





**City of Pembroke Pines  
 Planning & Economic Development Department  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025**

<b>Agenda Date:</b>	May 14, 2026	<b>Application ID:</b>	PH 2026-0001
<b>Project:</b>	Update to Water Supply Facilities Work Plan and Text Amendments to Comprehensive Plan	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Joseph Yaciuk, Assistant Director		
<b>Applicant:</b>	City of Pembroke Pines	<b>Agent:</b>	N/A
<b>Location:</b>	Citywide	<b>Acreage:</b>	N/A
<b>Existing Zoning:</b>	N/A	<b>Existing Land Use:</b>	N/A
<b>Project Description:</b>	Public Hearing (PH 2026-0001) - The purpose of this Public Hearing is to consider text amendments to the City's Comprehensive Plan for the purpose of updating and adopting the Water Supply Facilities Work Plan which was last adopted by the City Commission on January 13, 2021 (Ordinance No. 1955). The work plan is required to be updated within 18 months after the South Florida Water Management District (SFWMD) updates the regional supply plan.		
<b>Staff Recommendation:</b>	<b>Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.</b>		
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	

**PROJECT DESCRIPTION / BACKGROUND  
PUBLIC HEARING (PH 2026-0001)**

The City of Pembroke Pines is submitting a regular-scale land use plan amendment application for the update of the Water Supply Facilities Work plan. The work plan is required to be updated within 18 months after the South Florida Water Management District (SFWMD) updates the regional supply plan. The updates include text amendments to the Future Land Use, Infrastructure, and Conservation Elements and the City's 10-year water supply facilities work plan that was adopted in 2015 and most recently amended by the City Commission in 2021 (Ordinance No. 1955).

The work plan must project the City's water use needs for at least a 10-year period; identify and prioritize the water supply facilities and sources of water that will be needed to meet the demand; and include in the City's Five-Year Schedule of Capital Improvements a financing schedule to fund the necessary capital improvements identified in the work plan. Attached is a copy of the City of Pembroke Pines, Florida 10-Year Water Supply Facilities Work Plan (WSFWP), dated February 9, 2025, prepared by the City's Utilities Division.

The City's proposed Water Supply Facilities Work Plan projects water use needs for a 10-year period. The city is not proposing any Alternative Water Supply (AWS) projects, as no water supply shortages are projected for the 10-year planning period.

Section 163.3177, and 373.709, State Statutes also require updates to the following Comprehensive Plan Elements goals, objectives and policies sections:

1. Future Land Use Element;
2. Infrastructure Element (Potable Water Supply Subsection); and
3. Conservation Element

No changes to the policies within the Intergovernmental Coordination or Capital Improvements Elements were needed.

Attached is a list of revisions to the above elements. The proposed updates are consistent with the State Statutes governing this amendment.

**STAFF RECOMMENDATION:**

Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendments to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.

**Enclosures:**

Ordinance No. 1955

List of Proposed Amendments

Email from South Florida Water Management District (4/27/2026)  
Memo from Engineering Department (4/21/2026)  
Infrastructure Element Adoption Changes  
Infrastructure Element Support Changes  
Conservation Element Adoption Changes  
Conservation Element Support Changes  
Future Land Use Element Adoption Changes  
10 Year Water Supply Facilities Work Plan

PROPOSED ORDINANCE NO. 2020-06

ORDINANCE NO. 1955

**AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING THE FUTURE LAND USE, INFRASTRUCTURE, AND CONSERVATION ELEMENTS OF THE CITY OF PEMBROKE PINES' COMPREHENSIVE PLAN BY SPECIFICALLY AMENDING THE CITY'S 10-YEAR WATER SUPPLY FACILITIES WORK PLAN ("WSFWP"); PROVIDING FOR COMPLIANCE WITH THE FLORIDA STATUTES AND THE FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida expanded the local government comprehensive planning requirements to strengthen coordination between water supply planning and land use development planning; and

**WHEREAS**, the City of Pembroke Pines (the "City") adopted and amended its 10-year Water Supply Facilities Work Plan ("WSFWP"), on April 1, 2015 by Ordinance No. 1813, as an amendment to its Comprehensive Plan pursuant to Sections 163.3177 and 373.709, Florida Statutes; and

**WHEREAS**, the City must update the WSFWP within 18 months following the South Florida Water Management District's updates to the Lower East Coast Regional Water Supply plan which took place in November 2018; and,

**WHEREAS**, the updated WSFWP plan is attached hereto and incorporated herein as Exhibit "A,"

**WHEREAS**, the updated WSFWP, which amends the City Comprehensive Plan, will further provide for more efficient communication between the City and

**PROPOSED ORDINANCE NO. 2020-06**

**ORDINANCE NO. 1955**

water service providers to ensure consistency that corresponds with projected growth and water availability; and

**WHEREAS**, this amendment complies with the South Florida Water Management District's Lower East Water Supply Plan; and

**WHEREAS**, the City Commission has conducted the duly advertised public hearings on the proposed WSFWP amendment and has considered all comments received concerning the proposed amendment to the Comprehensive Plan as required by state law and local ordinance; and

**WHEREAS**, the proposed WSFWP amendment has been reviewed by the South Florida Water Management District, and their comments transmitted to the City on November 13, 2020, have been addressed by updates to the WSFWP as well as the Goals, objectives and policies sections of the city's Comprehensive plan adoption elements; and

**WHEREAS**, City Staff has reviewed the proposed WSFWP amendment and finds that it is consistent with the state statutory requirements as well as all applicable codes and ordinances; and

**WHEREAS**, the proposed amendment to the City's Comprehensive Plan is consistent with the Broward County Comprehensive Plan, the South Florida Regional Policy Plan, and the State of Florida Comprehensive Plan; and

**WHEREAS**, On March 12, 2020, The Planning and Zoning Board, after holding a public hearing, voted to transmit the WSFWP amendments to the City

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**ORDINANCE NO. 1955**

Commission and the Florida Department of Economic Opportunity with a favorable recommendation; and

**WHEREAS**, the City Commission finds the adoption of the proposed WSWFP amendment it to be in the best interests of the health, safety and welfare of the citizens and residents of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

**Section 2.** Pursuant to Sections 163.3177 and 373.709, Florida Statutes, the City Commission of the City of Pembroke Pines hereby amends the Future Land Use, Infrastructure, Conservation Elements of the City's Comprehensive Plan by adopting the amended 10-year Water Supply Facility Work Plan, attached hereto as **Exhibit "A"** and incorporated herein.

**Section 3.** The appropriate members of the City staff are hereby authorized to take any and all steps necessary to effectuate the intent of this Ordinance.

**Section 4.** It is the intention of the City Commission of the City of Pembroke Pines, Florida that the provisions of this ordinance shall become and be made a part of the City of Pembroke Pines Code of Ordinances. The sections of

**PROPOSED ORDINANCE NO. 2020-06**

**ORDINANCE NO. 1955**

this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 5.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

**Section 6.** If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

**Section 7.** This Ordinance shall become effective immediately upon its passage and adoption.

PROPOSED ORDINANCE NO. 2020-06

ORDINANCE NO. 1955

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS 17TH DAY OF JUNE, 2020.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS 13TH DAY OF JANUARY, 2021.

