as a planning tool for future water resources projects and development of resilience strategies. This modeling effort was subsequently expanded to the central and southern portions of the county to simulate historic saltwater intrusion and to test the extent to which wellfield pumpage,

surface water management, and sea level rise contribute to and influence the movement of saltwater and how the aquifer can be expected to respond to future climate conditions. The tool also investigates the viability of water supplies and can be used to identify and test possible adaptive strategies.

Broward County is also enhancing this investment with concurrent development of an Inundation Climate Vulnerability Model focused on coupled hydrologic impacts of saltwater intrusion, surface and groundwater elevations, and stormwater inundation. This model, developed in cooperation with USGS, builds upon the County's Variable Density Model to assess the influence of changing climatic conditions on urban water resources and infrastructure. The initial effort integrated bias-corrected, dynamically downscaled data from Global Circulation models into the updated surface/groundwater model for predictions countywide. A smaller study of the county was later refined using SWR and URO components that offered more detailed conceptualization of the surface/groundwater interactions, used to assess the predictive scenarios and comparison of alternative water resource strategies. Based on the successful implementation of the SWR and URO packages, the countywide model was also updated to include these two packages for better surface water representation. This updated model formed the basis for creation of the Future Conditions Average Wet Season Groundwater Elevations map adopted in 2017.

In February 2017, Broward County approved the creation of a Future Conditions Map Series in the Broward County Code of Ordinances and effective July 01, 2017, adopted the first regulatory map of the series, the Future Conditions Average Wet Season Groundwater Elevations Map. The approved map ensures that future climate conditions are accounted for in the design and construction of local surface water management systems and that future investments will deliver the necessary level of flood protection and water quality treatment necessary for the duration of the expected useful life of both public and private investments. This map provides an important basis for advancing the resiliency standards and investments needed across our entire region, as it provides a model for the establishment and application of modernized standards based on the integration of science and technology in policy and planning and community buy-in achieved through a comprehensive public process. This map was recently updated in July 2024, using the modeling results from the latest modeling study that uses the updated sea level rise projections for 2070 planning horizon.

The updated Future Conditions Groundwater Elevation Map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the year 2070. The models used are MODFLOW-based Broward County Inundation Models Phase 1 and Phase 2, and the

Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). This map is an update to Plate WM 2.2 - 2060 Future Conditions, in accordance with the 2017 NOAA Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000.

Currently, all the existing models of groundwater flow and transport are being combined to incorporate the entire urbanized area into an updated modeling framework (MODFLOW6) that allows finer spatial resolution simulations in critical areas such as wellfields. This updated model, that is expected to be completed in 2026, would be used to understand the effects of latest sea level rise projections and several water management (withdrawals) alternatives on saltwater interface movement countywide.

In a restudy of Flood Insurance Rate Maps completed in 2014 by FEMA, the County's MIKE SHE/MIKE 11 model was utilized and updated. The MIKE SHE platform was originally developed to look at surface water groundwater interaction issues beginning with the North Aquifer Drainage Assessment (NADA), which was then extended to the Central Aquifer Drainage Assessment (CADA [2000-2002]) and South Aquifer Drainage Assessment (SADA [2003-2005]). The county then combined the NADA, CADA, and SADA to form the Consolidated Broward County MIKE SHE model. As part of the 2011 Integrated Water Resources Master Management Plan, the consolidated model was updated to run additional water recharge projects to test whether demands for future population projections could be sustained without adverse conditions to the Biscayne Aquifer. In 2018, Broward County began updating the same FEMA model to develop a future (2060) 100-year flood elevations map, accounting for sea level rise and more intense rainstorms. The developed 100-yr Flood Elevation Map was adopted by the county in July 2021 as a second map in the future conditions maps series. The Future Conditions 100-Year Flood Elevation Map is intended to advance the resiliency efforts in Broward County by setting the foundation to improve standards for flood protection. The flood elevation mapping results (representing a 1% annual chance) are intended to serve as the basis for establishing future finish floor elevations for new buildings and major redevelopments. This updated hydrologic model (MIKE SHE/Hydro) incorporated future land use changes and the effects of projected sea level rise and precipitation changes to predict future flood conditions. The flood area approach for conveying the future 100-year flood elevation results for the updated community flood map was vetted through a collaborative process reflecting input from Broward staff and key stakeholders.

More recently, the same hydrologic model (MIKE SHE/Hydro) was updated to develop Broward County-wide Risk Assessment and Resilience Plan. The existing model was updated to expand up to intracoastal boundary and to include a denser canal network, updated pervious/impervious areas and a refined drainage routing component. The Resilience Plan addresses the impacts of rising sea levels, more intense rainfall, storm surges, and increasing heat and provides a clear and actionable roadmap for the next 50 years. The Plan is designed to provide the foundation for a basin-level multi-decade resilient infrastructure and redevelopment plan for Broward County. The Plan includes new water management strategies, recommendations for increased water storage, green and gray infrastructure improvements as well as long-term flood wall or storm surge barriers such as seawalls.

I. Comprehensive Everglades Restoration Plan

Central Everglades Planning Project

The USACE states that CEPP “will identify and plan for projects on land already in public ownership to allow more water to be directed south to the central Everglades, Everglades National Park, and Florida Bay.” The full project’s design will send an approximately 210,000 acre-feet of water south from Lake Okeechobee each year. The WCAs are a major resource affected by this future project. Thus, this regional CERP project is very important locally to Broward County as its water supply is critically linked to the WCAs. The CEPP was authorized in the 2016 Water Resources Development Act 2016. Currently, the USACE is working on a validation study to implement Phase 1 in the southernmost area that will increase flows to Everglades National Park.

http://discover.pbcgov.org/wrtf/PDF/Documents/LOSOM_Broward_scoping_comments_17Apr2019.pdf

Water Preserve Areas

The WPAs are a series of marshes, reservoirs, and groundwater recharge areas along the eastern side of the WCAs in Broward, Palm Beach, and Miami-Dade Counties. In Broward County, the WPA extends along the western urban limits, adjacent to Levees 37 and 68A. The projects within the WPAs are intended to serve multiple uses such as increasing the spatial extent of wetlands, reducing seepage losses from the WCAs, improving water supply and quality, and establishing a buffer between the Everglades and developed areas. The benefits to the county’s urban area include: the storage of stormwater runoff; groundwater recharge; management of saltwater intrusion; and increased urban water supplies.

As part of the CERP, the Broward County Water Preserve Areas Project (BCWPA) was authorized in the 2014 Water Resources Reform and Development Act. The BCWPA project is designed to perform two primary functions; 1) Reduce seepage loss from WCAs 3A/3B

to the C-11 and C-9 basins, and 2) Capture, store and distribute surface water runoff from the western C-11 basin that has been discharged into WCA 3A/3B. The Project consists of three main components: C-11 Impoundment (1053 acres area, 4600 ac-ft storage), C-9 Impoundment (1600 acres area) and Seepage Management Area (4350 acres area). Mitigation Area A berm for C-11 impoundment was completed in November 2018, and the land clearing contract for C-11 impoundment was awarded in September 2024. The C-11 Impoundment Embankment and Mitigation Area A contract will be awarded in September 2025 with an expected completion in 2031. The C-11 Impoundment Pump Station and remaining Impoundment features are currently in final design, with completion expected in 2026. The C-9 impoundment and the Seepage Management Area, investigations and design is expected to start in 2025 or 2026, with a projected contract award date in 2028/2029.

<https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll11/id/2552>

DATA AND ANALYSIS

The following section provides information in support of the requirements of Section 163.3177(1)(f), F.S., as outlined:

- All mandatory and optional elements of the comprehensive plan and plan amendments must be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. (Section 163.3177(1)(f), F.S.).
- Data must be taken from professionally accepted sources (Section 163.3177(1)(f)2., F.S.) and reacted to in an appropriate way, to the extent necessary as indicated by the data available on that subject at the time of adoption of the plan or plan amendment at issue. (Section 163.3177(1)(f), F.S.).

The planning horizon for the 2025 Work Plan spans 20 years, covering 2025 to 2045.

J. County-Wide Population Analysis

This 2025 Work Plan identifies and analyzes the future water supply needs for the BMSD areas of Broward County, and those areas serviced by BCWWS. The role of RED is to identify the future water supply needs of BMSD areas of Broward County and to present regional strategies supporting county-wide water supply needs and water resource management. The role of BCWWS is to identify the future water supply needs of their service areas, which include both BMSD areas and incorporated areas, and to determine strategies to meet any unmet demands.

Several of the BMSD areas (Figure WS4) are provided with water service by BCWWS; hence these areas are included in the BCWWS analysis. For the remaining BMSD neighborhoods, the City of Fort Lauderdale is the largest of the water utility providers while the City of Sunrise is only providing for six residential units. The RED has coordinated with the Fort Lauderdale Planning and Zoning Department and the water utility to identify the current and future water supply needs within their water utility's service area.

Needs assessments were developed based on current utility operations and the existing customer base, compared to population projections through 2045. The population modeling was performed by Broward County Urban Planning (BCUPD) using the Broward County Traffic Analysis Zones (TAZ) and municipal forecasts updated in 2024 to develop the projected populations based on the University of Florida's BEBR Volume 57, Bulletin 198, "Projections of Florida Population by County. 2025-2050, with Estimates for 2023

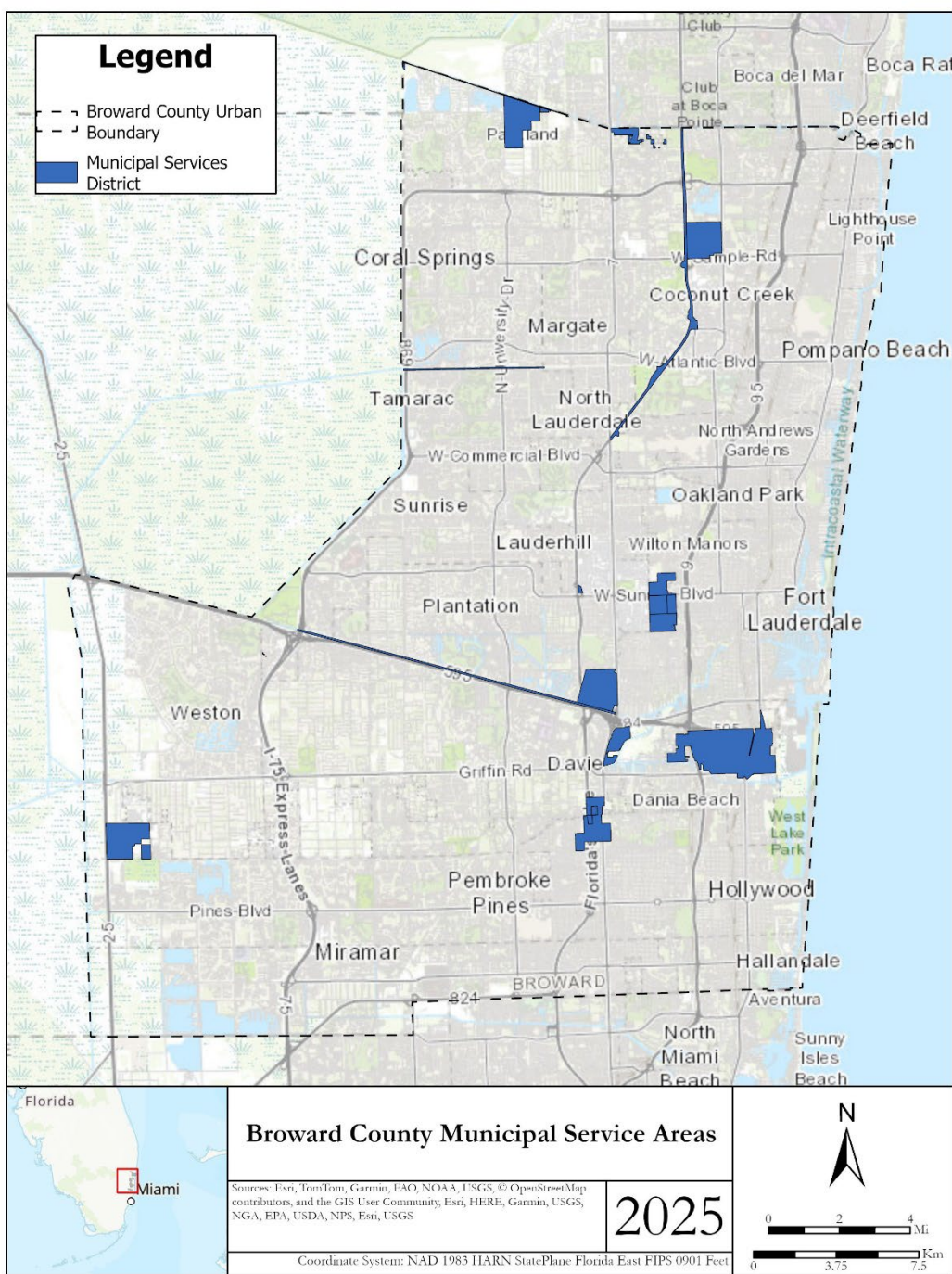


Figure WS4 Broward County Municipal Service Areas

to Broward County's 2024 Traffic analysis Zones (TAZ) and municipalities. The demographic forecast model update is detailed in, "Broward County and Municipal Population Forecast and Allocation Model (PFAM), 2024" (BCUPD, 2024).

This 2025 Work Plan includes analysis of existing water facilities; current and projected water demands versus water availability and the presentation of the water supply plan for the Fort Lauderdale water utility. Future water demands prepared for this analysis are compared to projected demands presented in the 2024 LECWSP Update, with discussion of any deviations.

The Broward County PFAM 2024 update was used to develop County population by jurisdiction. Updated population projections from University of Florida's BEBR Volume 57, Bulletin 198 and the Broward County PFAM 2024 update are summarized below in 5-year increments through 2045. Table WS3 below.

Table WS2 Broward County Population Projections 2025-2045

Year	BEBR Population Estimates ²	BCUPD ¹ Population Estimates ³	SFWMD ¹ Population Estimates ⁴
2021	1,955,375	1,942,675	1,951,637
2024	1,981,888	1,982,395	1,987,410
2025	2,006,700	1,995,635	1,999,335
2030	2,076,200	2,061,835	2,058,960
2035	2,125,800	2,128,027	2,118,585
2040	2,161,100	2,158,975	2,178,210
2045	2,189,300	2,189,925	2,237,800

1. Reported population values are bold font. BCUPD reported populations for 2020, 2035, and 2050; SFWMD reported populations for 2021 and 2045; Populations in between reported years were calculated as a straight line and rounded up.
2. BEBR Medium Populations from "Projections of Florida Population by County, 2025-2050, with Estimates for 2023," January 2024; with 2024 population estimates from BEBR "Florida Estimates of Population 2024," April 1, 2024
3. BCUPD Broward County and Municipal Population Forecast and Allocation Model (PFAM), 2024
4. SFWMD, 2023-2024 Lower East Coast Water Supply Plan Update, September 2024

The percentage difference between the BEBR, BCUPD, and SFWMD projections is no more than one percent. The PFAM is structured using 973 TAZ polygons to cover the 31 municipalities in the county. The BEBR forecasts by age are converted to household using a weighted average of the households by age group data from the 2000, 2010, and 2020 Census. The household forecasts are then assigned to TAZ based on: "(1) the number of households by size and vacant units required by the next forecast year;" (2) Attractiveness of each TAZ to accept growth;" and (3) the household size distribution of the additional units for each TAZ. BCUPD shared initial projection data for 2020 through 2050 with local governments to obtain buy-in that the forecast reflects reasonable growth expectations.

Although all three projections were similar, the BC PFAM 2024 was used in utility centric projections due to the fidelity of data available.

K. Current and Future Served Areas

The current and future served areas for BCWWS are described in the sections below.

