



ty of Pompano Beach
Planning and Zoning Board
DRAFT MINUTES

Wednesday, January 28, 2026

6:00 PM

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(05:05)

1. [LN-832](#) **COMPREHENSIVE PLAN TEXT AMENDMENT FOR THE WATER SUPPLY PLAN UPDATE**

Request: Comprehensive Plan Text Amendment for the Water Supply Plan Update

P&Z# 5-92000003

Owner:

Project Location:

Folio Number:

Land Use Designation:

Zoning District:

Commission District:

Agent:

Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Jean Dolan, Principal Planner, stated that the applicant, the City of Pompano Beach, is requesting approval of a Comprehensive Plan text amendment to adopt amended policies associated with the Water Supply Facilities Work Plan (WSFWP) update for the 2025–2045 planning period. She explained that the amendments apply to the Potable Water Sub-Element and the Conservation Element of the City’s Comprehensive Plan.

Ms. Dolan noted that the update is required to ensure compliance with Section 163.3177(6)(c), Florida Statutes, which requires local governments to revise their water supply facilities work plans and associated Comprehensive Plan policies within 18 months of the South Florida Water Management District (SFWMD) adopting an updated regional water supply plan. She stated that the SFWMD adopted the Lower East Coast Regional Water Supply Plan Update in September 2024, triggering the required updates. She noted that the City’s last Water Supply Facilities Work Plan update was adopted in 2020 and that an update is now required for compliance.

Ms. Dolan stated that the proposed Comprehensive Plan amendments revise policies within the Potable Water Sub-Element and the Conservation Element. She summarized that updates to the Potable Water Sub-Element include revised level-of-service standards based on updated data; identification of available treatment capacity and treatment methods to remove PFAS from treated water; anticipated changes to the City’s consumptive use permit by 2030 to accommodate PFAS treatment; updated water demand calculations for new development; and requirements for reclaimed water infrastructure installation with mandatory connection once reclaimed water becomes available.

Ms. Dolan noted that updates to the Conservation Element reflect the discontinuation of all ocean outfall of wastewater effluent by the end of 2025, as required by Ocean Outfall legislation, and the exploration of additional alternative water supply sources.

Ms. Dolan concluded that, as the amendments are consistent with Section 163.3177, Florida Statutes, and the 2024 SFWMD Lower East Coast Regional Water Supply Plan Update, staff recommends approval of the City of

Pompano Beach 2025–2045 Water Supply Facilities Work Plan–related Comprehensive Plan text amendments to the Potable Water Sub-Element and the Conservation Element.

Ms. Dolan introduced the consultant working with the City’s Utilities Department, Angelina Gregory, on behalf of Carollo Consultants, who is tasked with completing the updates, and the firm also completed the 2020 update. Ms. Gregory stated that the Water Supply Plan Update is a stand-alone document adopted by reference into the City’s Comprehensive Plan and consists of nine chapters. She explained that the City of Pompano Beach owns and operates its water treatment plant, providing potable water service to approximately 84 percent of City residents, as well as to portions of Lauderdale-By-The-Sea and Lighthouse Point, while Broward County Water and Wastewater Services provides potable water to the remaining residents.

Ms. Gregory reviewed the City’s existing water infrastructure, including raw water sources from Biscayne Aquifer wellfields, dual treatment processes at the Water Treatment Plant, and existing storage and piping infrastructure. She presented demand and supply projections, noting population projections through 2045, with water demand expected to increase from 15.07 million gallons per day (mgd) in 2025 to 18.40 mgd in 2045. She also discussed planned modifications to the Water Use Permit to support treatment upgrades for PFAS removal.

Vice-Chair Coleman asked for clarification regarding the gallons-per-capita-per-day (gpcpd) rate of 141, which is being lowered from 161 gpcpd. Ms. Gregory responded that this reduction represents the intended adopted rate, citing multiple factors contributing to the decrease. She clarified that the previously stated figures represent finished water demand and do not include water loss associated with PFAS treatment processes. She also discussed the City’s reuse water system, which has a capacity of 7.5 mgd, with future expansion plans aligned with the City’s Reuse System Master Plan. She noted that conservation programs have successfully reduced per-capita water use from 170 gpcpd in 2015 to 141 gpcpd in 2025, and that the City currently has 16 active conservation programs.

Ms. King asked whether current Capital Improvement Program (CIP) projects are accounting for the new updates and whether residents had been properly notified of rate increases related to these changes. She also asked how the updates are funded. Renuka Mohammed, Utilities Director, responded that the costs related to PFAS treatment are funded through utility ratepayers and water rates were adopted by the City Commission via ordinance.

Mr. Hartsell asked about the total capacity percentage of the reuse program (OASIS). Ms. Mohammed stated that the OASIS program is not yet at full capacity and is used to manage saltwater intrusion from the eastern wellfields. Mr. Hartsell asked whether there was any correlation between growth and reported pressure loss by users.

Ms. Worley asked for clarification regarding population projections and how fluctuations are addressed. Ms. Gregory responded that the model includes mechanisms to account for growth exceeding forecasted projections.

Ms. Coleman asked whether the City had ended ocean outfall. Ms. Gregory responded that the County discontinued ocean outfall in 2025. Ms. Mohammed added that Broward County continues to use the conveyance line to feed the OASIS plant. A replacement distribution line is in the design stages and will be constructed soon.

Vice-Chair Coleman opened public comment.

Ed Phillips, 384 NW 19th Street, asked what chemicals are used in the water treatment process and whether any are harmful. Ms. Mohammed explained the water filtration and membrane treatment process used to meet drinking water standards. Mr. Phillips asked for clarification regarding the per-capita reduction, which was addressed by Vice-Chair Coleman.

Nathanial Jordan, 590 NW 21 Ct, prompted the Utilities Director to confirm if the work related to the upgrades is affecting their water pressure and the quality of water. Ms. Mohammed affirmed the issues experienced by Mr. Jordan is not related to the upgrades but will be looking into the issue and follow up after the meeting.

Vice-Chair Coleman closed public comment.

MOTION by Tundra King and seconded by Robert Hartsell to recommend approval of the proposed policy amendments to support the implementation of the 2025 Water Supply Facilities Work Plan Update as the Board finds the proposed amendments meet the requirements of Section 163.3177, Florida Statutes and the 2024 SFWMD Lower East Coast Water Supply Plan Update. The Board voted 6-0 in favor of the motion.