CITY OF PEMBROKE PINES, FLORIDA

By: *[Signature]*  
MAYOR FRANK C. ORTIS

ATTEST:

*[Signature]* 1/14/2021  
MARLENE GRAHAM, CITY CLERK

ORTIS AYE

GOOD AYE

APPROVED AS TO FORM:

*[Signature]* 1/14/2021  
OFFICE OF THE CITY ATTORNEY

SCHWARTZ AYE

SIPLE AYE

CASTILLO AYE



**SUMMARY OF TEXT AMENDMENTS  
INCORPORATING 2025 WATER SUPPLY PLAN UPDATE  
AND AMENDMENT TO FLUE AGRICULTURAL PERMITTED USES**

<b>Element</b>	<b>Page</b>	<b>Description</b>	<b>Notes</b>
<b>Infrastructure Adoption</b>			
Sec. D - Potable Water Supply And Water Resource Management Coordination	9	Obj VII Eval Measure - Revise Year 2030 to 2035	
	10	Policy 7.2 Revise Year 2030 to 2035	
	10	Policy 7.6 Revise LOS for city and county.	
	10	Policy 7.8 – Revise adoption date of county WSP to latest in March 2026.	
	11	Add new Policy 7.11 incorporating the P Pines WSP Update by reference	Adoption date to be added once it is adopted.
	11	Obj VIII Revise Year 2030 to 2035	
	11	Obj VIII Eval Measure Revise Year 2030 to 2035	
	11	Policy 8.2 Revise Year 2030 to 2035	
	12	Policy 9.2 Revise to generically refer to Appendix section, rather than naming Appendix #.	
Appendix	Appendix	Added new “Appendices” cover page	To address “Appendix section” as referenced in the Element
	Appendix I	Added new “Appendix I” label page for the city’s 2020 WSP.	The 2020 plan was previously attached and is referred to in the text (Policy 7.9) as within the appendix section of the Infra Element.
	Appendix II	Added new “Appendix II” label page	For the 2025 WSP Update. Add the adopted 2025 Update document in this location.

<b>Infrastructure Support</b>			
I. Introduction	1-2	Add to Introduction 2024/2025 WSP summary.	
	3	Update with 24-25 summary	
	3	Update Planning Horizon	
II. Data & Analysis D. Potable Water Supply	13	Update demand for 2025 and 2040	
	14	Updated LOS standards. Update year to 2035. Update year to 2025.	
<b>Conservation Adoption</b>			
GOPS - Obj. II	1	Update to generalize as adopted/updated planning horizon, rather than state the years.	SFWMD confirmed generic is acceptable.
<b>Conservation Support</b>			
I. Introduction A. Purpose	1-2	Add to Introduction 2024/2025 WSP summary.	
	2	Update planning horizon from 2020-2030 to 2025-2035	
H. Current and Projected Water Needs	20	Update horizon. Correct Plan name. Update table reference to 1.3 (latest WSP Update Document)	
	21	Update summary and add that the WFWP as updated and adopted is incorporated by reference.	
<b>Future Land Use Support</b>			
I. Introduction	5	Add to Introduction 2024/2025 WSP summary.	
III. Analysis Requirements D. Potable Water	32	Update reference to Table 1.3 in WSP update. Update years to 2045.	
<b>Future Land Use Adoption</b>			
NO WATER SUPPLY PLAN UPDATES – ONLY AG PERMITTED USES TEXT UPDATE	28	Added new j. communication facilities Added new k. Public utilities section that matches county text and adds recycling facilities.	PH 2026-0002 Agricultural Use Amendment Only

**Yaciuk, Joseph**

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**Subject:** FW: Pembroke Pines Comprehensive Plan Amendments - Water Supply Plan Update [IMAN-ACTIVE.FID17391681] REV26-101

**From:** South Florida Local Gov Plan <[SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov)>  
**Sent:** Monday, April 27, 2026 3:43 PM  
**To:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>; Cruz, Ibel <[icruz@sfwmd.gov](mailto:icruz@sfwmd.gov)>  
**Subject:** RE: Pembroke Pines Comprehensive Plan Amendments - Water Supply Plan Update [IMAN-ACTIVE.FID17391681] REV26-101

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[External Sender]

Good afternoon Ms. Ray,

District staff previously provided comments on draft versions of the City of Pembroke Pines' "10-Year Water Supply Facilities Work Plan Update" dated January 10, 2026, and February 9, 2026. As discussed on April 24, staff review of the Conservation, Infrastructure, and Future Land Use Elements was limited to revisions shown in strike/underline. Staff have reviewed these revisions and have no comments.

Please contact [sflocalgovplan@sfwmd.gov](mailto:sflocalgovplan@sfwmd.gov) if you have any questions or need additional information.



**Stephanie Reed**

Policy and Planning Analyst  
Water Supply Implementation  
South Florida Water Management District  
**Office:** 561-682-6715 **Email:** [sreed@sfwmd.gov](mailto:sreed@sfwmd.gov)  
3301 Gun Club Road, West Palm Beach, FL 33406

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**From:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>  
**Sent:** Friday, April 24, 2026 11:08 AM  
**To:** South Florida Local Gov Plan <[SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov)>  
**Subject:** Pembroke Pines Comprehensive Plan Amendments - Water Supply Plan Update [IMAN-ACTIVE.FID17391681]

You don't often get email from [kelly.ray@gmlaw.com](mailto:kelly.ray@gmlaw.com). [Learn why this is important \[aka.ms\]](#)

[Please remember, this is an external email]

Good morning,

We are currently finalizing updates to the City of Pembroke Pines Comprehensive Plan elements to incorporate provisions from the City's recently updated Water Supply Plan (included as Appendix II of the Infrastructure Adoption Element attached). As we begin moving into the local public hearing and transmittal phase for state review, we wanted to reach out to the South Florida Water Management District for a courtesy review.

Given the District's prior coordination with the City on the Water Supply Plan update, we would greatly appreciate the opportunity for your team to review the proposed comprehensive plan revisions relative to the updated 2025 Water Supply Plan and provide any input or comments at this stage. Our goal is to proactively address any potential concerns or suggested revisions ahead of formal transmittal.

Attached please find draft revisions to the Conservation, Infrastructure, and Future Land Use Elements shown in strike/underline. Please note that the adoption date necessary to finalize Policy 7.11 within the Infrastructure Adoption Element will be added once the amendments are adopted by the City. Also attached is a tabular summary of the proposed amendments.

Thank you in advance for your time and coordination.

Please call or email with any questions you may have.