BCWWS

BCWWS is one of 25 utilities that provide potable water service within the urbanized area of the County. The utility was created on January 31, 1962, with the County's purchase of a small, investor-owned water and wastewater utility. Between 1962 and 1975, the County acquired several investor-owned systems. Under the County Code of Ordinances, the Broward County Board of County Commissioners exercises exclusive jurisdiction, control, and supervision of the utility system. BCWWS is the County organizational unit directly responsible for the utility.

The water utility delivers potable water to customers in service areas in north, mid, and south County and to one bulk water user. The water utility has grown to serve a population of approximately 258,150. The bulk water user, City of Coconut Creek, accounts for a population of approximately 60,000. Including the City of Coconut Creek, the utility serves about 14 percent of the County's total population. For the year 2024, treated water sold to retail customers equaled about 24.5 MGD on an annual average basis. Metered water sales to Coconut Creek equaled an additional 5.4 MGD. Notably, finished water production (treated water at point of delivery) has decreased in recent years. This may be attributable to a downturn in the economy, slowdown in population growth, and the County's water conservation efforts, including year-round irrigation conservation measures. Water conservation became increasingly important following a series of significant drought years, coupled with limitations to the County's traditional water source, and remains a critical initiative.

BCWWS also operates two regional wellfields that provide bulk raw Biscayne aquifer water to Deerfield Beach in north county and Dania Beach, Hallandale Beach, Hollywood and Florida Power and Light in south county through large user agreements.

BCWWS operates three service districts known as District 1, District 2, and District 3. These service districts are shown on Figure WS5 below and cover about 43 square miles. The three service districts operate as independent entities, but are supported by BCWWS Operations as a single entity:

- District 1 service area contains all of Lauderdale Lakes and portions of the Cities of Fort Lauderdale, Lauderdale, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac
- District 2 service area contains portions of the Cities of Deerfield Beach, Lighthouse Point, and Pompano Beach and provides water to portions of the City of Coconut Creek as described below; and
- District 3 service area contains portions of the Cities of Dania Beach, Davie, Fort Lauderdale, Miramar, West Park, Pembroke Park, Pembroke Pines, and Hollywood and provides water to the Fort Lauderdale-Hollywood International Airport.

All three service districts also include some small BMSD as highlighted on previously shown Figure WS4. Within these BMSD areas, some domestic self-supply (DSS) exists accounting for half of one percent of the total County population. Based on the 2018 LEC Water Supply Plan Update, "All permanent residents outside of Public Water Supply (PWS) utility service area boundaries were considered DSS population." Current raw water usage for the estimated DSS population is approximately 1 MGD and is expected to decrease by 2040 to approximately 0.5 MGD (SFWMD, 2018). There are no immediate plans for BMSD neighborhoods like Hillsboro Ranches which consist of 23 single family homes on domestic self-supply to be provided potable water service by WWS.

BCWWS supplies water primarily to retail customers but also provides water to the City of Coconut Creek under a bulk water resale agreement. Without prior approval from the County, the City is prohibited from buying or otherwise providing water within its service area from any source other than the County.

To plan and coordinate water supply utility activities within its three service areas, BCWWS uses utility analysis zones (UAZ) which divide service districts into smaller units by UAZ. Pulling TAZ information into UAZ involves allocating populations based on the split in residential units between the TAZ-UAZ subsections using the Broward County Property Appraiser parcel shapefile. The parcel shapefile permits the calculation of single-family and multi-family units within each TAZ-UAZ subsection.

A TAZ-UAZ subsection is a portion of a UAZ that sits within a TAZ. The calculation method sums up the total residential units (single family and multi-family) within each TAZ-UAZ subsection. The population is allocated based on the percentage of residential units in a TAZ-UAZ subsection out of the total count of TAZ dwelling units. The projected BCWWS populations by district are shown in Table WS4 below and populations within Districts 1, 2, 3A and 3BC by municipality served are shown in Tables WS5, WS6, WS7 and WS8, respectively are based on the results of an update to the Broward County Population Forecast and Allocation Model (Broward County Urban Planning Division, 2024).

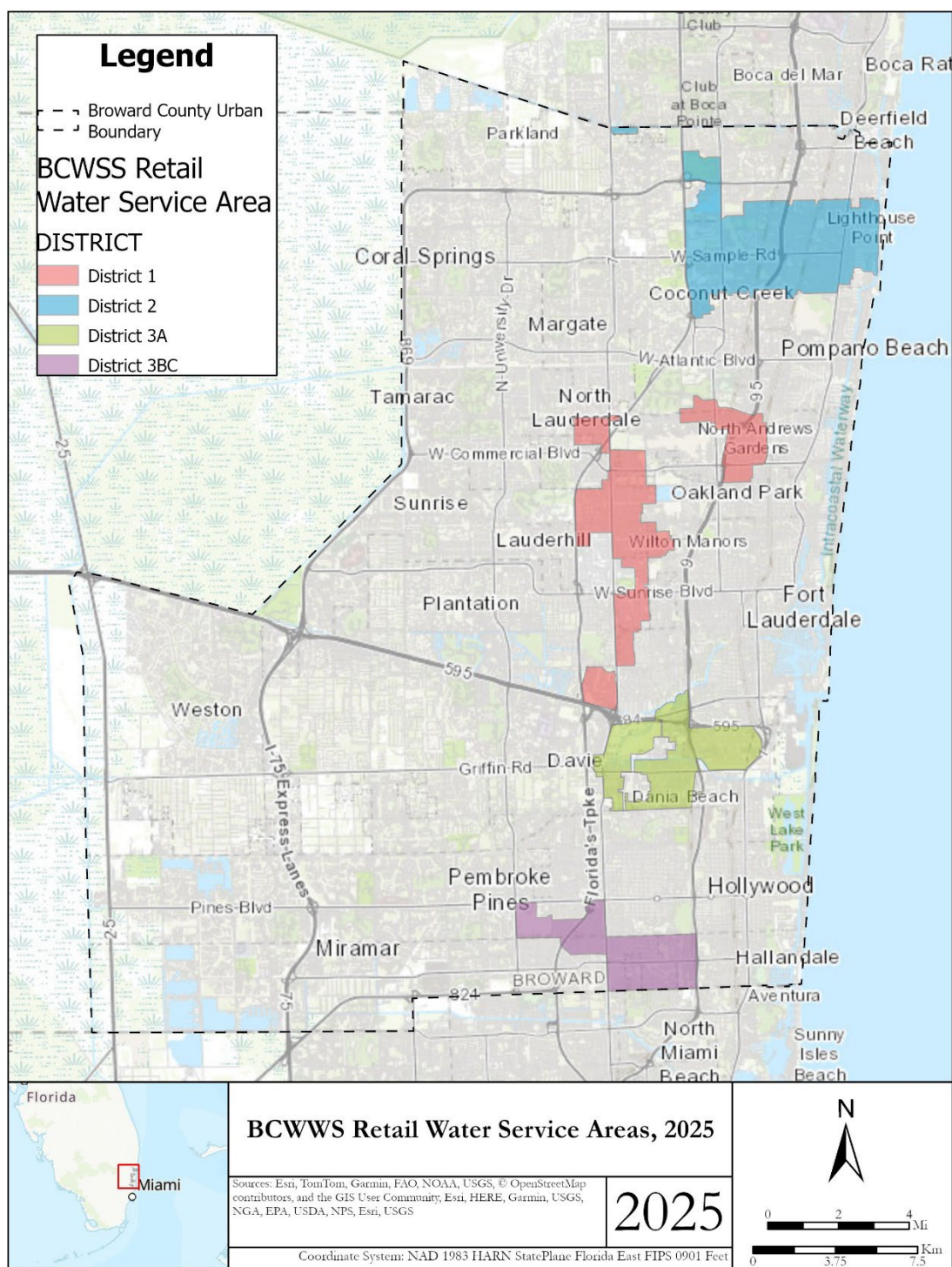


Figure WS5 BCWWS Retail Water Service Areas

Table WS3 BCWWS Service Area Population Projections 2020-2050¹

BCWWS Service Area	2020	2025	2030	2035	2040	2045	2050
District 1	80,444	80,409	81,029	81,681	81,943	82,044	82,169
District 2	125,383	127,377	132,719	140,405	149,233	155,046	147,131
District 3A	16,107	16,978	17,446	18,719	19,333	19,739	20,020
District 3BC	33,944	33,386	32,787	33,969	35,254	35,911	37,076
BCWWS Total	255,878	258,150	263,981	274,773	285,763	292,739	286,396

1. Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

Table WS4 District 1 - Population Projection by Municipality ¹

Municipality	2020	2025	2030	2035	2040	2045	2050
BMSD	6,866	6,800	6,758	6,890	6,826	6,792	6,761
Davie	141	139	138	141	140	139	139
Fort Lauderdale	7,700	8,120	8,678	8,944	9,071	9,169	9,260
Lauderdale Lakes	34,625	33,822	33,798	33,531	33,223	32,982	32,750
Lauderhill	7,854	7,991	7,979	7,943	7,877	7,826	7,793
North Lauderdale	7,570	7,410	7,361	7,305	7,246	7,210	7,174
Oakland Park	12,642	12,995	13,148	13,765	14,290	14,600	14,907
Plantation	884	881	875	872	867	867	864
Pompano Beach	508	523	539	539	648	722	794
Tamarac	1,654	1,728	1,755	1,752	1,755	1,737	1,727
District 1 Total	80,444	80,409	81,029	81,681	81,943	82,044	82,169

1. Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

Table WS5 District 2 - Population Projection by Municipality ¹

Municipality	2020	2025	2030	2035	2040	2045	2050
BMSD	559	555	551	547	542	539	538
Coconut Creek	18	18	18	18	17	17	17
Regional Facilities	6	7	7	7	7	7	7
Deerfield Beach	28,523	30,654	30,978	36,289	39,704	41,965	30,684
Hillsboro Beach	8	8	7	7	7	7	7
Lighthouse Point	10,058	9,917	9,854	9,769	9,750	9,698	9,671
Pompano Beach	26,446	26,377	27,117	28,811	30,849	32,201	33,461
District 2A Retail Totals	65,617	67,535	68,532	75,448	80,877	84,435	74,386
Coconut Creek Service Area	59,766	59,843	64,187	64,956	68,356	70,610	72,746
District 2A Retail + Coconut Creek	125,383	127,377	132,719	140,405	149,233	155,046	147,131

1. Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

Table WS6 District 3A - Population Projection by Municipality ¹

Municipality	2020	2025	2030	2035	2040	2045	2050
Regional Facility	9	9	9	9	9	9	9
Dania Beach	13,769	14,630	15,065	15,891	16,357	16,627	16,809
Davie	631	627	640	1,094	1,253	1,397	1,507
Fort Lauderdale	528	500	498	494	494	492	490
Hollywood	1,154	1,195	1,218	1,214	1,204	1,197	1,189
Tribal Land	17	17	16	16	16	16	16
District 3A Totals	16,107	16,978	17,446	18,719	19,333	19,739	20,020

1. Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

Table WS7 District 3BC - Population Projection by Municipality ¹

Municipality	2020	2025	2030	2035	2040	2045	2050
Hollywood	4,467	4,333	4,311	4,286	4,244	4,229	4,221
Miramar	5,452	5,315	5,285	5,623	5,821	5,946	6,055
Pembroke Park	6,863	6,829	6,422	7,382	8,668	9,212	10,261
Pembroke Pines	2,499	2,468	2,456	2,486	2,471	2,548	2,632
West Park	14,663	14,441	14,313	14,191	14,050	13,975	13,907
District 3BC Totals	33,944	33,386	32,787	33,969	35,254	35,911	37,076

1. Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

L. Potable Water Level of Service Standard

BCWWS

BCWWS has the responsibility to determine if it can adequately serve existing and potential customers. To that end, BCWWS has set a potable water level of service in gallons per person per day or gallons per capita day (gpcd) to a maximum of 150 gpcd. Table WS9 summarizes the five-year average (2020-2024) gallons per capita day for each WWS utility service area that is used to project water use into the future. Annually calculated values of gallons per capita day will fluctuate based on environmental, socioeconomical, physical, operational and other service area characteristics or changes.

The following is the current available information.

Table WS8 BCWWS Retail Potable Water Level of Service Standards ¹

District of BCWWS	Finished Water Level of Service (gpcd)
District 1	87
District 2	106
District 3A and 3BC	113

1. Based on demand development in Section D - Water Supply Provided by Local Governments of this plan.

M. Water Supply Provided by Broward County Water and Wastewater Services

Water supply provided by local governments is summarized in the sections below.

BCWWS District 1

District 1 has a combined service area of 11.9 square miles with 248 miles of water distribution and transmission mains. BCWWS maintains water system interconnections with the City of Fort Lauderdale, the City of Tamarac, the City of Plantation, and the City of Lauderhill to provide for emergency water supply. In District 1, raw water is treated at the District 1 WTP located in the City of Lauderdale Lakes prior to distribution to retail customers. The plant was expanded in 1994 to its current capacity of 16.0 MGD to treat Biscayne Aquifer raw water using lime softening treatment. Figure WS6 shows the location of the District 1 service area.

The District 1 wellfield is in the area surrounding the WTP and is comprised of nine Biscayne Aquifer wells, all of which are currently in service. The total design capacity of the wellfield is approximately 23.5 MGD. Two Floridan Aquifer test wells were completed in 2014; one well is located on the WTP site and one is in an easement northeast of the WTP. Test results from the Floridan well construction revealed that upper Floridan Aquifer production zone chloride concentrations are approximately 4,000 mg/L and total dissolved solids concentrations are 7,500 mg/L (MWH, 2013). Based on the water quality test results, water produced from the well will likely require high pressure RO treatment. Currently, BCWWS has no plans to build a RO WTP at the District 1 site nor to convert the Floridan test wells to production wells.

BCWWS was issued a SFWMD CUP (No. 06-00146-W) in September 2020 for a 20-year permit duration to withdraw water from the Biscayne Aquifer and Floridan Aquifer. Additionally, an allocation for C-51 offset water was issued which expires on December 27, 2065. The permit allocates an annual withdrawal from the Biscayne Aquifer of 3,989 million gallons (MG) with a maximum month of 362 MG and an annual withdrawal from the Floridan Aquifer of 1,044 MG with a maximum month of 95 MG. Water use demand projections are presented in Table WS9 and Table WS10 below for finished water and Table WS11 and Table WS12 for raw water through year 2045. Finished water projections are also shown by municipality within the District 1 service area. The projected raw water use accounts for 44 percent of the WTP capacity in year 2045.