## GreenspoonMarder<sup>LLP</sup>

Kelly Ray, LEED AP BD+C

Land Planner

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**City of Pembroke Pines  
Public Services Department  
Engineering Division**



**MEMO**

**To:** Joeseph Yaciuk, Assistant Director  
Planning and Economic Development Department

**From:** Karl Kennedy, P.E. Karl M. Kennedy  
City of Pembroke Pines - Engineering Division

Digitally signed by Karl M.  
Kennedy  
Date: 2026.04.21 16:44:44 -0400

**Date:** 4/21/2026

**Re:** Project: *PH 2026-01 Water Supply Facilities Work Plan*

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The Engineering Division recommends Consideration of the proposed Water Supply Facilities Work Plan by the Local Planning Agency, which is the Planning and Zoning Board.

## OBJECTIVE VI

Continue to coordinate with the SFWMD, SBDD, and CBDD to coordinate the extension of, capacity increases and other facility improvements to meet future needs.

**Evaluation Measure Objective VI** - The City's Environmental Services Division in coordination with the appropriate drainage facility agencies shall maintain a record of drainage facility operations relating to demand and capacity; and update the record for both the short term and long term planning horizons.

Policy 6.1 - Continue to coordinate with appropriate drainage facility agencies on an annual basis to review the status of the drainage system to meet future needs.

Policy 6.2 - Continue to coordinate with appropriate drainage facility agencies to maximize the use of existing facilities by all new development so as to discourage urban sprawl.

Policy 6.3 - All new land use amendments shall be consistent with existing and programmed drainage facilities.

Policy 6.4 - All new development permits shall be issued only when determined to be consistent with existing and programmed drainage facilities.

Policy 6.5 - LDR's will be updated by 2008 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed drainage facilities.

## D. POTABLE WATER SUPPLY AND WATER RESOURCE MANAGEMENT COORDINATION

### OBJECTIVE VII

Insure the adequate provision of potable water services within the community at the time of building permit issuance by maintaining the adopted level of service.

**Evaluation Measure Objective VII** - Continue to maintain the adopted level of service beyond the year 203<sup>50</sup>.

Policy 7.1 - Maintain potable water service capacity through incorporation of any needed improvements into the City's Capital Improvements Program (*cross- reference CE Updated Policy 2.15 and CIE Policy 2.7*).

Policy 7.2 - Since potable water facilities have been determined to be available to serve the future population beyond the year 203~~50~~, monitor service demand and capacity yearly so as to identify any unforeseen facility deficiencies.

Policy 7.3 - Develop a plan for prioritizing needs and correcting deficiencies upon their identification, and that decisions regarding the location of infrastructure investments are made with priority for the lowest income neighborhoods.

Policy 7.4 - Peak and average flow design capacities shall not be exceeded.

Policy 7.5 - Continue to ensure that water supply and distribution mains provide adequate flow for both fire fighting and consumer needs.

Policy 7.6 - Level of service standard of ~~82-6881.25~~ gallons/capita/day is the level of service for the area served by the City of Pembroke Pines. s. Level of Service ~~427-113~~ gallons per day is the level of service for the area served by Broward County Water and Wastewater Services.

Policy 7.7 - The City will continue to update and adopt the 10-Year Water Supply Facilities Work Plan to increase the coordination between land use and future water supply planning within 18 months of the adoption of the regional water supply plan as required by Section 373.709 and Chapter 163, State Statutes, typically every five years.

Policy 7.8 – The adopted ~~2020~~ Broward County 10-Year Water Supply Facilities Work Plan, as adopted on ~~2/3/2021~~ March 3, 2026, is hereby incorporated by reference into the Comprehensive Plan.

Policy 7.9. The adopted 2020 City of Pembroke Pines 10-Year Water Supply Facilities Work Plan, adopted on February 3, 2021, is hereby incorporated into the City's Comprehensive Plan located within the appendix section of the Infrastructure Adoption Element.

Policy 7.10. The adopted 2015 City of Pembroke Pines 10-Year Water Supply Facilities Work Plan is hereby deleted in its entirety and replaced by the adopted 2021 City of Pembroke Pines 10-Year Water Supply Facilities Work Plan.

Policy 7.11. The adopted 2025 City of Pembroke Pines 10-Year Water Supply Facilities Work Plan Update adopted on [REDACTED] is hereby incorporated by reference into the City's Comprehensive Plan located within the appendix section of the Infrastructure Adoption Element

## OBJECTIVE VIII

Continue to provide potable water services to meet demands within the City in an efficient, economical and environmentally sensitive manner beyond the year 203<sup>50</sup>.

**Evaluation Measures Objective VIII** - Maintain record of water treatment operations relating to demand and capacity. Update both for the short term and long term planning horizons. Increase education efforts in the practices of water conservation beyond the year 203<sup>50</sup>.

Policy 8.1 - Continue to encourage the use of water conservation devices in new construction.

Policy 8.2 - The City's Utility Division will increase water conservation education programs for the residents of the City beyond the year 203<sup>50</sup>.

Policy 8.3 - Coordinate with the private sector for the extension or expansion of capacity to meet future demand.

Policy 8.4 - Continue to implement City of Pembroke Pines Code of Ordinances No. 996 which creates a water conservation plan for the City that is consistent with SFWMD's Chapter 40E-21(Water Shortage Plan).

Policy 8.5 - Continue to require the use of existing and programmed potable water facilities by all new development so as to discourage urban sprawl.

Policy 8.6 - Maximize utilization of existing potable water facilities by requiring hook-ups if water lines are within 1/4 mile from proposed subdivision or 100 ft. from a single family unit.

Policy 8.7 - All new land use amendments shall be consistent with existing and programmed potable water facilities (*cross-reference ICE Policy 2.11*).

Policy 8.8 - All new development permits shall be issued only when determined to be consistent with existing and programmed potable water facilities.

Policy 8.9 - LDR's will be updated by 2008 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed potable water facilities.

Policy 8.10 - The City will continue to update the infrastructure map on an as needed basis which shows potable water, sanitary sewer, groundwater and solid waste facilities.

## OBJECTIVE IX

To ensure that the City of Pembroke Pines addresses the availability and appropriate use of regional water supplies as well as the impacts of development upon water resource management programs and planning efforts of the South Florida Water Management District, and those of other local, regional, state and federal agencies (*cross-reference update to existing FLU Objective X*).

Evaluation Measure Objective IX – Record of water use permits consistent with the City's adopted WSFP, South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan, and the Broward County Integrated Water Resource Plan.

Policy 9.1 – The City will maintain a Water Supply Facilities Work Plan (WSFP) for at least a 10 year planning period addressing water supply facilities necessary to serve existing and future development within the City's water service area, consistent with the City's consumptive use permit.

Policy 9.2 – The City's WSFP is provided in [the Appendix section VI](#) of this element.

Policy 9.3 – The City's adopted WSFP will be updated at a minimum every five years within 18 months of updates of the SFWMD's Lower East Coast Water Supply plan that affect the City (*cross-reference FLU Policy 10.6, Updated IE Policy 10.6, CE Policy 2.18, and ICE Policy 1.9*).