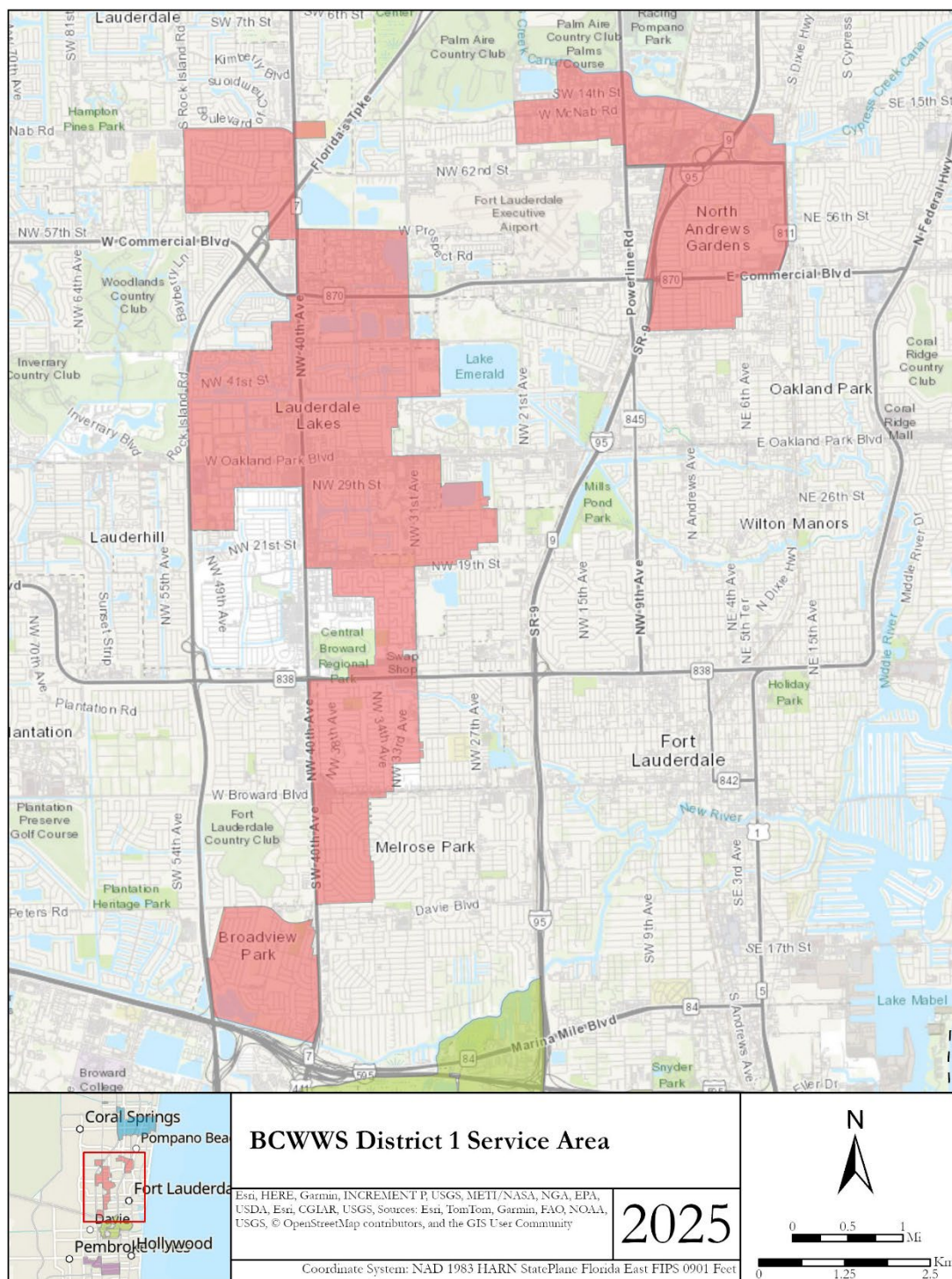


Figure WS6 BCWWS District 1 Service Area

Figure WS7 District 1 Actual Finished Water Demands

Planning Year	Population (UJAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2020	80,444	2,627	7.177	89
2021	80,437	2,523	6.911	86
2022	80,430	2,475	6.782	84
2023	80,423	2,452	6.718	84
2024	80,416	2,645	7.227	90

BCWWS Monthly Operating Reports for Water Treatment Plant Finished Water Flow

Figure WS8 District 1 Projected Finished Water Demands

Planning Year	Population (UJAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2030	81,029	2,560	7.01	87
2035	81,681	2,581	7.07	87
2040	81,943	2,589	7.09	87
2045	82,044	2,593	7.10	87

Projected Water Use based on Finished Water Per Capita (5-Year Average) of 87 gallons per capita day

Table WS9 District 1 Actual Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2020	2,627	1.02	2,674	7.31	241
2021	2,523	1.04	2,617	7.17	239
2022	2,475	1.05	2,609	7.15	226
2023	2,452	1.05	2,582	7.08	234
2024	2,645	1.04	2,745	7.5	253

BCWWS Monthly Operating Reports for Individual Well Pumpages

Table WS10 District 1 Projected Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2025	2,541	1.04	2,642	7.24	238
2030	2,560	1.04	2,663	7.3	240
2035	2,581	1.04	2,684	7.35	242
2040	2,589	1.04	2,693	7.38	243
2045	2,593	1.04	2,696	7.39	243

Projected Raw Water based on Actual Raw Water to Finished Water Ratio (5-Year Average) of 1.05

Projected Maximum Month based on Actual Maximum Month to Average Day Ratio (5-Year Average) of 32.91

BCWWS District 2

District 2 has a service area of 14.8 square miles and contains 253 miles of water distribution and transmission mains. The facilities of District 2 are interconnected with the City of Deerfield Beach, the Town of Hillsboro Beach, the City of Pompano Beach, and Palm Beach County to provide emergency water supply. In District 2, raw water is treated at the District 2 WTP located in the City of Pompano Beach prior to distribution to BCWWS retail customers and the City of Coconut Creek. The District 2 WTP was expanded in 1994 to its current capacity of 30.0 MGD to treat Biscayne Aquifer raw water using lime softening treatment. Figure WS7 shows the location of the District 2 service area.

The District 2 WTP treats raw water supplied by the District 2 and the North Regional Wellfields under SFWMD CUP No. 06-01634-W issued in October 2020 for a 20-year permit duration to withdraw water from the Biscayne and Floridan Aquifers. Additionally, an allocation for C-51 offset water was issued which expires on December 27, 2065. The District 2 wellfield has a design capacity of 27.1 MGD and is comprised of seven production wells. The North Regional wellfield has a design capacity of 20.2 MGD and is comprised of 10 production wells. The District 2 and North Regional Wellfields each provide approximately 50 percent of the raw water demand. While Floridan Aquifer production wells were planned as part of the original permit to provide AWS, no wells have been constructed to date. The permit allocates an annual withdrawal from the Biscayne Aquifer of 6,356 million gallons (MG) with a maximum month of 580 MG and an annual withdrawal from the Floridan Aquifer of 1,664 MG with a maximum month of 152 MG. Water use demand projections are presented in Table WS13 and Table WS14 for finished water and Table WS15 and Table WS16 for raw water through year 2040. Finished water projections are also shown by municipality within the District 2 service area. The projected raw water use accounts for approximately 55 percent of the WTP capacity in year 2045.

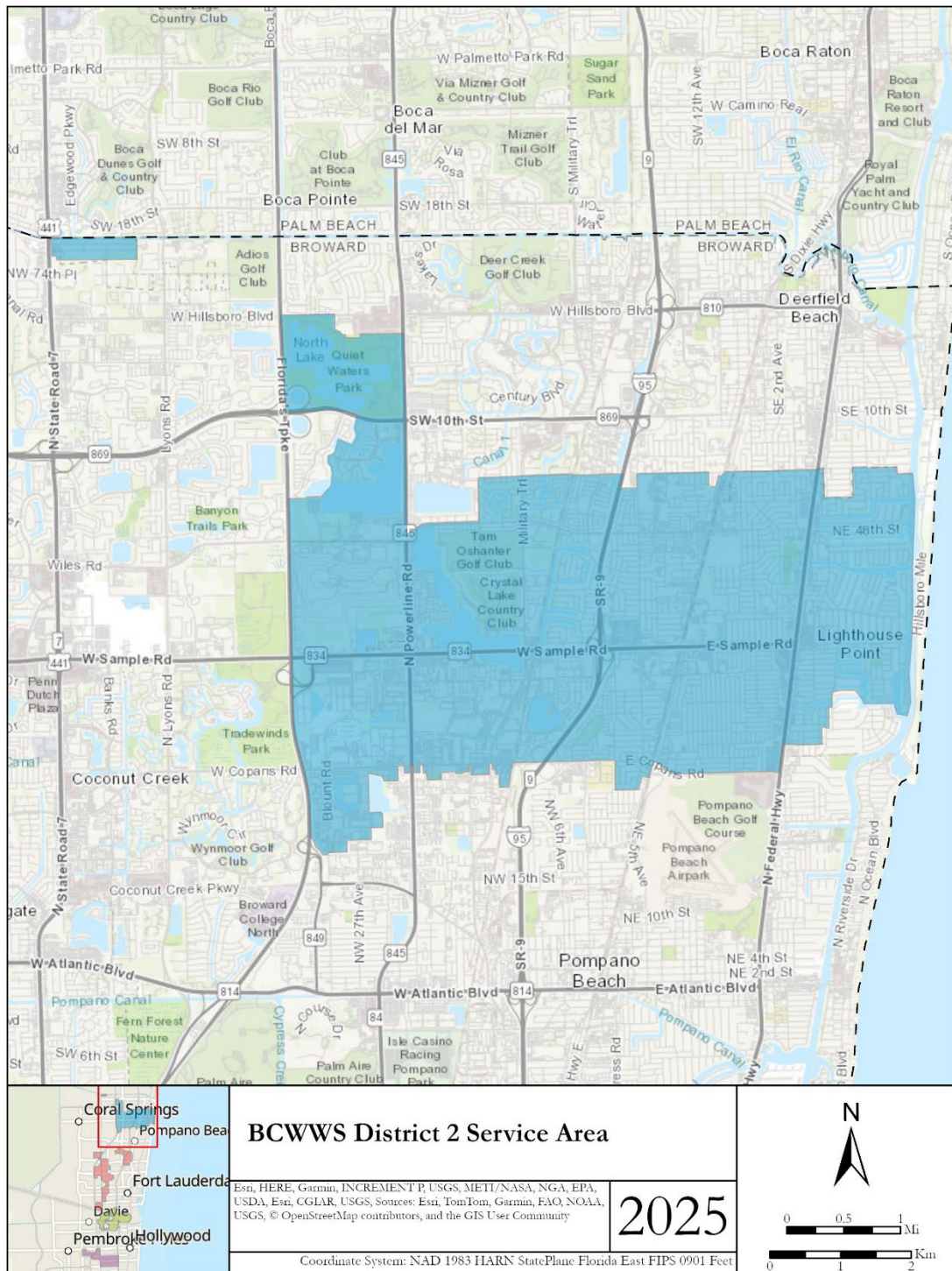


Figure WS9 BCWS District 2 Service Area

Table WS11 District 2 Actual Finished Water Demands

Planning Year	Population (UAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2020	125,383	4,798	13.11	105
2021	125,782	4,949	13.56	108
2022	126,181	4,897	13.42	106
2023	126,580	4,855	13.30	105
2024	126,979	4,919	13.44	106

BCWWS Monthly Operating Reports for Water Treatment Plant Finished Water Flow

Table WS12 District 2 Projected Finished Water Demands

Planning Year	Population (UAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2025	127,377	4,925	13.49	106
2030	132,719	5,131	14.06	106
2035	140,405	5,428	14.87	106
2040	149,233	5,770	15.81	106
2045	155,046	5,994	16.42	106

Projected Water Use based on Finished Water Per Capita (5-Year Average) of 106 gallons per capita day

Table WS13 District 2 Actual Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2020	4,798	1.02	4,881	13.34	518
2021	4,949	1.02	5,060	13.86	443
2022	4,897	1.02	4,996	13.69	462
2023	4,855	1.01	4,926	13.50	469
2024	4,919	1.00	4,925	13.46	479

BCWWS Monthly Operating Reports for Individual Well Pumpages inclusive of the Deerfield Beach Raw Water Large User

Table WS14 District 2 Projected Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2025	2,541	1.04	2,642	7.24	238
2030	2,560	1.04	2,663	7.3	240
2035	2,581	1.04	2,684	7.35	242
2040	2,589	1.04	2,693	7.38	243
2045	2,593	1.04	2,696	7.39	243

Projected Raw Water based on Actual Raw Water to Finished Water Ratio (5-Year Average) of 1.02

Projected Maximum Month based on Actual Maximum Month to Average Day Ratio (5-Year Average) of 34.96

BCWWS District 3A and 3BC:

District 3 service area is divided into two geographically separate subdistricts 3A, Figure WS8, and 3BC, Figure WS9. The County purchases bulk treated water primarily from the City of Hollywood and distributes the treated water through the County's distribution system. District 3 has a combined service area of approximately 14.3 square miles and contains 223 miles of transmission and distribution mains. Subdistrict 3A contains the Fort Lauderdale-Hollywood International Airport which is approximately 20 percent of the total area of the district. District 3A has interconnects with the City of Hollywood, for its primary water supply, and with the City of Fort Lauderdale and the City of Dania Beach, to provide for emergency water supply. Subdistrict 3BC has interconnects with the City of Hollywood for its primary water supply, and the Cities of Pembroke Pines and Miramar to provide for emergency water supply.

The City of Hollywood is responsible for ensuring adequate raw water supply and treatment facilities to serve the County District 3 service areas. The City's existing CUP (Permit No. 06-00038-W) was issued by the SFWMD on April 9, 2008, and expires April 10, 2028. The Hollywood CUP raw water allocation for the subdistrict 3A/3BC areas is 13.16 MGD to meet demands through the year 2028.

BCWWS' current finished water demand for District 3 averages around 6.09 MGD and is projected to increase to 6.31 MGD by 2045 as shown Table WS17 And Table WS18 below. District 3's raw water demand is anticipated to be around 6.88 MGD in 2045 as shown in Table WS19 and Table WS20, based on historical raw to finished water ratio of 1.09. BCWWS continues to coordinate closely with the Hollywood to ensure that future demands for District 3 are adequately addressed.

Raw water demand was estimated as shown in Table WS19 and Table WS20 by using the finished water 5-year historical gallons per capita day of 113 and the municipal populations for District 3A and District 3BC.