Policy 9.4 – The WSFP will be used to prioritize and coordinate the replacement, expansion and/or upgrade of existing facilities used to withdraw, treat, transmit, store and distribute water to meet future needs.

Policy 9.5 – The City's WSFP considers, identifies and evaluates alternative sources of water that can be used to meet existing and future needs as well as alternative water supply project or projects available to the city should the city grow beyond the projected buildout date.

## APPENDICES

APPENDIX II

City of Pembroke Pines  
10 Year Water Supply Facilities Work Plan Update (2025)

# INFRASTRUCTURE ELEMENT SUPPORT DOCUMENT

## I. INTRODUCTION

The purpose of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element is to ensure the provision of necessary public facilities and services correlated to the future land use projections for the City of Pembroke Pines, to promote the conservation and protection of surface and groundwater resources with the goal of securing future water supplies, and for the preservation and enhancement of the regional ecosystem. The element consists of two parts: (1) The Support Document - A compilation of the Data and Analysis relative to the adequacy of facilities for future growth and development, and (2) The Adoption Document - Goals, Objectives and Policies related to the provision of the above infrastructure requirements. The majority of the adopted changes to the Infrastructure Element consist of updates to both the data and analysis, and the goals, objectives, and policies sections that reflect actual conditions and continuations in policies over the next planning horizons pursuant to the recommendations included in the City's Evaluation and Appraisal Report (EAR), adopted February 2006. In addition, Policies 2.2, 3.4, 4.4, and 5.5 were adopted as recommended by the EAR, and are consistent with the South Florida Regional Planning Council's Strategic Regional Policy Plan (Policy 2.4). Policies 7.7 and 10.6 provide for the City to adopt the Ten Year Water Supply Facilities Work Plan as required by State Statute to increase the coordination between land use and future water supply planning. Adoption of the Ten Year Water Supply Facilities Work plan is required within eighteen months of the adoption of the Lower East Coast Regional Water Supply Plan (adopted February 2007).

The work plan is required to be updated within 18 months after the SFWMD updates the regional supply plan. The SFWMD updated the Lower East Coast Regional Water Supply Plan in September 2013; therefore, the City is required to adopt the updates by March 2015. The updates include text amendments to the Future Land Use, Infrastructure and Conservation Elements and the City's 10 year water supply facilities work plan which was adopted by the City Commission in 2009 (Ordinance No. 1632). Updates were made to IE Policies 7.7 and 9.5. The SFWMD updated the Lower East Coast Regional Water [Supply Plan](#) in November 2018; therefore the City is required to adopt the updates by May 2020; however, due to Covid-19, the City's work plan was delayed. The updates for 2020 included [text amendments to the Future Land Use, Infrastructure and Conservation Elements as well as the City's 10 Year water supply facilities work plan.](#) The majority of changes were related to updating the planning horizons. [The SFWMD updated the Lower East Coast Regional Water Supply Plan in September 2024. The City updated its Water Supply Plan and related Comprehensive Plan elements, including amendments to the Future Land Use, Infrastructure and Conservation](#)

Elements. The majority of changes were related to updating the planning horizon, which is currently 2025 to 2035. The WSFWP, as adopted and updated, is incorporated within the Infrastructure adoption and support documents. The City's water supply and facilities can meet demand through the current 10-year planning horizon. No alternative water supply improvements are necessary.

This element is divided into subsections as follows:

- A. Sanitary Sewer
- B. Solid Waste
- C. Drainage
- D. Potable Water Supply and Water Resource Management Coordination
- E. Natural Groundwater Aquifer Recharge

The Data and Analysis section is located within the Support Document in the beginning part of the element and is provided for each subsection. The Adoption Document will follow the Support Document. The Sanitary Sewer, Drainage, and Potable Water Supply and Water Resource Management Coordination subsections each contain a policy which provides for the City to continue to update its maps on an as needed basis (see IE Policies 2.15, 5.6 and 8.10). Map No's IE-1 (Sanitary Sewer, Potable Water, and Solid Waste Facilities) and IE-2 (Drainage Facilities) are located in the IE - Appendix - Maps - Pages 1 and 2 respectively. All subsection objectives are followed by an evaluation measure.

The Data and Analysis has been submitted with respect to the annexed and de-annexed properties adjacent to Laguna Isles in the northwestern portion of the City of Pembroke Pines during the 2008 amendment cycle and is pending completion of the Chapter 163 process. All annexed property data and projections for the next planning horizons are included in the 10 year Water Supply Facilities Work Plan (Tables 2-7 and 2-4).

The 2002, 2004, and 2005 legislatures established a process for water supply planning, amending Chapters 163 and 373, F.S., to improve the coordination of water supply and land use planning. Senate Bills 360 and 444 strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and local government comprehensive plans. The City of Pembroke Pines falls within the Lower East Coast Regional Water Supply Plan area and is required to ensure that adequate water supplies will be available to meet future demand by developing a 10-year water supply facilities work plan (WSFWP). The WSFWP includes alternative water supplies, water reuse and conservation programs as required by State Statute, and are incorporated into the City's Comprehensive Plan through the Potable Water Supply and Water Resource Management Coordination sub-element of the Infrastructure Element. Amendments have been made to the goals, objectives, and policies and data and analysis sections of the this element, along with Future Land Use, Conservation, Capital Improvements, and

Intergovernmental Coordination Elements addressing water supply planning requirements. Cross-reference notations have been added for all applicable amendments to the elements' goals, objectives and policies sections.

Changes to this element include an update of the existing goal, proposed Objective IX (cross reference – updated existing FLU Objective X), proposed Evaluation Measure for Objective IX, proposed Policies 9.1, 9.2, 9.3 (cross reference FLU Policy 10.6, CE Policy 2.18 and ICE Policy 1.9), 9.4, 9.5, 9.6, 9.7, and 9.8 (cross reference FLU Policy 11.13, ICE Policies 1.9 and 2.11). IE Polices 9.9 and 9.8 were modified in response to DCA's Objection, Recommendation and Comment report dated August 6th, 2008. Policy 9.9 was added in response to DCA's Objection, Recommendation and Comment report dated August 6th, 2008. Previously adopted Objective IX, its Evaluation Measure and Policies 9.1 through 9.6 have been renumbered as Objective X, and Policies 10.1 through 10.6. Proposed Policy 10.7 has been added under Objective X (cross reference CE Policy 2.17). Policies 7.6, 10.5, and 10.6 (cross reference FLU Policy 10.6, IE Policy 9.3, CE Policy 2.18, and ICE Policy 1.9) have been updated. Existing Policies IE 5.3, 5.8, Objective VIII, and existing policies 8.1 through 8.10 are consistent with water supply planning requirements. The proposed WSWFP has been incorporated within this element (See Appendix – Water Supply Facility Work Plan

SFWMD updated the ~~Lower East Coast Regional Water~~LECRWSP in November 2018 ~~and in September 2024~~; therefore the City is required to adopt the updates by May 2020; however, due to Covid-19, the City's work plan was delayed. The updates ~~for 2020~~ include text amendments to the Future Land Use, Infrastructure and Conservation Elements as well as the City's 10 Year water supply facilities work plan. The majority of changes were related to updating the planning horizons. ~~The City is updating the Future Land Use, Conservation, and Infrastructure adoption elements along with the updated WSWFP. The WSWFP, as adopted and updated, will be is~~ incorporated within the Infrastructure adoption element as well as the support element. ~~The City's water supply and facilities can meet demand through the current 10-year planning horizon. No alternative water supply improvements are necessary. No alternative water supply improvements were are necessary as the adopted level of service will be maintained through the year 2040.~~

Service Area. The Infrastructure Element service area consists of the entire City of Pembroke Pines.