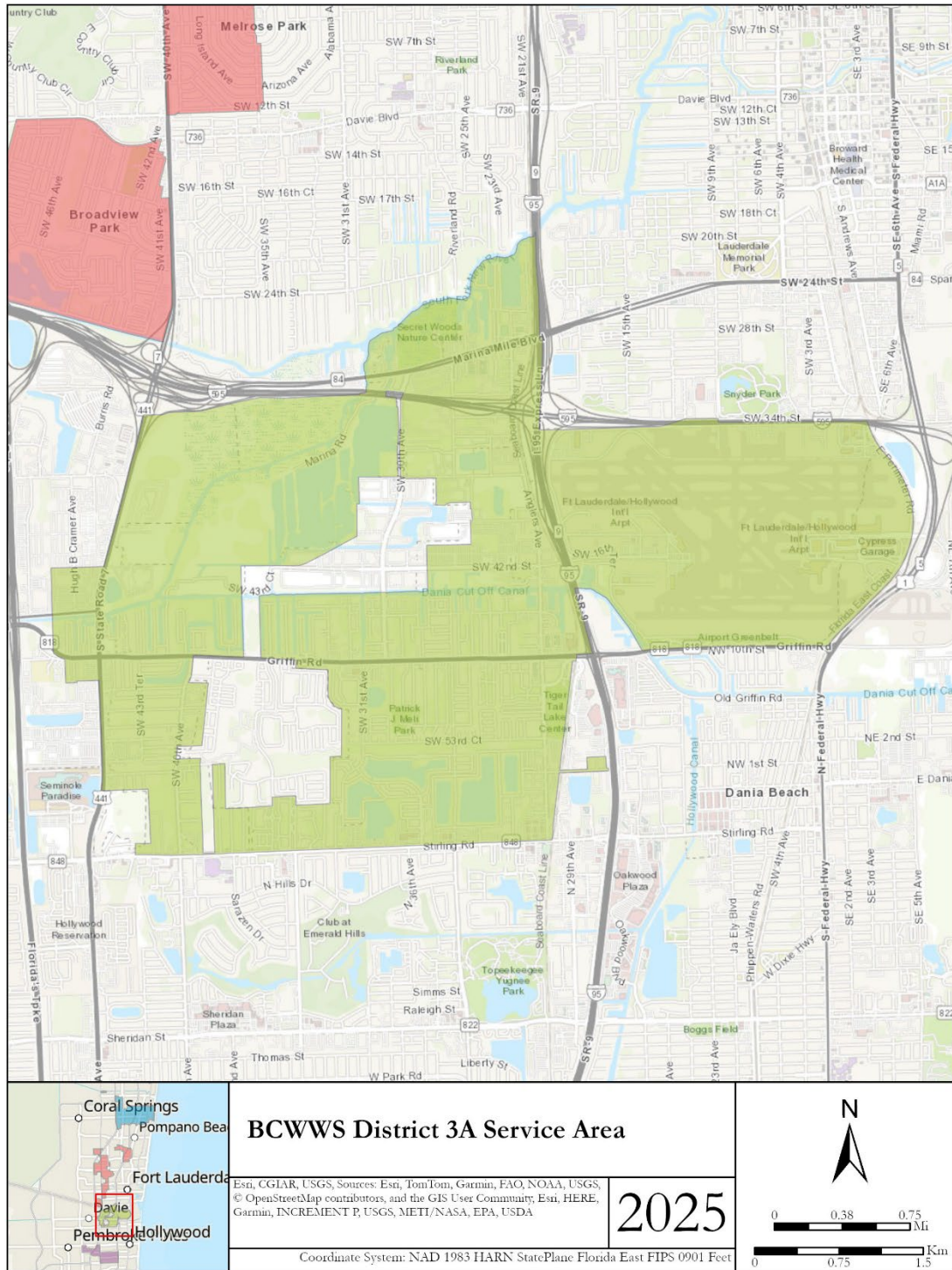


Figure WS10 BCWWS District 3A Service Area

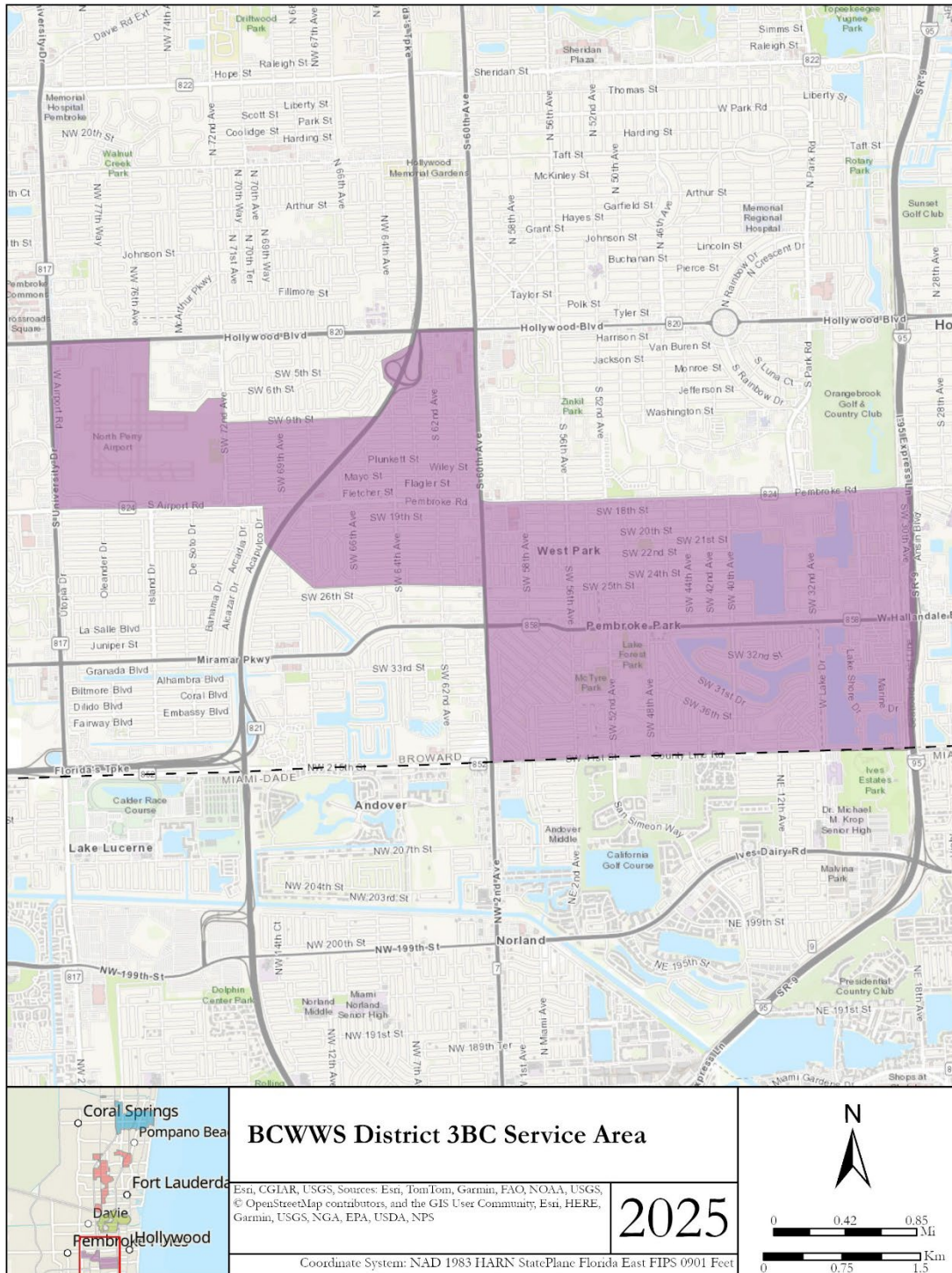


Figure WS11 BCWWS District 3BC Service Area

Table WS15 District 3A and 3BC Actual Finished Water Demands

Planning Year	Population (UAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2020	50,050	2,241	6.12	122
2021	50,113	2,173	5.95	119
2022	50,176	1,688	4.63	92
2023	50,238	2,068	5.67	113
2024	50,301	2,228	6.09	121

BCWWS Monthly Operating Reports for 3A, 3B, and 3C Finished Water Meters

Table WS16 District 3A and 3BC Projected Finished Water Demands

Planning Year	Population (UAZ Estimate)	Finished Water Demands, Annual (MG)	Finished Water Demands, Average Day (MGD)	Finished Water Demands, Per Capita Use (MGD)
2025	50,364	2,085	5.71	113
2030	50,233	2,080	5.7	113
2035	52,688	2,181	5.98	113
2040	54,587	2,260	6.19	113
2045	55,650	2,304	6.31	113

Projected Water Use based on Finished Water Per Capita (5-Year Average) of 113 gallons per capita day

Table WS17 District 3A and 3BC Actual Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2020	2,241	1.09	2,443	6.67	205
2021	2,173	1.09	2,368	6.49	192
2022	1,688	1.09	1,840	5.04	199
2023	2,068	1.09	2,254	6.18	208
2024	2,228	1.09	2,428	6.63	199

BCWWS Monthly Operating Reports for 3A, 3B, and 3C Finished Water Meters

Table WS18 District 3A and 3BC Projected Raw Water Demands

Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands Raw : Finished Ratio	Raw Water Demands Annual (MG)	Raw Water Demands Average Day (MGD)	Raw Water Demands Maximum Month (MGM)
2025	2,085	1.09	2,273	6.23	204
2030	2,080	1.09	2,267	6.21	203
2035	2,181	1.09	2,377	6.51	213
2040	2,260	1.09	2,463	6.75	221
2045	2,304	1.09	2,511	6.88	225

Projected Raw Water to Finished Water Ratio is based on communications with City of Hollywood staff as 1.09

Projected Maximum Month based on Actual Maximum Month to Average Day Ratio (5-Year Average) of 32.69

South System Regional Wellfield (SRW):

BCWWS operates the SRW located in Cooper City, west of Pine Island Road, just north of Sheridan Street. The SRW supplies Biscayne Aquifer raw water from eight production wells to the Cities of Dania Beach, Hollywood, and Hallandale Beach and to the Florida Power and Light (FPL) Dania Beach Energy Center under large user agreements. The SRW CUP (06-01474-W) issued March 2018, and successfully modified July 10, 2019, reflects the complexities of providing regional raw water. The CUP allocation is divided into three portions that have individual expiration dates as shown in Table WS16 and Table WS17 details the individual large user allocation limitations.

Table WS19 SRW CUP Allocation Summary

Limitation	Duration	Average Day (MGD)	Maximum Month (MGM)
Base Condition Allocation ¹	March 2023 to March 2038	11.62	396.13
TOTAL C-51 Offset Allocations ²	March 2023-December 2065	5.00	170.33
TOTAL SR Wellfield Allocation	March 2023-December 2065 ²	16.62	566.19

1. The Base Condition Allocation must be renewed every 20 years.
2. Broward County purchased 3.0 MGD of C-51 Reservoir Project storage to provide for demands in the BCWWS 3A/3BC service area through December 2065. The City of Dania Beach and the City of Hallandale Beach have purchased 1 MGD each of C-51 Reservoir Project storage to meet their projected demand with supply from SR Wellfield. Table WS16 summarizes the SRW raw water demands through 2040.

Table WS20 SRW Raw Water Large User Average Day Projections

Limitations	Dania Beach (MGD)	Hallandale Beach (MGD)	Hollywood-BCWWS 3A/3BC (MGD)	FPL (MGD)	TOTAL Allocation (MGD)
Base Condition Allocation ¹ (March 2018 - March 2038)	1.58	3.26	5.78	1.00	11.62
C-51 Offset Allocations ² (March 2023 - December 2065)	1.00	1.00	3.00	---	5.00
TOTAL SR Wellfield Allocation	2.58	4.26	8.78	1.00	16.62
C-51 Reservoir Project Allotments Under Agreements	1.00	1.00	3.00	---	5.00

1. Renewal of the Base Condition Allocation of 11.62 MGD is required every 20 years.
2. Broward County purchased 3.0 MGD of C-51 Reservoir Project storage to provide for demands in the BCWWS 3A/3BC service area through December 2065. The City of Dania Beach and City of Hallandale Beach have purchased 1 MGD each of C-51 Reservoir Project storage to meet their projected demand with supply from SR Wellfield.

N. Conservation

Conservation practices for Broward County are presented in the sections below. The County actively solicits participation in its conservation programs through coordination with the Broward Water Advisory Board and its Technical Advisory Committee. It develops interlocal agreements in coordination with local municipalities and water management agencies and coordinates with local municipalities and their residents using email, Instagram, X, Facebook, YouTube, news releases and other methods that support and encourage participation in these county-wide programs which are outlined below.

Broward County

Within the County's Comprehensive Plan, policies within the Water Management Element that support and guide the County's water conservation initiatives include:

<https://www.broward.org/BrowardNext/Documents/CompPlanDocs/WME%20GOPS-Adoption%20March%202019.pdf>

POLICY WM3.27 Broward County will advocate for water conservation measures in building practices and will implement programs to support plumbing retrofits, toilet rebates, Florida-friendly landscaping and Florida Yards and Neighborhoods best management practices (BMP), and water conservation education.

POLICY WM3.33 Broward County will continue to enforce Chapter 39, "Zoning," Article VIII, "Landscaping for Protection of Water Quality and Quantity," of the Broward County Code of Ordinances, which reflects the NatureScape Broward program principles that promote the use of native and Florida Friendly landscaping and the preservation of native habitats in support of sustainable urban landscapes and the conservation of water resources.

POLICY WM4.17 Broward County, in partnership with local municipalities and water and wastewater entities, will continue to develop and implement programming for Countywide water conservation and initiatives, including the Conservation Pays Program, Water Matters education and outreach programs, NatureScape Broward, and the NatureScape Irrigation Services, to promote water and energy conservation.

The District's Comprehensive Water Conservation Program is organized into regulatory, voluntary, and education-based initiatives which are discussed in the 2023-2024 LEC Water Supply Plan Update. As mentioned in this plan, regulatory initiatives in Broward County that have been adopted include local landscape and irrigation ordinances.

Voluntary and incentive-based initiatives are offered primarily through both the Broward Water Partnership's Conservation Pays and NatureScape Irrigation Service and Residential Irrigation Rebate programs, which are partnerships between the County and multiple municipalities and/or utilities which leverage their local funds to secure additional outside funds to realize additional water savings (e.g., Water Savings Incentive Program, Cooperative Funding Program).

Through the County's NatureScape/School Board of Broward County Environmental Partnership Agreement, water savings within Broward County Public Schools are recognized through the "How Low Can You Go Challenge", a contest in partnership with the Miami Heat, which challenges students and schools to reduce energy and water consumption over a three-month period. Winning schools receive plaques and are recognized during halftime at a Miami Heat game.

The County is particularly active in education, outreach, and marketing initiatives to help foster a stronger environmental conservation effort throughout the Broward community. All the programs and activities identified in the 2023-2024 LEC update as part of the District's Comprehensive Conservation Program, and as listed below, are part of the County's initiatives to promote water conservation:

School educational programs – The County regularly promotes water conservation in the schools through classroom programs and teacher and staff trainings. During the 2023-2024 school year, County staff distributed mini grants to youth as a part of the Bloomberg Project's Youth Climate Action Fund, including awards to schools who planted native trees and native butterfly gardens to help conserve water on their campuses.

Media campaigns – The Conservation Pays program promotes indoor water conservation through several media campaigns each year. A recent campaign, "Summer of Savings" received 64,000+ total impressions, driven by vibrant social media posts that emphasized water and cost savings through the adoption of water-efficient bathroom fixtures, effectively engaging participants and providing an exciting incentive: the chance to win a \$250 gift card.

Informative billing – The Conservation Pays program provides utility partners with blurbs to include in its billing, as well as digital graphics and content to include in their e-newsletters.

Training staff and associates at facilities and operations that provide irrigation and landscaping materials, services, and supplies – The NatureScape Irrigation Services

provides training to irrigation industry professionals on an annual basis on developments in water-saving devices. In addition, through the Environmental Partnership with Broward Schools, training is provided to facility managers on ways to save water. The NatureScape Irrigation Services program also creates award-winning YouTube shorts that help inform the public about water conservation best practices.

Florida-Friendly Landscaping™ is promoted through the NatureScape Broward program which works with Broward communities, garden clubs, and homeowner's associations to promote Florida-friendly™ landscaping and awards Emerald awards to a select group of homeowners/businesses/municipalities that exemplify excellent landscapes.

Workshops and exhibits – The County regularly offer workshops to promote water conservation and annually promotes water conservation to residents at Broward Water Matters Day, an event in March which draws annual attendance of approximately 4,000 residents.

Landscape design and irrigation education for residents is also promoted at Water Matters Day.

Irrigation water audits for residential and other users are conducted regularly by the NatureScape Irrigation Service and in the schools as part of the Environmental Partnership Agreement.

Indoor water use audits are conducted within Broward schools as part of the Environmental Partnership Agreement.

Retrofit and rebate programs for replacing inefficient water-using devices, such as toilets and faucet heads, with efficient ones are promoted through the Conservation Pays program. The NatureScape Irrigation Service's Residential Irrigation Rebate Program provides residents with rebates for upgrading to smart irrigation controllers and for replacing sprays and rotors.

Through the County's water conservation initiatives, as of the end of September 2024, cumulative water savings of 2.6 billion gallons have been realized. Some draft results are presented in Table WS18 and the estimation of municipal participation across the County is presented in Table WS19.

Table WS21 Water Savings Realized Through County Water Conservation Programs

Name of Program	Metric	Cumulative gallons saved
NIS	4,300 evaluations	1,908,534,312
Environmental Partnership Irrigation Evaluations	271 evaluations	352,744,709
Conservation Pays Program	162,777 toilet rebates	2,591,182,300
NatureScape Broward	5,697 Florida-friendly habitats	33,042,600

Source: County Water Conservation Program. The information contained in this table is in draft and subject to change.

Table WS22 Participation in County water conservation programs

Municipality/Utility/Other	NatureScape Irrigation Services and/or RIRP	Broward Water Partnership Conservation Pays (Indoor Conservation)	NatureScape Broward (Florida-Friendly Practices)	Water Matters Education & Outreach
BMSD/WWS	YES	YES	YES	YES
Broward County Public Schools	YES	YES	YES	YES
Coconut Creek	YES	YES	YES	YES
Cooper City	YES	YES	YES	YES
Coral Springs	YES	YES	YES	YES
Coral Springs Improvement Dist.	YES	NO	NO	NO
Dania Beach	YES	YES	NO	YES
Davie	YES	YES	YES	YES
Deerfield Beach		YES	YES	YES
Fort Lauderdale	YES	YES	YES	YES
Hallandale Beach	YES	YES	YES	YES
Hillsboro Beach	NO	NO	NO	YES
Hollywood	YES	YES	YES	YES
Lauderdale-by-the-Sea	NO	NO	YES	YES
Lauderdale Lakes	NO	NO	YES	YES
Lauderhill	NO	YES	YES	YES
Lazy Lake	NO	NO	NO	YES
Lighthouse Point	NO	NO	YES	YES
Margate	YES	YES	YES	YES
Miramar	YES	YES	YES	YES
North Lauderdale	NO	NO	YES	YES
Oakland Park	YES	NO	YES	YES
Parkland	NO	NO	YES	YES
Pembroke Park	NO	NO	YES	YES
Pembroke Pines	YES	YES	YES	YES
Plantation	YES	YES	YES	YES
Pompano Beach	YES	NO	YES	YES
Sea Ranch Lakes	NO	NO	NO	YES
Southwest Ranches	NO	NO	YES	YES
Sunrise	YES	YES	YES	YES
Tamarac	NO	NO	YES	YES
West Park	NO	NO	YES	YES
Weston	NO	YES	YES	YES
Wilton Manors	YES	NO	YES	YES

Source: County Water Conservation Program. The information contained in this table is in draft and subject to change.

Water Use Restriction/Initiatives: As required in Chapter 40E-24, Florida Administrative Code, Broward County has enacted its own irrigation ordinance under Chapter 36, "Water Resources and Management," Article II, "Water Emergencies," Section 36-55 "Restrictions on landscape irrigation, Year-round landscape irrigation measures", of the Broward County Code of Ordinances. These measures mirror the measures found in Chapter 40E-24 and impose year-round, 2-day landscape irrigation restrictions per week. However, this only applies to BMSD areas. Municipalities within Broward County may adopt the provisions in Section 36-55 into their own municipal code. The County's mandatory irrigation restrictions are posted on the County's Water Resources website at:

<https://www.broward.org/waterresources/Pages/IrrigationRestrictions.aspx>

and in the Broward County Code of Ordinances at:

https://library.municode.com/fl/broward_county/codes/code_of_ordinances?nodeId=PTI_ICOOR_CH36WAREMA_ARTIIWAEM_S36-55YEUNLAIRMEVA

The County's service areas have been under either the SFWMD's mandatory Phase I and/or Phase II water restrictions or under the County's year-round ordinance since 2005. Since then, the overall per capita consumption has dropped in response to a combination of conservation messaging, financial incentives (High Efficiency Toilet rebates), and ordinance restrictions.

BCWWS has developed and implemented a successful strategy to systematically identify and eliminate, where possible, causes of lost water due to inaccurate flow metering and/or leaky pipes. This comprehensive strategy includes regular inspection, calibration and repair/ replacement of meters, and the replacement of aging infrastructure. These actions have significantly improved water losses by reducing leaks and per capita consumption.

An essential part of the Broward initiatives is the implementation of high efficiency plumbing requirements supported by the Broward County Board of County Commissioners, the Broward League of Cities, and the Broward Water Resources Task Force. Chapter 6, Section 604.4, of the Florida Building Code contains standards for ultra-low volume plumbing fixtures to be used in all new construction and Chapter 9, Section 908.8.1, requires a minimum of 8 cycles of concentration for cooling towers and contains requirements for reuse concentrate of cooling tower makeup water for air

handling systems with a 4-ton BTU capacity air handling system or greater as a condition for the receipt of a certificate of occupancy.

Use of Florida-Friendly Landscape Principles: Pursuant to Section 373.228, F.S., Chapter 39, "Zoning," Article VIII, "Landscaping for Protection of Water Quality and Quantity," of the Broward County code of Ordinances, reflects the Florida-Friendly and NatureScape Broward program principles that promote water and energy conservation, while creating a climate resilient landscape. This is in effect for the BMSD areas of Broward County and individual municipalities are adopting as a model landscape code. The Florida-Friendly Landscaping™ program has developed nine principles for sustainable landscapes:

1. Right plant, right place
2. Water efficiently
3. Fertilize appropriately
4. Mulch
5. Attract wildlife
6. Manage yard pests responsibly
7. Recycle yard waste
8. Reduce stormwater runoff
9. Protect the waterfront

Water Conservation-Based Rate Structure: Rate structures that encourage water conservation reward consumers that have low rates of water consumption with the lowest per gallon charge and penalize those showing higher rates of water consumption with a higher per gallon charge. BCWWS adopted a tiered rate structure in 2012 to incentivize water conservation. More information on the rate structure may be found at the web address below:

<http://www.broward.org/WaterServices/RatesAndFees/Pages/SingleFamily.aspx>

Rain Sensor Overrides for New Lawn Sprinkler System: Broward County's "Landscaping for Protection of Water Quality and Quantity" ordinance is codified in the Broward County Code of Ordinances Sections 39-75 to 39-94. Subsection 39-79(b)(11) includes the requirement for the location and specification of controllers of rain shutoff devices and soil moisture sensors as part of the landscape plan.

Public Information Program: Broward County has several targeted outreach programs for residents including NatureScape Broward, Water Matters Day, NatureScape Irrigation Services, and the NatureScape Broward School Board Environmental

Partnership Agreement. NatureScape Broward provides educational workshops and training on the need for water conservation, the principles of NatureScape, and assistance in the design of a NatureScape landscape. Residents are encouraged to apply for NatureScape certification following adoption of NatureScape best management practices on their landscapes.

BCWWS has developed a public education program that includes the development and distribution of brochures, educational materials for elementary and high school students, and presentations to homeowner and condominium associations regarding water supply, treatment, and conservation.

O. REUSE

Section 373.250(1), F.S., states that, “the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by the department, are state objectives and considered to be in the public interest.” In addition, Section 403.064(1), F.S., states, “reuse is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.” This section highlights the current levels of reuse within each water supply entities’ service area.

Broward County

BCWWS operates the Broward County North Regional Wastewater Treatment Plant (WWTP) located in the City of Pompano Beach. The facility has a FDEP-permitted capacity of 95.0 MGD. It provides wastewater services for northern Broward County. In 2024, the annual average daily wastewater flow at the facility was 72.8 MGD. Wastewater effluent is divided between deep injection well disposal and ocean outfall discharge. Approximately 5.7 MGD of the treated wastewater is reused at the facility or at adjacent facilities for irrigation, process or cooling water. Approximately 0.17 MGD of the reuse generated at the North Regional WWTP is delivered for residential and public access area irrigation. The primary users include Broward County Septage Receiving Facility, Broward County North Regional WWTP, Fedex, Pompano Business Center, Freshpoint Pompano, and Pompano Center.

Based on historic flows to the ocean outfall, the facility is required to reuse 21.45 MGD (60 percent) of treated wastewater by 2025 to comply with the 2008 Ocean Outfall statute (Section 403.086(9), F.S.). BCWWS is promoting collaborative regional water supply strategies to meet the required 60 percent water reuse by 2025. BCWWS has developed a Regional Reuse Master Plan and County Ordinance No.2017-05 created mandatory reuse under Chapter 34, Article XI, Reclaimed Water, in the Broward County Code of Ordinances.

Disposal of the treated wastewater is primarily via deep injection wells (40.5 MGD) and by ocean outfall (26.7 MGD). However, of the water sent to the ocean outfall, an average of 2.89 MGD was captured by the City of Pompano Beach for further treatment and distribution for irrigation use. The City of Pompano Beach Oasis Reclaimed WTP has a capacity to treat 7.5 MGD of secondarily treated wastewater. Overall, water reuse at the facility and through the City of Pompano Beach accounts for approximately 5 percent of the wastewater treated at the facility.

The County has initiated several reclaimed pipeline projects over the past few years. Northeast of the North Regional WWTP is the City of Pompano Beach, Pompano Highlands neighborhood. BCWWS has installed reclaimed water pipelines as part of a neighborhood improvements program. The reclaimed system is complete, and the City of Pompano Beach has agreed to provide reclaimed water for residential landscape irrigation from the City of Pompano Beach Oasis Reclaimed WTP, which draws secondarily treated effluent for feed water from a North Regional WWTP pipeline. The City of Coconut Creek entered into an interlocal agreement with BCWWS in April 2016 to receive up to initially 1.4 MGD of reclaimed water with a long-term expectation of 3 MGD. Two connections were established to serve Coconut Creek.

BCWWS has completed the expansion of the North Regional WWTP Reclaimed System as well as extending a 42-inch diameter reclaimed pipeline to serve beneficial reuse users in both Broward and Palm Beach Counties as of January 2023. The project scope includes approximately 5 miles of 42-inch diameter reclaimed transmission main from the North Regional WWTP to the Palm Beach County line (Reclaimed Status Report submitted January 24, 2018). Approximately 20 MGD of potential reclaimed users have been identified in the "Broward County Outfall Rule Detailed Plan North Regional Wastewater Treatment Plant Report," prepared by Hazen and Sawyer in 2013. County staff are also pursuing new potential users. The County has met requirements of the 2008 Ocean Outfall statute and after December 31, 2025 the outfall will only be used to manage peak emergency flows.

SPECIAL RECOMMENDATIONS AND ACTIONS

BCWWS, as a Water Supply Entity, is responsible for the implementation of the water supply development projects identified in the 2023-2024 LECWSP Update, as approved by the SFWMD governing Board. The County projects listed in Chapter 8 and Appendix B of the 2023-2024 LECWSP Update are listed below.

P. Broward County Water Reuse Projects

BCWWS, in compliance with the requirements of the ocean outfall legislation, developed the “Broward County Outfall Rule Detailed Plan North Regional Wastewater Treatment Plant Report”, prepared by Hazen and Sawyer in 2013. This plan documents the County’s intent to produce an additional 21.45 MGD of reclaimed water. Of the 21.45 MGD reclaimed water production, 19.7 MGD will be produced at North Regional WWTP. (The remaining reclaimed water will be produced through the Pompano Beach filter facility.) BCWWS reclaimed system projects are outlined below.

North Regional WWTP Capacity Improvements: The capacity improvements construction project will consist of a 16 MG reclaimed water filter capacity expansion with high level disinfection and associated pumping facilities for future expansion of the reclaimed water distribution system at the North Regional WWTP. The project will expand the use of reclaimed water for irrigation. The expansion will include a treatment module, pumping, piping and chemical modifications, emergency power, and related site improvements. Construction was completed in 2023.

North Regional WWTP Reclaimed Water Transmission System: The reclaimed water transmission system for new customers in Palm Beach County will be constructed through an Interlocal Reclaimed Water Agreement between Broward County and Palm Beach County. In this agreement, Broward County is tasked with construction of transmission and treatment facilities to provide approximately 15 MGD of reclaimed water to Palm Beach County and 3 MGD to North Springs Improvement District. In addition, potential new users along the transmission corridor in Broward County will be identified for service. The project will expand the use of reclaimed water for irrigation. The project construction was completed in 2023.

North Regional WWTP Reclaimed Water Transmission System Expansion: Approximately four miles of 24-inch diameter reclaimed water main will be constructed from NW 39th Avenue in Coconut Creek to North Springs Improvement District, to connect with approximately 4,000 linear feet of reclaimed water main that was constructed as part of the County’s Hillsboro Pines Neighborhood Project. The project will expand the use of reclaimed water for irrigation. The project construction was completed in 2023.

Q. C-51 Reservoir Project

BCWWS has associated 3 MGD of their total 6 MGD purchase with their SR Wellfield CUP to offset demands for raw water from their 3A/3BC service area. Construction was completed in May 2024 and deliveries commenced in May 2025.

R. Technical Water Resources Assessments

Changing climate conditions and sea level rise pose significant threats to regional water supplies. Local impacts are accelerated by increased wellfield pumpage, rising sea level, and aging urban drainage infrastructure, leaving municipalities and water utilities grappling with how to balance the planning needs with the financial challenges.

The County is continuing to partner with USGS to advance the expansion of the Inundation Climate Vulnerability Model focused on coupled hydrologic impacts of saltwater intrusion, surface and groundwater elevations, and stormwater inundation, using the SWR and URO packages, throughout the entire urban extent of the County.

The County is also using the results of the 2014 FEMA study to calculate Future Conditions 100-year flood elevations that are anticipated to occur in 2070 accounting for sea level rise and more intense rainstorms. The effort includes data collection of recent or previously not included drainage infrastructure, refined model grid and associated LiDAR, land use update, addition of detention storage and ponded drainage routine, model calibration to a recent flooding storm event, and incorporation of future tide levels and a 100-year rainstorm event. It is anticipated that the modeling will be completed in the Fall of 2019 and once approved, will be formalized as the second map of the Future Conditions Map Series.

Upper Floridan Aquifer Geotechnical Study

Broward County, in cooperation with USGS, completed the Phase 1 Feasibility Study of the Upper Floridan Aquifer in March 2014. The study has compiled all available well information and commissioned a new well (G-2984) to be drilled, cored, and logged. Using borehole and core sample data (84 wells at 33 sites), the hydrogeologic framework of the Floridan Aquifer system in Eastern Broward County was delineated. This effort helped to construct unique cross-sections and maps representing the stratigraphic and hydrogeologic units of the Floridan Aquifer system in urban Broward County. An additional component of the project was to complete seismic profiling along approximately 14 miles of the Hillsboro Canal, which resulted in seismic reflection data that were then correlated to the borehole geophysical data (Reese et al., 2014).

The results offer better definition of the stratigraphic and hydrogeologic characteristics of the aquifer, which will improve upon the selection of new well locations or for water storage

options, such as ASR. Building on the successful use of seismic profiling in the first study, Phase 2 of this Feasibility Study was commissioned and completed in 2017 (Cunningham et al., 2018). It further refined the hydrogeologic framework and regional extent of information by collecting 80 miles of high-resolution seismic profiles from canals in Broward County along with well logs and cores or cutting from 44 wells. Mapping of the Oldsmar, Avon Park, and Arcadia formations was completed over the 425 square mile study area. In addition, many unconformities that might identify faults that are either near-vertical reverse faults or karst collapse structures throughout the County were identified. Water utilities in these areas may consider further studies around these features when planning projects near their vicinities.

S. Broward County Water Partnership

The Broward County Water Partnership is an ongoing High Efficiency Toilet Replacement and Water Conservation Incentives Program. Broward Water and Wastewater Services are media partners in the Water Conservation Incentives Program, launched in 2011. This program has provided approximately 29,500 high efficiency toilets with an estimated water savings of 51,000 gallons per day. The program utilizes monthly promotional material, public service announcements, radio adds, etc., to promote a consistent water conservation messaging throughout the partner service areas. This covers almost 80 percent of Broward County. Historically, this program has been supported, in part, through the SFWMD's Water SIP and Cooperative Funding Programs, which have provided \$277,000 in matching funds through 2018. Neither of these programs are currently funding the partnership.

Additionally, BCWWS' High Efficiency Toilet Rebate Program has been in existence since 2010 and has offered over \$250,000 in billing credits for replacing 2,500 water wasting toilets. This effort is supported by \$30,750 of matching funds from SFWMD. Promotion of this program throughout the BCWWS service area will continue through this next five-year planning period unchanged.

T. NatureScape Irrigation Service

The NIS water conservation program provides irrigation system evaluations for large properties in 18 cities and water districts. The NIS team conducts a test of the irrigation system and provides comprehensive recommendations for improving overall efficiency - saving water, reducing runoff of pollutants, and keeping canals and water bodies clean in our urban areas. The program has saved more than 1.5 billion gallons of water since 2005. In 2019, the program initiated a new residential incentive program to offer rebates for outdoor irrigation systems updates.

BCWWS CAPITAL IMPROVEMENTS

This section provides a brief description of the BCWWS Capital Improvements Program and Policies for Water Supply.

U. Work Plan Projects

The 2020 Work Plan includes the listing of public and regional water supply projects and programs over the next 10-year period (at a minimum) that may be necessary to serve the BCWWS service area and large users. The following sections include additional information related to the development of traditional and AWS sources, and conservation and reuse initiatives that are being advanced to support water resource and water supply protections.