Planning Horizons. The Infrastructure Element planning horizons are 2025~~0~~ and 2035~~0~~.

## II. DATA AND ANALYSIS REQUIREMENTS

The area west of U.S. 27 acts as a catchment area for seepage through and under the South Florida Water Management levee on the eastern edge of the Conservation Area. There have been no improvements contemplated within this region because of the expectation that it will be maintained in an agricultural low-density posture. The South Broward Drainage District has proposed no improvements to the area west of U.S. 27 and the Borrow ditch lying west of U.S. 27 provides drainage of this property to both the C-9 Canal and C-11 Canal.

The general performance of the existing facilities, based upon the best available data and the operations of the drainage districts, indicates a very acceptable level of service being provided by the facilities. The general condition of the facilities is very good and the expected life of the facilities is long term. The manner in which the construction and improvement of the drainage facilities has occurred within the districts has been one that has limited the impacts to natural resources.

The pump stations for Canal Nos. 1, 2 and 3 have been constructed within the past fifteen years. At this time, there are no plans for any replacement, expansions, or relocation of these facilities. The pump station for Canal No. 4 has been in place for approximately twenty years and provides for all permitted and required drainage into Canal No. 4. The District completed several upgrades for this pump station in 2000. The location of the S-3 Pump Station will not change.

The South Broward Drainage District has prepared and updated a Master Water Control Plan as prepared by Calvin, Giordano & Associates, Inc., July 1998. This plan provides full protection to all lands within the District and has been prepared based upon the last criteria adopted by the South Florida Water Management District. The drainage district has always enjoyed an adequate level of service for providing this needed protection for the lands within its jurisdiction. Its existing facilities have performed adequately and are in good condition and, with general maintenance, are expected to provide long-term benefits to residents within the District. Existing regulations and programs outlined by the District maintain the functions of the natural drainage and groundwater recharge requirements of the area.

The South Broward Drainage District periodically has samples of water within the water bodies within the District tested, and this analysis indicates that for those parameters which are tested, there are no adverse conditions existing.

#### **D. Potable Water Supply and Water Resource Management Coordination**

The City of Pembroke Pines Water Treatment Plant provides potable water for the entire City of Pembroke Pines. The design capacity of the City's system in 2007 is 18 mgd. and the maximum day demand is ~~15.82~~16.09 MGD in 202~~50~~59 with a peak demand of ~~16.09~~16.57 MGD in 2040. The level of service for these facilities meets current standards and provides an adequate supply of water for the existing and

projected population of the entire City of Pembroke Pines.

Table 2-4 identifies the Utility Division's anticipated growth trends within the service area of the water plants which serve the entire City. It also identifies the per capita usage projected to occur utilizing the level of service standards updated in the Potable Water subsection of the Infrastructure Element (See IE Policy 7.6). IE Policy 7.6 reflects a level of service standard of ~~80.52~~81.25 gallons per capita per day. The previously adopted level of service was ~~406.82.68~~ gallons per capita per day. These level of service standards are in conformance with the design capacity of the plant, including the projected and/or programmed improvements. Table 2-4 demonstrates that sufficient design capacity and levels of service will be available through the year 2040. No shortfalls in water supply are projected through 2040. The Ten Year WSWFP which includes additional data and analysis of the alternative water source project and future capacity is incorporated within this element (see Appendix – 10 Year Water Supply Facility Work Plan).

The level of service change based on the data of the WSWFP has been identified within updated IE Policy 7.6 of the Potable Water subsection of the Infrastructure Element. Both the current and projected level of service in the community is adequate for potable water facilities.

The level of service as identified above demonstrates a sufficient level in accordance with the Comprehensive Plan. The condition of the water plants is very good and the expected life of the plant is well beyond the year 203~~50~~. Impacts to natural resources are minimal and the withdrawal is monitored closely by the permit with the South Florida Water Management District.

There are a few individual water wells existing in the area of Southwest 196th Avenue where previously noted septic tanks are situated for large lot developments in that area. However, once the water lines are installed in this area, these residents will be required to hook up to the City's potable water system (see IE Policy 8.6). The supply of water for these small areas utilizing water wells is adequate in quantity and quality to meet federal and state standards. These facilities are monitored and permitted by the Broward County Health Department, which is an agency of the State of Florida.

Updates to the Potable Water section under Objective VII included modifying Policy 7.3 to provide that decisions regarding the location of infrastructure investments are made with priority for the lowest income neighborhoods consistent with the South Florida Regional Planning Council's Strategic Policy 2.4. Policy 7.7 has been updated to provide for the adoption of the 10-Year Water Supply Facilities Work Plan within 18 months after the adoption of the regional water supply plan as required by State Statutes. Objective VIII, Evaluation Measure for Objective VIII, and Policy 8.9 are modified for the new planning horizons. Policy 8.10 is modified to provide for continual updates to the infrastructure map on an as needed basis. The 202~~50~~ updates includes modifications for the new planning horizons as well as the updated

# CONSERVATION ELEMENT ADOPTION DOCUMENT

## III. GOALS, OBJECTIVES AND POLICIES

### GOAL

Conserve, protect and appropriately utilize the City's natural resources.

#### OBJECTIVE I

Continue to protect, maintain or improve air quality in the City through 2030 in accordance with Broward County standards.

**Evaluation Measure Objective I** - Maintain records of permits reviewed by the Broward County Department of Planning and Environmental Protection.

Policy 1.1 - Continue to insure that all industrial uses within the community minimize the impact on air quality to the greatest extent possible through the utilization of the standards of the Broward County Department of Planning and Environmental Protection.

Policy 1.2 - Continue to implement the City's street tree planting program which aids in the maintenance of air quality.

Policy 1.3 - Continue to coordinate with Broward County, the State of Florida Department of Transportation, and other entities to facilitate alternative transportation modes, such as pedestrian walkways, bikeways, and public transit.

#### OBJECTIVE II

Conserve, appropriately use and protect the quantity and quality of the Region's water resources within the community ~~through 2030~~ in accordance with Broward County standards and the adopted Lower East Coast Regional Water Supply Plan, 2018 as adopted and updated for the applicable planning horizon.