Broward County, as a Water Supply Entity, is responsible for the implementation of the water supply development projects identified in the 2023-2024 LECWSP Update. BCWWS reviewed the information in the 2023-2024 LECWSP Update pertaining to the AWS projects. BCWWS determined that, because additional water supply above what is currently permitted by the SFWMD is not needed in the next 20-year period, the District 1 and District 2A/North Regional WTP expansion and Floridan Aquifer development projects would be unfunded in the County's Capital Improvement Plan. These projects will be re-evaluated and re-established as funded projects when the need for additional water supply arises.

BCWWS continues to evaluate raw and finished water demands throughout their utility service areas and provide the SFWMD with annual progress reports regarding the status of the AWS projects. Table WS20 and Table WS21 below summarize the AWS and water conservation projects contained in the 2023-2024 LECWSP Update that are directly related to BCWWS' water supply development. Table CI-F, excerpted from the 2019 Broward County Capital Improvement Plan, is provided below for comparison.

- **District 2A Treatment Plant Expansion and Floridan Aquifer Development.** (RO, WTP, Floridan Wells, and a Disposal Well) The addition of 6 MGD of RO treatment, concentrate disposal, development of a Floridan Aquifer source, and raw water transmission piping and pumping facilities project has been unfunded and will be evaluated annually for future funding based on projected water demands.
- **C-51 Reservoir Project Phase 1 – North Regional Wellfield.** BCWWS has entered into an agreement for capacity allocation in Phase 1 of the C-51 Reservoir Project with Palm Beach Aggregates and has modified the existing CUP to add 2 MGD of C-51 Reservoir Project offset water to create more operational flexibility between the

District 2A and North Regional Wellfields. The C-51 Reservoir Project was completed in March 2025 and commenced deliveries in May 2025.

- **C-51 Reservoir Project Phase 1 – District 1.** BCWWS has entered into an agreement for capacity allocation in Phase 1 of the C-51 Reservoir Project with Palm Beach Aggregates and has modified the existing CUP to add 1 MGD of C-51 Reservoir Project offset water for use towards District 1 future demands. The C-51 Reservoir Project was completed in March 2025 and commenced deliveries in May 2025.
- **C-51 Reservoir Project Phase 1 – South Regional Wellfield.** BCWWS has entered into an agreement for capacity allocation in Phase 1 of the C-51 Reservoir Project with Palm Beach Aggregates and has a CUP allocation for 3 MGD of C-51 Reservoir Project offset water to offset the SR Wellfield raw water demands for the 3A/3BC service area. Additionally, the South Regional Wellfield has access to an additional 2 MGD of C-51 allocation via agreements with Dania Beach and Hallandale Beach for 1 MGD from their respective utilities. The C-51 Reservoir Project was completed in March 2025 and commenced deliveries in May 2025.
- **Broward Water Conservation Programs.** The conservation programs detailed in the previous sections have a water savings goal of reducing the per capita consumption by 10 gallons per day by 2029, as established in the 2019 IWRP update.

Table WS23 Proposed Potable and Non-Potable Public Water Supply Development Projects
Listed in SFWMD 2023-2024 LECWSP Update

Implementing Entity	Project Name	Project Description	Project Capacity (MGD)	Total Capital (\$M)	Date Complete
BCWWS	District 2 Water Treatment Plant Expansion	Construct Floridan Aquifer System water supply wells, connecting raw water transmission main, and RO treatment facility	6	33.3	2035
BCWWS	South Regional Wellfield C-51 Reservoir Project Phase 1 Recharge Offset	BCWWS and PBA agreement for capacity allocation in C-51 Reservoir Project Phase 1 for BCWWS South Regional Wellfield (Authorized under Current CUP)	3	13.8	2024
BCWWS	District 2/ North Regional Wellfield C-51 Reservoir Project Phase 1 Recharge Offset	BCWWS and PBA agreement for capacity allocation in C-51 Reservoir Project Phase 1 for BCWWS North Regional Wellfield (Authorized under Current CUP)	2	9.2	2024
BCWWS	District 1 C-51 Reservoir Project Phase 1 Recharge Offset	BCWWS and PBA agreement for capacity allocation in C-51 Reservoir Project Phase 1 for BCWWS North Regional Wellfield (Authorized under Current CUP)	1	4.6	2024
Dania Beach	BCWWS South Regional Wellfield C-51 Reservoir Project Phase 1 Recharge Offset	Dania Beach and PBA agreement for capacity allocation in C-51 Reservoir Project Phase 1 for BCWWS South Regional Wellfield (Authorized under Current CUP)	1	4.6	2024
Hallandale Beach	BCWWS South Regional Wellfield C-51 Reservoir Project Phase 1 Recharge Offset	Hallandale Beach and PBA agreement for capacity allocation in C-51 Reservoir Project Phase 1 for BCWWS South Regional Wellfield (Authorized under Current CUP)	1	4.6	2024

Table WS24 Potential Water Saving (in MGD) in the Broward County based on demand reduction estimates achievable by 2045 as listed in SFWMD 223-2024 LECWSP Update
Table 3-1

Use Category	MGD Savings
Public Supply	12.20
Agriculture	0.27
Landscape/Recreational	1.76
Domestic Self-Supply	0.07
Total	14.30

V. Capital Improvements Element (CIE) /Schedule

The purpose of the CIE is to evaluate the need for public facilities as identified in other Comprehensive Plan elements. The CIE also includes cost estimates for improvements for which the County has fiscal responsibility; an analysis of the fiscal capacity of the County to finance and construct improvements; and financial policies to guide the funding of improvements to address needs identified in other Comprehensive Plan elements. The CIE also ensures that an adequate concurrency management system is implemented by the County pursuant to Section 163.3180, F.S. The CIE shows how infrastructure needs identified in other elements of the Comprehensive Plan will be funded. The Element contains a list of the various improvement projects for public infrastructure that are scheduled in the next five years, including the Transportation Improvement Program (TIP), potable water, sanitary sewer, drainage, recreation, aviation, Port Everglades, beach re-nourishment, transit, community development, and public-school facilities.

The focus of the CIE Policies is to:

- Evaluate and proactively plan for the County's infrastructure needs
- Plan and implement adaptation strategies for short and long-term changing climate conditions and impacts
- Implement and regulate infrastructure in a sustainable manner
- Monitor feasibility of construction of improvements
- Coordinate and collaborate with state, regional and local agencies and governments on infrastructure funding strategies

The Broward County Comprehensive Plan (Plan) describes how the County will provide required services to meet the current and future needs of the community and economic development, while protecting the natural environment. This policy document provides a coordinated approach to making many decisions regarding land use and the location of development, the extension of urban services, the placement of community facilities,

adaptation to climate change impacts and others. The Plan is composed of 18 Elements that contain GOP organized by topics. Each Elements' Support Document contains the data and analysis used in developing the GOP. The Plan also contains a map series that generally describes existing or future conditions related to the Plan's Elements. The principles and strategies contained in the GOP guide the County's future decisions to help ensure that we are prepared to meet challenges today and in the future. The Plan is a "living" document that is updated to respond to changing conditions in matters such as population, technology, organizational structure, the economy, and climate. The process of developing and updating the plan is a community-wide effort that requires compiling and analyzing new data, jointly developing coping strategies, and amending the GOP. The County's current Comprehensive Plan documents were adopted March 28, 2019, and are available on the web at:

<https://www.broward.org/BrowardNext/Pages/ComPlanDocs.aspx>

BCWWS planning is conducted on a 10-year cycle to identify system improvements necessary to accommodate future growth and to address regulatory changes. Comprehensive planning efforts were first initiated in 1988 with the "Water and Wastewater Master Plan", which was revised in 2004. The Plan addressed the need for facility improvements based upon anticipated build-out conditions in each of the BCWWS service areas over a 20-year planning horizon. The Alternative Water Supply and the Effluent Disposal and Reclaimed Water master plans were completed in 2010. The plans identify treatment plant improvements and/or expansions needed to accommodate the projected population and new regulatory requirements. The Retail Facilities Master Plan was completed in 2016 to analyze retail distribution and collection network improvements through year 2040. A Regional Wastewater System Master Plan effort is underway and should be completed by 2021. Broward County CIP incorporates the various master plan recommendations into a 5-Year Capital Program. Projects are funded through BCWWS revenue bonds and pay-as-you-go funding supported by user fees.

The Adopted Broward County Capital Program FY25-29 outlines the anticipated capital projects for the Fiscal Year 2025 through 2029 planning period. Water and Wastewater Services projects are listed in the Enterprise Capital Section under Water & Wastewater Five Year Summary and Project Descriptions which can be accessed on the web at:

<https://www.broward.org/Budget/Documents/FY25/00%20FY25%20All%20Capital%20Adopted%20html.html>

GOALS, OBJECTIVES AND POLICIES

Existing GOP of the recently adopted BrowardNEXT2.0 Comprehensive Plan (2019) were reviewed to determine if any updates would be needed to meet new and existing statutory requirements, as well as for consistency with the 2020 Work Plan. The following issues were considered:

- Implementation of the work plan
 - Policies implementing the work plan by incorporating the work plan into the Comprehensive Plan or adopting the work plan by reference
- When adopting the work plan by reference, the policy must identify the title and author of the document and clearly indicate what provisions and edition of the document are being incorporated [Section 163.3177(1)(b), F.S.]
- Concurrency provisions for water supply availability
- Water conservation programs and activities specific to the local government
- AWS projects
- Local governments must incorporate into the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element AWS project(s) selected from the those identified in the applicable regional water supply plan, pursuant to Section 373.709(2)(a), F.S., or proposed by a local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c)(3), F.S.]
- Reclaimed water programs
- Level of service standards specific to the local government
 - Update and/or review the level of service standards. The level of service standards need to be consistent throughout the Comprehensive Plan and work plan
- Population projections
- Update and/or review the population projections. The projections should be consistent throughout the Comprehensive Plan and work plan update. If they are not consistent, explain why
- Water supply/source needs and demands
- Intergovernmental coordination with the SFWMD, water suppliers, and other local governments, including areas that cross jurisdictional boundaries. Identify any joint planning areas and joint infrastructure service areas related to water supply
- Incorporation of the work plan into the Comprehensive Plan
- Incorporation of another local government's or water supplier's work plan into the Comprehensive Plan
- Sector Plan coordination and implementation

The BrowardNEXT 2.0 Comprehensive Plan Elements already includes several GOP that support the County's Water Supply Facilities Work Plan and the requirements of Chapters 163 and 373, F.S. The supporting GOP can be found within the following elements:

- Capital Improvements (CI)
- Climate Change (CC)
- Conservation (C)
- Coastal Management (CM)
- Intergovernmental Coordination (IC)
- Water Management (WM)

More specifically, the selected GOP reflects the County's commitment to water supply planning and water resource protections and are inclusive of any recommended changes that will be made. The GOP listed below are organized by issue topic, as discussed above.

Issue #1 – Implementation of the Work Plan

OBJECTIVE WM1 – Water and Wastewater Services

Broward County's Water and Wastewater Services (WWS) will provide raw water, potable water, sanitary sewer, surface water, and storm water management services within the agency's designated service areas that are cost-effective, equitable, adequate, and sustainable, while meeting applicable federal, state, and local design, construction, and operational standards and regulations.

POLICY WM1.1 WWS will provide potable water and sanitary sewer to current and future customers of the WWS systems using cost-effective, equitable, adequate potable water, and sanitary sewer infrastructure and facilities that meet applicable federal, state, and local standards.

POLICY WM1.2 WWS will maintain funding for systems improvements identified in the Broward County Capital Improvements Program (CIP) to alleviate potable water and sanitary sewer deficiencies within its service area.

POLICY WM2.1 Within eighteen (18) months of the adoption of an update to the SFWMD LECWSP, utilities located within Broward County will update and adopt their 10-Year Water Supply Facilities Work Plans, pursuant to Chapters 163 and 373 of the Florida Statutes, to incorporate the Regional Alternative Supply Plan and to evaluate water resource needs, identify water supply deficiencies, and plan for alternative water supply sources and projects to serve existing and new development within the County.

Issue #2 - Concurrency for Water Supply Availability

POLICY BMSD 1.1.5 Future land uses shall be coordinated with the availability of public facilities and services.

OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments

Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses
2. The site is suitable for the proposed use
3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element
4. Urban Sprawl is discouraged
5. Sufficient affordable housing is provided to meet the needs of the area
6. The proposed use is compatible with surrounding uses

POLICY BMSD 1.2.2 Availability and capacity for the following public facilities and services shall be considered:

1. Potable water
2. Sanitary sewer
3. Solid waste
4. Roads, sidewalks, and bicycle facilities
5. Public transit
6. Drainage
7. Parks and recreation facilities
8. Hurricane shelters and evacuation routes
9. Public Schools

OBJECTIVE CI1 – Evaluate and Proactively Plan for the County's Infrastructure Needs. The Capital Improvements Element (CIE) will be reviewed and updated annually to reflect the County's budget process to ensure it includes the resources and improvements required to address present infrastructure deficiencies and future infrastructure needs, as discussed in other Elements of this Comprehensive Plan. These deficiencies and needs are addressed in the Capital Improvements Program (CIP) on Tables CI-A through CI-N.

POLICY CI1.1 Capital projects will be evaluated using the following criteria:

1. Elimination of hazards that impact public health and safety,
2. Promotion of efficient development and prevention of urban sprawl,
3. Level of impact on operating budget,
4. Protection of prior infrastructure investments,
5. Consistency with County plans and the plans of other agencies,
6. Elimination of existing deficiencies,
7. Maintenance of adopted levels of service (LOS),
8. Availability of funds and reflection of sound fiscal policies,
9. Implementation of County Commission adopted goals,
10. Climate resilience.

POLICY CI1.2 Continue implementation of approved master plans as outlined within the Transportation, Water Management, Solid Waste, Public Schools Facilities, Airport, and other Comprehensive Plan Elements.

POLICY CI1.8 Continue to allocate funds for the replacement and renewal of infrastructure in an amount which will minimize operating costs and maximize the life of the infrastructure.

POLICY CC2.7 Broward County shall update the assessment of public investments and infrastructure at risk from sea level rise and other climate change related impacts every 5 years. Specifically, the County shall analyze vulnerability to facilities and services, including but not limited to: buildings; water and wastewater treatment plants, transmission lines and pumping stations; storm water systems; roads, rail, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical airport and seaport infrastructure; hospitals; city halls; and police and fire stations.

POLICY WM2.8 Broward County will identify water infrastructure at risk from unified sea level rise projections of 9 to 26 inches (timeframe of 2010 to 2060) and other climate change related impacts by 2025 and update this assessment every 5 years.

Issue #3 - Water Conservation Programs

POLICY CC3.8 Broward County, in conjunction with its municipalities, shall promote species diversity, the planting of native and drought-tolerant landscapes, and sustainable urban forestry practices to protect the health and resiliency of our natural resources to the impacts of climate change.

POLICY CC3.9 Broward County shall continue to implement the NatureScape Broward program and encourage the use of native and non-invasive, subtropical, and rare native plants

in the urban landscape to promote water and energy conservation while creating a climate resilient landscape. Furthermore, these plants should be salt, wind, and drought tolerant, where appropriate, and maintained consistent with NatureScape Broward and Florida-Friendly Landscaping Best Management Practices.

POLICY CC5.9 Broward County, through the Master Partnership Agreement with the School Board of Broward County, shall continue to support existing County and municipal education and outreach programs including, but not limited to: energy efficiency and water conservation; waste reduction and recycling; urban forests and native landscaping; and air quality and GHG reduction. The County will also support education and outreach programs on other sustainable issues and work cooperatively to link these overlapping themes with local climate impacts in all educational materials and messages.

POLICY WM1.8 WWS will continue to implement a leak detection program, conservation-oriented utility service rate structure, and other conservation measures required by Broward County ordinance.