**Evaluation Measures Objective II** - Annual record of development permits issued in compliance with Section 156.30, City Code and the Broward County Wellfield Protection Ordinance, as amended; Annual record of development permits issued that are in compliance with Section 50.35, City Code, which requires irrigation water to be provided through a non-potable water supply; and annual record of updates to the City's Ten Year WSFWP consistent with updates to the Lower East Coast Regional Water Supply Plan

Policy 2.1 - Continue to coordinate with the Broward County Department of Planning and Environmental Protection and implement Section 156.30, City Code, to comply with the Broward County Wellfield Protection Program.

# CONSERVATION ELEMENT SUPPORT DOCUMENT

## I. INTRODUCTION

### A. Purpose

The purpose of the Conservation Element of the City of Pembroke Pines (CE) is to provide a guide for the conservation, use, and protection of natural resources within the City and immediately adjacent property. The Support Document which includes the data and analysis requirements section first identifies the significant resources occurring within the community and the impacts occurring on those resources. The Adoption Document which includes the Goals, Objectives, and Policies section follows the Support Document which will help to insure commitment to long-term programs. The adopted goal of this element will help the City to continue to conserve all of its natural resources and thereby provide a high quality of life for current and future residents of the City of Pembroke Pines. All of the objectives of the CE are followed by an evaluation measure.

The majority of the revisions to the Conservation Element consist of updates to both the Data and Analysis Requirements, and the Goals, Objectives, and Policies sections that reflect actual conditions and continuations in policies over the next planning horizons pursuant to the recommendations included in the City's recently adopted Evaluation and Appraisal Report (EAR), February 2006. In addition, the element contains several policies which were part of the Academic Village Amendment (DCA Reference No. 99-1) which was adopted by the City Commission on August 18, 1999, by Ordinance No. 1309. The adopted additions to this element primarily consist of policies that provide for the preservation of vegetative communities, and for the submittal and adoption of the Ten Year Water Supply Plan eighteen months after the adoption of the regional water supply plan, in accordance with State Statutes, and the adopted EAR.

The South Florida Water Management District (SFWMD) updated the Lower East Coast Regional Water Supply Plan in November 2018 and again in September 2024; therefore the City is required to adopt the applicable updates to its 10-Year Water Supply Facilities Work Plan (WSFWP) and Comprehensive Plan elements by May 2020; however, due to Covid-19, the City's work plan was delayed. The updates for 2020 include text amendments to The City has updated its WSFWP and related Comprehensive Plan elements, including the Future Land Use, Infrastructure and Conservation Elements as well as the City's 10 Year water supply facilities work plan. The majority of changes were related to updating the planning horizon, which is currently 2025 to 2035s. The City is updating the Future Land Use, Conservation, and Infrastructure adoption elements along with the updated WSFWP. The WSFWP, as adopted and updated, will be incorporated within the Infrastructure adoption and support document element as well as the support element. The City's water supply and facilities can meet demand through the current 10-year planning horizon. No

alternative water supply improvements ~~were~~ are necessary ~~as the adopted level of service will be maintained through the year 2040.~~

The City is proposing to modify Objective IV and add policies 4.24 through 4.26 providing for the preservation and protection of the city's Bald Eagle active Bald Eagle nest. Tables CE-1 and 2 have also been updated.

On December 5<sup>th</sup>, 2017, the Broward County Commission passed Resolution No. 2017-558, designating the Buzzard's Roost Archeological Site as a historic resource. The site is identified on the City's Archeological map of the Conservation Element (CE-2) as BD92. As a result of this designation, the City is proposing to amend Policy 4.17 as follows:

Policy 4.17 - New archeological sites obtained from the Florida Master Site File Inventory were added to the City's natural resources map series (Map No. CE-2, CE – Appendix – Maps – Page 1) and will be updated on an as needed basis. The City hereby designates the Buzzards Roost Archeological site a historic resource which has a Florida Master Site File Number 8BD92, consistent with the Broward County designation pursuant to Resolution No. 2017-558, adopted December 5, 2017.

The above language has been reviewed with no objection by the county's Historic Preservation Officer, Rick Ferrer. In addition, the county does not require the City to take any action on Map No. CE-2.

Planning Horizons – The CE planning horizons are 202~~50~~ and 203~~50~~.

Service Area – The CE service area consists of the entire City of Pembroke Pines.

#### B. Physiography

The City of Pembroke Pines is situated in the southwestern portion of Broward County, which is the second largest county based upon population within the State of Florida. The County consists of approximately 1,200 square miles; however, only the eastern third (414 square miles) is considered within the planning or development area. Of these 414 square miles, the City of Pembroke Pines consists of approximately 34 square miles or approximately 9% of the entire County. The western part of the County (where Pembroke Pines is situated) is nearly level, generally a treeless plain that appears to be flat. The soils are organic and situated over a limestone base. In many places the soils are shallow; however, there are pockets of muck occurring throughout the western reaches of Pembroke Pines.

Prior to the diking of the Everglades, this area contained standing water for months at a time. However, since the draining of this area, the soils are fairly well drained organic soils subject to oxidation and subsidence. Occasionally, wild fires occur which burn off more of the organic soil, thereby decreasing the thickness of the material. Since

Management District, Broward County Water Management Division, Broward County Environmental Protection Department, and the City of Pembroke Pines. CE Policy 2.7 was adopted as recommended by the 1995 EAR to further protect the City's natural resources from pollution. CE Policy 3.2 provides for the implementation of land development regulations which manage hazardous waste in order to protect natural resources.

#### H. Current and Projected Water Needs

As noted in the Potable Water Element, there exists adequate capacity for the present/projected water needs through the year 20450. Projected water needs for the next ten years is ~~being submitted with the shown in the~~ Ten Year Water Supply Facilities ~~W~~work ~~P~~plan ~~as adopted and updated~~.

The City of Pembroke Pines continues to comply with and endorses all programs of the South Florida Water Management District pertaining to water conservation and protection (See CE Policies 2.2, 2.3, 2.4, and 2.5) which provide for the implementation of applicable land development regulations and the roles of Broward County and the State of Florida in the conservation of water resources. Additionally, the City continues to endorse and comply with the Broward County Wellfield Protection Ordinance (See CE Policy 2.1 and FLU Policy 10.1) which further protects water quality.

The current and projected water needs and sources based upon residential, commercial, industrial and other uses can be found in Table ~~2-41.3~~ of the Ten Year Water Supply Facility Work Plan ~~Update (2025)~~ which updates and replaces IE-2 of the Infrastructure Element appendix section through the ~~year-2030~~current ten year ~~planning horizon~~. The Ten Year Water Supply Plan ~~Update~~ is required to be adopted within 18 months of the adoption of the regional water supply plan. Policies CE 2.15, 2.16, FLU 10.5, and IE 7.7 and 10.6 address the Ten Year Water Supply Plan requirements.