POLICY WM1.9 WWS will maintain comprehensive water use profiles for service area customers including customer class, utility rate profiles, water usage patterns, and seasonal variations to increase the effectiveness of conservation efforts by focusing methods on those elements with the greatest water savings potential. WWS will reference the water use profile to expand and/or implement programs that promote conservation of water resources such as toilet rebates and water use analyses.

POLICY WM2.2 In order to protect and conserve the Surficial Aquifer System and limit demands on the regional water management system, the Broward County Environmental Protection and Growth Management Department (EPGMD) will continue to investigate and promote the development of alternative water supply strategies such as: 1. Continued promotion of water conservation; 2. Brackish water aquifer development; 3. Storm water capture, storage, and reuse; 4. Aquifer recharge; 5. Aquifer Storage and Recovery (ASR); 6. Reclaimed water use; 7. Improvements to the secondary canal infrastructure; 8. Additional regional surface water storage; and 9. Other technologies and management strategies consistent with the goals of the most recently adopted LECWSP Update and Broward IWRP.

POLICY WM3.27 Broward County will advocate for water conservation measures in building practices and will implement programs to support plumbing retrofits, toilet rebates, Florida-friendly landscaping and Florida Yards and Neighborhoods best management practices (BMPs), and water conservation education.

POLICY WM3.32 Broward County will protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including, but not limited to, the water conservation areas and water preserve areas.

POLICY WM3.33 Broward County will continue to enforce Chapter 39, "Zoning," Article VIII, "Landscaping for Protection of Water Quality and Quantity," of the Broward County Code of Ordinances, which reflects the NatureScape Broward program principles that promote the use of native and Florida Friendly landscaping and the preservation of native habitats in support of sustainable urban landscapes and the conservation of water resources.

POLICY WM4.8 Broward County will coordinate with Broward County entities, FDEP, and EPA in the implementation of Florida's Ocean Outfall Law requirements, per Section 403.086, Florida Statutes, and support and promote collaborative regional and sub-regional water resource and supply strategies, water resource development, conservation, and reclaimed water projects that provide economies of scale and regional benefits, with special emphasis on those areas that currently contribute to the volume of wastewater being discharged through open ocean outfalls, with the goal of achieving 60% reuse of water currently discharged via outfalls by the year 2025.

POLICY WM4.17 Broward County, in partnership with local municipalities and water and wastewater entities, will continue to develop and implement programming for Countywide water conservation and initiatives, including the Conservation Pays Program, Water Matters education and outreach programs, NatureScape Broward, and the NatureScape Irrigation Services, to promote water and energy conservation.

Issue #4 - Alternative Water Supply Projects

POLICY WM1.4 WWS shall identify and plan for development of alternative water supplies by the year 2025 sufficient to meet public water supply needs through the year 2040.

POLICY WM2.1 Within eighteen (18) months of the adoption of an update to the SFWMD LECSWP, utilities located within Broward County will update and adopt their 10-Year Water Supply Facilities Work Plans, pursuant to Chapters 163 and 373 of the Florida Statutes, to incorporate the Regional Alternative Supply Plan and to evaluate water resource needs, identify water supply deficiencies, and plan for alternative water supply sources and projects to serve existing and new development within the County.

POLICY WM2.2 In order to protect and conserve the Surficial Aquifer System and limit demands on the regional water management system, the Broward County Environmental Protection and Growth Management Department (EPGMD) will continue to investigate and promote the development of alternative water supply strategies such as: 1. Continued promotion of water

conservation; 2. Brackish water aquifer development; 3. Storm water capture, storage, and reuse; 4. Aquifer recharge; 5. Aquifer Storage and Recovery (ASR); 6. Reclaimed water use; 7. Improvements to the secondary canal infrastructure; 8. Additional regional surface water storage; and 9. Other technologies and management strategies consistent with the goals of the most recently adopted LECWSP Update and IWRP.

POLICY WM3.25 Broward County will encourage the use of reclaimed water as an integral part of its wastewater management program and evaluate the costs and benefits of adaptation alternatives to increase efficiency and optimize the capacity of existing reclaimed water facilities where economically, environmentally, and technically feasible.

POLICY WM3.26 Broward County will continue public education, coordination, and program support for the expansion of beneficial use of reclaimed water, while encouraging regional reuse projects.

POLICY WM4.7 Broward County will coordinate regionally to advance the use of the IWRP and Regional Reuse Master Plan tools to increase flood protection, water quality treatment, water supply sources, storm water storage, wetland sustainability, ground water recharge, use of reclaimed water for irrigation, aquifer recharge, and environmental enhancement, where technically, environmentally, and economically feasible, to protect water resources and develop climate resilience.

POLICY WM4.8 Broward County will coordinate with Broward County entities, FDEP, and EPA in the implementation of Florida's Ocean Outfall Law requirements, per Section 403.086, Florida Statutes, and support and promote collaborative regional and sub-regional water resource and supply strategies, water resource development, conservation, and reclaimed water projects that provide economies of scale and regional benefits, with special emphasis on those areas that currently contribute to the volume of wastewater being discharged through open ocean outfalls, with the goal of achieving 60% reuse of water currently discharged via outfalls by the year 2025.

Issue #5 - Reclaimed water programs

POLICY CC2.17 Broward County should develop, in conjunction with local municipalities and businesses, a sustainable and energy-efficient materials economy through cooperative materials management systems and infrastructure, in order to maximize the recovery and reuse of waste, water, wastewater, and other materials in ways that capture their economic value, conserve embedded energy, and minimize net life-cycle emissions of GHG and other pollutants.

GOAL WATER MANAGEMENT

Broward County will manage its water resources and infrastructure using a collaborative, equitable, and cost-effective integrated approach that optimizes potable water supplies, wastewater, reclaimed water, storm water, existing infrastructure, and natural systems to meet the short- and long-term needs of the County's residents, businesses, visitors, tribal communities, and the environment while addressing water management challenges associated with climate change.

POLICY WM1.6 WWS will continue to use the development review process outlined in the Broward County Land Development Code to require applicants for development permits within the Broward County utility districts to enter into an agreement to connect to existing potable water, sanitary sewer, and reclaimed facilities. When adequate facilities, based on the adopted level of service (LOS) standards, are not available and no fiscally feasible plan to construct or expand facilities is proposed, Broward County may require the developer to construct improvements to the potable water, sanitary sewer, and reclaimed water reuse systems, as necessitated by the proposed development.

POLICY WM1.11 WWS will encourage the coordination and development of North Regional Wastewater Treatment Plant regional reclaimed water projects in accordance with Florida's Ocean Outfall Law requirements, Section 403.086, F.S.

POLICY WM2.2 In order to protect and conserve the Surficial Aquifer System and limit demands on the regional water management system, the Broward County Environmental Protection and Growth Management Department (EPGMD) will continue to investigate and promote the development of alternative water supply strategies such as:

1. Continued promotion of water conservation;
2. Brackish water aquifer development;
3. Storm water capture, storage, and reuse;
4. Aquifer recharge;
5. Aquifer Storage and Recovery (ASR);
6. Reclaimed water use;
7. Improvements to the secondary canal infrastructure;
8. Additional regional surface water storage; and
9. Other technologies and management strategies consistent with the goals of the most recently adopted LECWSP Update and IWRP.

Issue #6 - Level of service standards

OBJECTIVE CI3 – Implement and Regulate Infrastructure in a Sustainable Manner. Land use decisions and development orders will be issued based on the planned availability of resources to provide sufficient improvements to maintain adopted LOS.

POLICY CI3.1 Future development will bear a proportionate share of the cost of providing infrastructure required to maintain adopted LOS standards contained in other elements of this Comprehensive Plan.

POLICY CI3.2 Recommendations on proposed land use changes will be based on an analysis of infrastructure planned to support the area.

POLICY CI3.3 Development orders will be issued based on the availability of infrastructure required to maintain the adopted LOS discussed in other elements of this Comprehensive Plan.

POLICY CI3.5 Public facilities required to eliminate existing deficiencies for which the County is financially responsible will be included in the County's annually adopted five-year CIP.

POLICY CI3.6 The County will construct infrastructure necessary to maintain the adopted LOS standards as identified in the respective elements of the Broward County Comprehensive Plan.

POLICY WM1.6 WWS will continue to use the development review process outlined in the Broward County Land Development Code to require applicants for development permits within the Broward County utility districts to enter into an agreement to connect to existing potable water, sanitary sewer, and reclaimed facilities. When adequate facilities, based on the adopted LOS standards, are not available and no fiscally feasible plan to construct or expand facilities is proposed, Broward County may require the developer to construct improvements to the potable water, sanitary sewer, and reclaimed water reuse systems, as necessitated by the proposed development.

Broward County staff proposes to amend Policy WM3.1 to meet the requirements of Section 163.3164(28), F.S. regarding establishment of Level of Service Standards (LOSS). Proposed text changes appear underlined; proposed deletions appear as strikethroughs.

POLICY WM3.1 LOS standards for potable water and sanitary sewer facilities will be the FDEP permitted capacity of the facilities. The LOS standard for water treatment plants will be expressed as maximum monthly flow and the LOS standard for wastewater treatment plants will be expressed as average daily flow. Facility per person levels of service standards (LOSS) may vary due to water treatment type, demographics, irrigation acreage, and age and condition of the system. For planning purposes, the maximum LOSS for any County facility shall be 150 gallons/person/day.

POLICY WM3.2 Prior to approval of a building permit, Broward County Environmental Engineering and Permitting Division (EPPD) will require the appropriate water and sanitary sewer supplier(s) to submit a signed form that states whether adequate water supplies and sanitary sewer collection services will exist and be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.

Water Management Element Support Document

Table WM-1

BCWWS Retail Potable Water Level of Service Standards

Facility	Level of Service Standard
Raw Water Supply	Maximum Day Plus In-Plant Uses
Treatment Plant	Maximum Day
Finished Water Storage	40% of Maximum Day demand to cover operational (10%) and emergency (30%) storage; plus fire protection storage of 630,000 gallons (3500 GPM for 3 hours)
Transmission/Distribution System	The most stringent of: (1) Peak Hour at 45 psi residual pressure, or (2) Maximum Day Plus Fire Flow at 25 psi residual pressure.

BCWWS Land Development Standards contain the methodology currently used to determine if the level of service standard can be met. BCWWS changes the methodology administratively from time to time as new information becomes available.

Issue # 7 - Population Projections

The following policies exist in the BrowardNEXT2.0 Comprehensive Plan:

Policy WM1.5-Retail Water and Wastewater Master Plan will be updated to establish projected water and wastewater needs. (no mention of population projections)

Also, references are included in WME Support Document by supplier.

Other related policies include:

POLICY IC4.2 Broward County will utilize the Public Schools Staff Working Group and the School Oversight Committee to collaborate with the School Board of Broward

County, Florida, and Broward County municipalities to plan and make decisions pertaining to:

1. Population projections
2. Public school siting
3. Location and extension of public school facilities subject to concurrency
4. Siting facilities with Countywide significance, including locally unwanted land uses whose nature and identity are established in the Interlocal Agreement for Public School Facility Planning, Broward County, Florida

POLICY IC5.1 Broward County shall coordinate its Potable Water Element with the South Florida Water Management District's Lower East Coast Water Supply Plan.

The 1989 Broward County Comprehensive Plan originally included policies that were located in Administration Element (Policies 1.2.1, 1.2.2.) were inadvertently deleted with the repeal of the Administration Element as part of BrowardNEXT2.0 adoption. This included the following policies:

Policy 1.2.1. The Planning Services Division (PSD) shall continue to use the Broward County Population Forecasting Model as the methodology for generating population estimates and projections and assigning the population.

Policy 1.2.2. The PSD shall, on at least an annual basis, provide population estimates and projections for Broward County, including the Unincorporated Area.

Broward County is in the process of adding a new Objective and related policies in the Intergovernmental Element that is anticipated to be adopted prior to the adoption of the WSWFP and states as follows:

OBJECTIVE IC10 – Coordinate Broward County's Population Forecasts and Municipal Allocations with County Municipalities and Relevant Agencies.

Broward County shall continue to coordinate the allocation of population and demographic data and forecasts with County municipalities and relevant state and regional agencies.

POLICY IC10.1 Broward County's Planning and Development Management Division (PDMD) shall continue to use the Broward County Population Forecast and Allocation Model to distribute County forecasts published by University of Florida's Bureau of Economic and Business Research (BEBR) to develop local municipal and Transportation Analysis Zones (TAZs) population estimates and projections.

POLICY IC10.2 PDMD shall continue to regularly coordinate the allocation of population and demographic data and forecasts with County municipalities and relevant state and regional agencies and publish on the County's demographic data website.

POLICY IC10.3 PDMD shall, on at least an annual basis, provide population estimates for Broward County and its municipalities, including the Broward Municipal Services District, from official sources such as the US Census and BEBR.

Issue #8 - Water Supply/Source Needs and Demands

POLICY CC2.19 Broward County shall encourage local municipalities to develop policies to improve resilience to coastal and inland flooding, saltwater intrusion, and other related impacts of climate change and sea level rise in their Comprehensive Plans, Sustainability Action Plans, Vision Plans, Storm Water Master Plans, Adaptation Action Areas Plans, Climate Change Plans, and other city-wide plans.

POLICY CC3.7 Broward County shall continue to support local environmental restoration, mitigation, and adaptive management initiatives, including those related to Everglades restoration, and coordinate with other State, regional, and national strategic planning efforts to improve the resiliency of natural lands and systems to climate variability and change.

POLICY CC4.8 Broward County shall create and maintain the Broward County Green Infrastructure Map Series to illustrate elements of green infrastructure identified as critical for meeting the County's goals for GHG reduction, renewable energy production, aquifer protection and surface water management, coastal habitat protection, enhanced green spaces, healthy food access, and other resource protection and health and safety goals shared by the greater Broward community.

POLICY CM1.1 Broward County shall limit the specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitat, living marine resources, and the beach dune system through the review of development applications.

OBJECTIVE C3 – Protect and Maintain Water Quality. To improve the water quality and supply throughout Broward County by protecting the County's Water Conservation Areas.

POLICY C3.5 Broward County will support projects within the Water Conservation Areas that reduce seepage losses from the Water Conservation Areas, improve water supply and quality, and establish a buffer between the Everglades and developed areas.

POLICY C6.12 Broward County shall provide appropriate adequate funds to provide for the enhancement, maintenance, and conservation of publicly owned natural lands, wetland mitigation areas, and water recharge areas.

POLICY C6.13 Broward County shall pursue opportunities for the restoration and/or enhancement of degraded natural areas, including but not limited to, reforestation, restoration of shorelines or dunes, restoration of natural hydrology, or removal of non-native vegetation and prescribed burning.

POLICY C8.2 Broward County shall integrate wetlands into regional stormwater drainage/water management practices to provide necessary hydrology.

POLICY WM1.5 WWS will update the Retail Water and Wastewater Master Plan by 2026 to establish projected potable water and sanitary sewer infrastructure and facility needs through 2040 and, if required, update approximately every ten (10) years to meet state and local requirements.

OBJECTIVE WM2 – Planning for Water Resources and Infrastructure. Broward County's water resources planning will be guided by the goals, objectives, and recommendations provided in Broward County's Integrated Water Resources Plan (IWRP), along with related plans that provide support for climate resilience and the long-term water resource needs of the Broward community and which further support the Comprehensive Everglades Restoration Plan (CERP), SFWMD Lower East Coast Water Supply Plan (LECWSP), and South East Florida Climate Compact's Regional Action Plan (RCAP), as updated.

POLICY WM2.5 Broward County will continuously update the future conditions map series, including wet season groundwater elevation and future condition flood elevation maps, to reflect impacts of projected sea level rise and climate change for planning and regulatory purposes.

POLICY WM2.7 Broward County will support ongoing and enhanced development of regional hydrologic models, the integration of downscaled climate data, and continuous data collection to help predict and track the impacts of sea level rise and changing rainfall patterns on groundwater levels, saltwater intrusion, and drainage infrastructure to support local planning and projects.

POLICY WM3.3 Potable water facilities will be designed, constructed, maintained, and operated with consideration given to sea level rise and in such a manner as to protect the functions of natural groundwater recharge areas, natural drainage features, and groundwater levels, without inducing the inland movement or upwelling of saline water into Underground Sources of Drinking Water (USDW), as defined in Chapter 62-528, F.A.C., and SFWMD Basis of Review for Water Use, as referenced in Chapter 40E-2, F.A.C.

POLICY WM3.4 Broward County will work to protect existing wellfields, water supplies, surface or subsurface storage facilities, control structures, water and wastewater treatment plants, and

transmission infrastructure from increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts, and support utility efforts to plan infrastructure replacement and relocation, as needed.

POLICY WM3.5 Broward County will continue to coordinate with municipalities and other agencies on source-water (wellfield) monitoring and protection programs and proactively address potential impacts on the coastal aquifer from increased chlorides due to flooding of coastal and tidally influenced bodies of water that may occur with more intense storms, rising sea levels, increased drought, and other impacts of climate change.

POLICY WM3.6 Broward County will continue to maintain, implement, and enforce the County Wellfield Protection Ordinance (Wellfield Protection, Article XIII, Chapter 27, Broward County Code of Ordinances), will conduct wellfield inspections to locate possible contamination sources, and ensure abatement of identified sources. The County will also revise, as necessary, its Wellfield Protection Ordinance to reflect results from modeling studies and revisions to delineation criteria.

POLICY WM3.7 Broward County will continue to implement regulations governing storm water management in conjunction with the Wellfield Protection Regulations and prohibit direct storm water discharges to surface and ground water within Zone 1 and Zone 2 of wellfield zones of influence, as designated on the Wellfield Protection maps.

Issue # 9 - Intergovernmental coordination with the District, water suppliers, and other local governments. Identify any joint planning areas and joint infrastructure service areas related to water supply.

POLICY IC1.1 Broward County will coordinate with the Broward League of Cities and the Broward Legislative Delegation, as appropriate, for the following purposes: 1. Develop and implement joint infrastructure service or planning areas, especially to address issues associated with climate change and sea level rise; 2. Establish a permanent funding mechanism to support affordable housing; and 3. Support the implementation of the Low Tax Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, to encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. Low Tax Opportunity Zones enhance local communities' ability to attract businesses, developers and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.

OBJECTIVE IC5 – Ensure Adequate Water Supply and Maintain Nature Systems Broward County shall continue to coordinate its Comprehensive Plan with the plans of other local and regional agencies to ensure adequate water supply and maintenance of natural systems.

POLICY IC5.1 Broward County shall coordinate its Potable Water Element with the South Florida Water Management District's Lower East Coast Water Supply Plan.

POLICY IC7.8 Broward County shall continue to collaborate with and support local and regional planning entities to ensure that local municipal comprehensive plans, regional strategic plans, disaster mitigation plans, water management plans, and transportation plans are updated to provide for a sustainable environment and reflect the best available data and strategies for adapting to future climate change impacts.

OBJECTIVE IC8 – Coordinate the Establishment, Maintenance, and Implementation of Capacity and Quality Level of Service Standards, Broward County shall continue to coordinate the establishment, maintenance, and implementation of capacity and quality level of service standards.

POLICY IC8.4 Broward County will participate in the Water Advisory Board, including its Technical Advisory Committee and Surface Water Coordinating Committee, to coordinate potable water, wastewater, and water management level of service standards.

POLICY WM1.3 WWS will work to provide potable water and sanitary sewer service to incorporated areas contiguous to the WWS service area when service is not anticipated to be provided by others and in the absence of legal constraints on the use of revenues.

POLICY WM2.3 Broward County will work with the SFWMD, municipalities, independent drainage districts, and neighboring counties to plan and support the development of additional regional surface water storage, including the C-51 Storage Reservoir in Palm Beach County and the water preserve areas in western Broward County under the CERP.

POLICY WM2.6 To guide and support local water resources planning, management, and investments for climate resilience, Broward County will work with local, State, and federal water management agencies and others to create, develop, and implement a suite of water resources and infrastructure planning tools, including the IWRP, the Regional Reuse Master Plan, and regional and local hydrologic models of surface water and groundwater.

Issue # 10 – Incorporate Work Plan into Comprehensive Plan

Broward County staff proposes to amend Policy WM2.1 to meet the requirements of Chapters 163 and 373, F.S., and in this manner incorporate the Water Supply Plan by reference into the Comprehensive Plan. Proposed text changes appear underlined; proposed deletions appear as strikethroughs.

POLICY WM2.1 Broward County hereby adopts by reference the Broward County Water Supply Facilities Work Plan (2020 Work Plan), dated March 31, 2020 (see Attachment A of the Water

Management Element), for a planning period of not less than 10 years. The 2020 Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the county's water service area. The county shall review and update the work plan at least every 5 years, within eighteen (18) months after the adoption of an update to the SFWMD LECWSP. Any changes to occur within the first 5 years of the work plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Water Management Element and the Capital Improvements Element.

Additional Supportive Comprehensive Plan Policies

GOAL CAPITAL IMPROVEMENTS ELEMENT

The county will provide sufficient and efficient infrastructure within its service areas to meet the standards set forth within the Comprehensive Plan elements by preserving, modifying, and replacing existing infrastructure and providing new infrastructure when required due to growth, development, and climate change impacts.

POLICY CI2.1 Broward County, in conjunction with its municipalities and partner agencies, will work to ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into the planning, siting, construction, replacement, and maintenance of public infrastructure in a manner that is cost-effective and that maximizes the use of the infrastructure throughout its expected life span.

POLICY CC2.12 Broward County, in conjunction with its municipalities and partner agencies, shall make the practice of adapting the built environment to the impacts of climate change an integral component of all planning processes, including but not limited to: comprehensive planning, building codes, life-safety codes, emergency management, land development and zoning regulations, water resource management, flood control and storm water management, coastal management, and community development.

POLICY CC4.5 Broward County, in cooperation with local academic and governmental agencies, should perform a green roof pilot study to evaluate the feasibility of green roofs in Broward County and determine the appropriate plant palette, maintenance requirements, and potential water conservation benefits.

POLICY CC5.9 Broward County, through the Master Partnership Agreement with the School Board of Broward County, shall continue to support existing county and municipal education and outreach programs including, but not limited to: energy efficiency and water conservation; waste reduction and recycling; urban forests and native landscaping; and air quality and GHG reduction. The county will also support education and outreach programs on

other sustainable issues and work cooperatively to link these overlapping themes with local climate impacts in all educational materials and messages.

POLICY IC5.2 Broward County shall coordinate its Conservation Element with the Comprehensive Everglades Restoration Plan.

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Agenda Item 5
25-LDC1: Concurrency

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT**

**Land Development Code Amendment 25-LDC1: Concurrency De Minimis Review
Staff Report**

I. Proposed Amendment.

The proposed Land Development Code amendment creates a De Minimis Exception to roadway concurrency standards with Standard Concurrency District for proposed development that consist of ten (10) or less single family dwellings or one duplex. (Exhibit 2).

A. Staff Recommendation

The Resilient Environment Department's Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed Land Development Code amendment consistent with the Broward County Comprehensive Plan.

B. Background

Broward County's Land Development Code provides for ten (10) transportation concurrency districts. Eight (8) are Transportation Concurrency Management Areas (TCMA) that are subject to concurrency standards based upon transit-related level-of-service standards. Proposed development within a TCMA is subject to mobility impact fees that are assessed for transit and roadway operational improvements. Two are Standard Concurrency Districts that are subject to concurrency standards based upon the impacts of vehicle trips on the regional roadway network. Proposed development within a Standard Concurrency District is subject to roadway impact fees that are assessed to increase roadway capacity.

The subject of this amendment is the Northwest and Southwest Standard Concurrency Districts. These districts are currently required to meet Level-of-Service "D", which means that traffic flow is stable, but speed is considerably affected by changes in operation conditions. In addition, vehicular maneuvers are limited by dense traffic and the roadway volume is near capacity.

The two Standard Concurrency Districts are delineated by the following boundaries:

- *Northwest* District: Bounded on the north by the Palm Beach County line; on the west by the Conservation Area; on the south by the Sawgrass Expressway; and on the east by State Road 7.
- *Southwest* District: Bounded on the North by I-75 from the Conservation Area east to Weston Road, south to Southwest 14 Street, east to Flamingo Road, north to I-595, and east to Nob Hill Road; on the east by Nob Hill Road from I-595 to Griffin Road, west to Flamingo Road, south to Sheridan Street, west to I-75 and south to the Miami-Dade County line; on the south by the Miami-Dade County line; and on the west by the Conservation Area.

The regional road network is *currently* considered adequate when one of the following findings are made:

1. The proposed development does not place any trips on, or create any, overcapacity links within the impact area.

2. The proposed development places trips on, or creates, overcapacity links within the impact area, but one (1) of the following conditions applies:
 - a. There is an approved action plan to accommodate the traffic impact of the development;
 - b. The necessary improvements to provide the applicable level of service are either under construction or are the subject of an executed contract for the immediate implementation of the improvements at the time the permit is issued;
 - c. The necessary improvements to provide the applicable levels of service have been included in the first two (2) years of the adopted municipal, state, or county schedule of transportation improvements and the applicable governmental entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the second fiscal year of the original schedule;
 - d. The necessary improvements for the applicable levels of service are provided for in an enforceable development agreement and will be available prior to certificates of occupancy that require those facilities. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, et seq., Florida Statutes;
 - e. The development permit will be issued in accordance with, and as authorized by, an approved Florida Quality Development (FQD) or Development of Regional Impact (DRI) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued before May 14, 2015, for DRIs, or April 6, 2018, for FQDs;
 - f. The proposed development is found to have vested rights with regard to any affected road segment in accordance with the provisions of Chapter 163, Part II, Florida Statutes, or a common law vested rights determination made as to that road segment in accordance with Section 5-181(l) of this article. The proposed development must meet concurrency for any road segment for which a vested rights determination has not been made;
 - g. De Minimis Exception: The proposed development meets all of the following criteria:
 1. The proposed development is one (1) single family dwelling or duplex.
 2. Any impact does not exceed the adopted LOS standard of any affected designated evacuation routes.
 3. The proposed development has not utilized any of the following provisions of the Broward County Land Use Plan:
 - a. Use of "redevelopment units" consistent with Policies 2.2.2 and 2.2.3;
 - b. Use of "flexibility units" consistent with Policy 2.2.3; or
 - c. Use of Commercial to Residential flexibility consistent with Policy 2.3.4.This prohibition shall not apply to the use of provisions of the Broward County Land Use Plan regarding affordable housing or special residential facilities.
 4. A de minimis exception shall not be applied more than once to the same plat or parcel of land within a period of five (5) years; or
 - h. The proposed development is a public transit facility. For the purposes of this paragraph, public transit facilities include transit stations and terminals; transit station parking; park and ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the maintenance or storage of aircraft. As used in this paragraph, the terms "terminals" and "transit facilities"

do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

Chapter 163.3180, Florida Statutes addresses concurrency. Section 163.3180(e) encourages local governments that apply transportation concurrency to develop policy guidelines and techniques to address potential negative impacts on future development with de minimis impacts.

C. Comprehensive Plan Consistency. The Urban Planning Division staff reviewed the proposed Land Development Code amendment for consistency with the Broward County Comprehensive Plan.

Staff finds the proposed amendment that expands the De Minimis Exception to the current Level of Service "D" transportation concurrency requirement within Broward County's Standard Concurrency Districts for proposed developments of one (1) single family dwelling or duplex to proposed development of ten (10) or less single family dwellings or one duplex consistent with the following Comprehensive Plan goals, objective, and policies:

1. Transportation Element:

- *OBJECTIVE T2.2 Broward County shall emphasize mobility improvements and development patterns that foster continued economic prosperity and enhance Broward County's attractiveness for new investments.*
- *OBJECTIVE T2.3 Broward County will maintain its concurrency system, while exploring opportunities for improvement that provide multimodal transportation enhancements.*
- *POLICY T2.3.2 Broward County will continue to be divided into Concurrency Districts, as illustrated in Map T-10. Each District shall be one of the following types:*
 1. *A Transportation Concurrency Management Area (TCMA) shall be a compact geographic area with an existing network of roads where multiple, viable alternative travel paths or modes are available for common trips. An areawide level of service standard shall be established for each such District, for the purpose of issuing development orders and permits, based on how mobility will be accomplished within the District.*
 2. *A Standard Concurrency District shall be an area where roadway improvements are anticipated to be the dominant form of transportation enhancement. A roadway level of service standard shall be established for each such District, based on the peak-hour standard volumes contained in the Florida Department of Transportation Level of Service Manual.*
- *POLICY T2.3.3 The concurrency management system shall establish the following transportation level of service (LOS) standards:*
 - ...
 - 2. *Within standard concurrency districts, the transportation LOS standards, for the purpose of issuing development orders and permits, are:*

Standard District	LOS Standard
<i>Northwest</i>	<i>Generalized two-way peak-hour LOS “D” volumes for urbanized areas</i>
<i>Southwest</i>	<i>Generalized two-way peak-hour LOS “D” volumes for urbanized areas</i>
Note: <i>Services volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas” on Table 4, Quality/Level of Service handbook published by the Florida Department of Transportation, 2012.</i>	

...

- *POLICY T2.3.5 Prior to approval for a building permit with any local government within Broward County, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County. No municipal government shall issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented. The Board may adopt land development codes which exempt categories of building permits from this requirement that clearly do not create additional transportation impacts. Section 5-182 of the Broward County Land Development Code provides regulations for the implementation and administration of Transportation Concurrency.*

2. Capital Improvements Element

- *POLICY CI3.4 The transportation concurrency management system, as described within the Transportation Element and Land Development Code, will be implemented to determine whether development orders will be issued in areas with existing roadway and other transportation deficiencies.*
- *POLICY CI3.9 Land Development Code will be revised consistent with Chapter 163, Florida Statutes, to ensure that all the objectives within the Comprehensive Plan are accomplished.*

II. Attachments

Exhibit 2: Proposed Ordinance

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO THE ADEQUACY OF THE REGIONAL ROAD
3 NETWORK; AMENDING SECTION 5-182.2 OF THE BROWARD COUNTY CODE OF
4 ORDINANCES ("CODE"), INCREASING THE DE MINIMIS EXCEPTION LIMIT; AND
5 PROVIDING FOR SEVERABILITY; INCLUSION IN THE CODE, AND AN EFFECTIVE
6 DATE.

7 (Sponsored by the Board of County Commissioners)
8

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. Section 5-182.2 of the Broward County Code of Ordinances is
12 hereby amended to read as follows:

13 **Sec. 5-182.2. Adequacy of Regional Road Network within Standard**
14 **Concurrency Districts.**

15 (a) *Regional Transportation Concurrency within Standard Concurrency*
16 *Districts.* Before a development permit is approved for an application for property within
17 a Standard Concurrency District, which application is subject to an adequacy
18 determination according to Section 5-182.1(a)(4)a) of this article, one (1) of the following
19 findings shall be made:

20 . . .

(2) The proposed development places trips on, or creates, overcapacity links within the impact area, but one (1) of the following conditions applies:

...

g) De Minimis Exception: The proposed development meets all of the following criteria:

1) The proposed development ~~is one (1)~~ consists of ten (10) or fewer single family dwellings or one (1) duplex.

...

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

Section 3. Inclusion in the Broward County Code of Ordinances.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance become part of the Broward County Code of Ordinances as of the effective date. The sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase to the extent necessary to accomplish such intention.

42 Section 4. Effective Date.
43 This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Alexis Marrero Koratich 09/16/2025
 Alexis Marrero Koratich (date)
 Assistant County Attorney

By: /s/ Maite Azcoitia 09/16/2025
 Maite Azcoitia (date)
 Deputy County Attorney

AIK/gmb
De Minimis Exception to Concurrency Ord
09/16/2025
#41005

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.