The 2002, 2004, and 2005 legislatures established a process for water supply planning, amending Chapters 163 and 373, F.S., to improve the coordination of water supply and land use planning. Senate Bills 360 and 444 strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and local government comprehensive plans. The City of Pembroke Pines falls within the Lower East Coast Regional Water Supply Plan area and is required to ensure that adequate water supplies will be available to meet future demand, by developing a 10-year water supply facilities work plan (WSFWP). The WSFWP includes alternative water supplies, water reuse and conservation programs as required by State Statute, and are incorporated into the City's Comprehensive Plan through the Potable Water Supply and Water Resource Management Coordination sub-element of the Infrastructure Element. Amendments have been made to the goals, objectives, and policies and data and analysis sections of this element, along with Future Land Use, Infrastructure, Capital Improvements, and Intergovernmental Coordination Elements addressing water supply planning requirements. Cross-reference notations have been

added for all applicable amendments to the elements' goals, objectives and policies sections.

Conservation Element changes include Proposed Policies CE 2.17 (cross reference IE Policy 10.7), CE 2.18 (cross reference FLU Policy 10.6, IE Policy 9.3, and ICE Policy 1.9), and CE 2.19 (cross reference Existing CIE Policy 2.5). The changes also include updates to CE Objective II, Evaluation Measure for Objective II, and CE Policy 2.15 (cross reference IE Policy 7.1 and CIE Policy 2.7). Existing CE Policies 2.1 through 2.6, 2.11, 2.13, 4.11, 4.16, 4.21, and 4.22 are consistent with water supply planning requirements. In response to DCA's Objection, Recommendation and Comment report dated August 6th, 2008, CE Policy 4.23 has been added. The SFWMD updated the Lower East Coast Regional Water Supply Plan in November 2018 and again in September 2024; therefore the City is required to adopt the applicable updates by May 2020 to its 10-Year WSFWP and Comprehensive Plan elements. ; however, due to Covid-19, the City's work plan was delayed. The updates for 2020 include text amendments to The City has updated its WSFWP and related Comprehensive Plan elements, including the Future Land Use, Infrastructure and Conservation Elements as well as the City's 10-Year water supply facilities work plan. The majority of changes were related to updating the planning horizons. The City is updating the Future Land Use, Conservation, and Infrastructure adoption elements along with the updated WSFWP. The WSFWP, as adopted and updated, is incorporated within the Infrastructure adoption and support documents. The City's water supply and facilities can meet demand through the current 10-year planning horizon. The WSFWP will be incorporated within the Infrastructure adoption element as well as the support element. No alternative water supply improvements were are necessary, as the adopted level of service will be maintained through the year 2040.

The 2002, 2004, and 2005 legislatures established a process for water supply planning, amending Chapters 163 and 373, F.S., to improve the coordination of water supply and land use planning. Senate Bills 360 and 444 strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and local government comprehensive plans. The City of Pembroke Pines falls within the Lower East Coast Regional Water Supply Plan area and is required to ensure that adequate water supplies will be available to meet future demand, by developing a 10-year water supply facilities work plan (WSFWP). The WSFWP includes alternative water supplies, water reuse and conservation programs as required by State Statute, and are incorporated into the City's Comprehensive Plan through the Potable Water Supply and Water Resource Management Coordination sub-element of the Infrastructure Element. Amendments were made to the goals, objectives, and policies section and Support Document of this element, along with Infrastructure, Conservation, Capital Improvements, and Intergovernmental Coordination Elements addressing water supply planning requirements. Cross-reference notations have been added for all applicable amendments to the elements' goals, objectives and policies sections.

Future Land Use Element changes include Proposed Policies 7.9 (cross reference existing IE Policy 8.7), 10.6 (cross reference IE Policy 9.3, CE Policy 2.18, and ICE Policy 1.9) and 11.13 (cross reference IE Policy 9.8, and ICE Policies 1.9 and 2.11). Existing FLU Objectives X (cross reference IE Objective IX) and XI were updated pursuant to the above requirements. Existing FLU Policies 12.1 and 13.3 are consistent with water supply planning requirements. In response to DCA's Objection, Recommendation and Comment report dated August 6th, 2008, FLU Policies 7.10, 7.11, 11.13, and 11.14 were added.

The work plan is required to be updated within 18 months after the SFWMD updates the regional supply plan. The SFWMD updated the Lower East Coast Regional Water Supply Plan (LECRWSP) in September 2013; therefore, the City is required to adopt the updates by March 2015. The updates include text amendments to the Future Land Use, Infrastructure and Conservation Elements and the City's 10 year water supply facilities work plan which was adopted by the City Commission in 2009 (Ordinance No. 1632). FLU Policies 7.7 and 10.5 were updated. The SFWMD updated the ~~Lower East Coast Regional Water~~ LECRWSP in November 2018; therefore the City is required to adopt the updates by May 2020; however, due to Covid-19, the City's work plan was delayed. The updates for 2020 include text amendments to the Future Land Use, Infrastructure and Conservation Elements as well as the City's 10 Year ~~w~~Water ~~s~~Supply ~~f~~Facilities ~~W~~work ~~P~~plan (Work Plan). -The majority of changes were related to updating the planning horizons. The SFWMD updated the LECRWSP in September 2024. The City has updated its Work Plan and related Comprehensive Plan elements, including the Future Land Use, Infrastructure and Conservation Elements. The majority of changes are related to updating the planning horizon, which is currently 2025 to 2035. The Work Plan, as adopted and updated, is incorporated within the Infrastructure adoption and support documents. The City's water supply and facilities can meet

demand through the current 10-year planning horizon. No alternative water supply improvements are necessary.

The 2010 proposed changes include the reformatting of all elements into a support document and an adoption document. During the last EAR amendment process, DCA recommended the Comprehensive Plan Elements be reformatted into two documents, adoption and support documents. The adoption documents will typically consist of the goals, objectives and policies sections; permitted uses, non-residential intensity standards and future land use map of the Future Land Use Element; and the Ten Year Water Supply Facility Plan of the Infrastructure Element. The support documents typically consist of the data and analysis, implementation, and introduction sections of each element. Therefore, the permitted uses and non-residential intensity standards of this element have been deleted from this document and relocated to the Adoption Document of the Future Land Use Element. In addition to the above, the City is proposing a new residential land use category (High 25-50) subject to certain criteria which were developed to implement the City's redevelopment concepts for the eastern section of the city and to direct higher density residential toward areas where infrastructure exists and in closer proximity to public transit.

Proposed Policy 5.13 was added to be consistent with the Broward County Land Use plan adopted policy regarding the coordination of the county with the School Board on impacts resulting from land use plan amendment applications to the RAC, LAC, TOD and TOC categories.

On September 13, 2018, the Broward County Commission adopted the Broward Next Land Use Plan, which was an effort by the County to comprehensively update the County's land use planning program within the context of meeting the regional challenges of the county's future and anticipated population growth. The only portions of the City's future land use element affected by the proposed county changes is with respect to the County's Flexibility Zones and Rules which facilitates the arrangement of densities and intensities within the City boundaries. Prior to adoption of Broward Next, all municipalities in the county were divided into Flexibility Zones based on location and the physical attributes including street boundaries of each zone. Within each zone, the number of available reserve units which could be assigned to a non-residentially designated parcel of land was tabulated at 2 percent of total number of units permitted by land use designation. The total number of reserve units available for assignment for all the Flexibility Zones was 396. The Flexibility rules also provided a process for conversion of land use from residential to commercial and from commercial to residential without the need to apply for a land use plan amendment. The City of Pembroke Pines was divided into 13 Flexibility Zones. After adoption of Broward Next, municipalities were given the option of collapsing all the zones into one Unified Flexibility Zone.

On April 12, 2018, the Broward County Planning Council accepted the City's request to collapse all the zones into one Unified Flexibility Zone. The adopted county changes also

#### D. Potable Water

The City of Pembroke Pines Water Treatment Plant provides potable water for the entire City of Pembroke Pines. The design capacity of the City's system in 1990 was 12 mgd. and the demand for that facility was 8 mgd. with a peak demand of 12 mgd. In 2007, the design capacity of the city's system was 18 mgd.; however the plant is restricted to the 16.29 mgd allowed for by the South Florida Water Management Consumptive Use Permit (CUP). Currently, the demand for this facility is 13.5 mgd. The level of service for that facility meets current standards. The Infrastructure Element has been updated with respect to the annexed and de-annexed properties in the northwest portion of the city and effects on projected water use.

The expansion of the facility provides an adequate supply of water for the existing and projected population of the entire City of Pembroke Pines. Table 2-41.3 of the ~~proposed~~ 10 Year Water Supply Facilities Work Plan (WSFWP) Update, provides an analysis of projected water use through 2045~~0~~. No shortfalls in water supply are projected through 2045~~0~~. Adequate water will be available to serve the City's residents through 2045~~0~~.

#### E. Groundwater Recharge

The City of Pembroke Pines supports and complies with the Broward County Wellfield Protection Ordinance and the expansion of wellfields to provide potable water service for the future residents of Broward County, including the City of Pembroke Pines. Also, the City adheres to strict guidelines and standards for the pre-treatment of all stormwater discharge prior to discharge into the primary drainage system of the community in accordance with the criteria of the South Florida Water Management District, South Broward Drainage District, Central Broward Drainage District, and the Broward County Department of Planning and Environmental Protection. These pre-treatment standards continue to help insure that the aquifer is maintained to acceptable standards.



# **10 YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE 2025**

Prepared by:

CITY OF PEMBROKE PINES

UTILITIES DEPARTMENT

8300 South Palm Drive

Pembroke Pines, FL 33025

February 9, 2025

## EXECUTIVE SUMMARY

The South Florida Water Management District (SFWMD) approved the 2023-2024 Lower East Coast Water Supply Plan Update (2023-2024 LEC Update) on September 24, 2024. As a result, the City of Pembroke Pines (City) is required per Section 163.3177(6)(c)(3), Florida Statutes to prepare and adopt a Water Supply Facilities Work Plan Update (Work Plan Update) into their Comprehensive Plan no later than 18 months after the approval of the 2023-2024 LEC Update, or March 24, 2026. Once adopted, the City will be incorporating this Work Plan Update as part of the Infrastructure Element within the Water Supply section of the Comprehensive Plan. During the prior planning period, the SFWMD approved the 2018 LEC Update on November 8, 2018. Subsequently, the City issued its 10-Year Water Supply Facilities Plan dated December 28, 2020 (2020 Work Plan) which is incorporated herein by reference.

The current SFWMD water use permit, number 06-00135-W, expires on August 18, 2030 and contains the following allocation Limiting Conditions:

1. Annual Allocation shall not exceed 5695 million gallons (MG) per year (or Average Daily Flow (ADF) of 15.60 MGD)
2. Monthly Maximum allocation shall not exceed 516.45 MG.

This Work Plan Update provides for the following:

1. Confirmation that the existing Surficial Aquifer System (SAS) permitted allocations are sufficient for the planning period without Alternative Water Supply (AWS) sources.
2. Confirmation of the ability of the water supply and treatment facilities shall meet the water demand for the next 10-year planning period from 2025 to 2035.
3. Provide for documentation of the 2025 Broward County Water Supply Facilities Work Plan (County Plan) as it pertains to the Broward County service area within the City of Pembroke Pines.
4. Provide for updates to the required 2020 Work Plan Capital Improvements, maintenance and repair projects pertaining to the water supply and treatment facilities and projections of Capital Improvements, maintenance and repair projects for the planning period.

In summary, while the population is projected to increase from previous years, the City of Pembroke Pines SAS permitted allocations shall be sufficient to meet future demands

through the planning period. Therefore, no additional pumping allocations or Alternative Water Supply projects are anticipated. The water supply and treatment facilities are adequately sized for the planning period and Capital Improvements, maintenance and repair continue to be funded each year. The Broward County service area within the City of Pembroke Pines is a part of the County Plan Update and County Alternative Water Supply program. The County Plan Update is incorporated herein by reference.

## SECTION ONE

### EXISTING SAS PERMITTED ALLOCATIONS

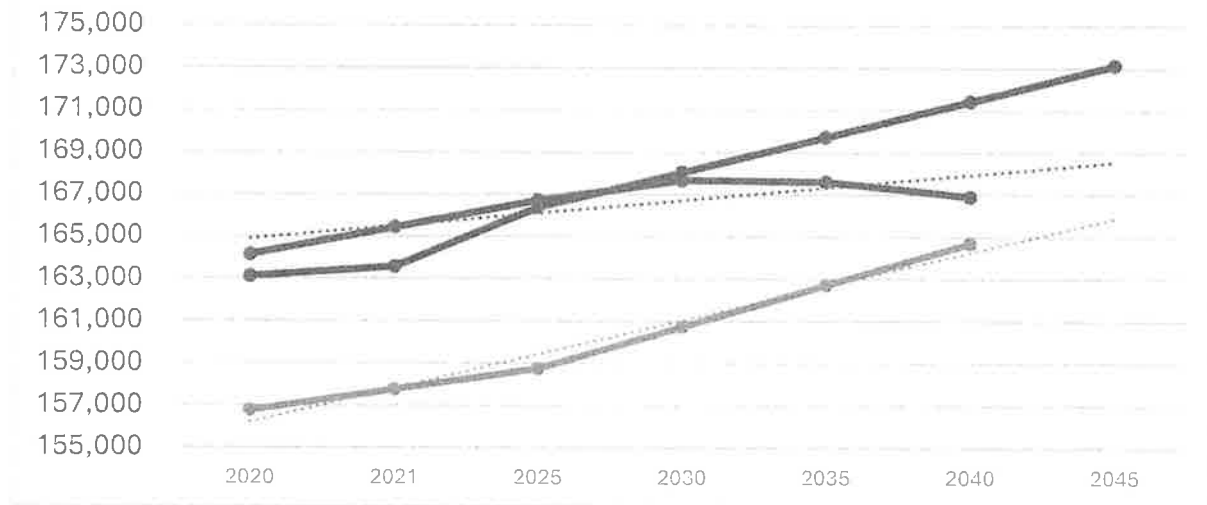
#### PART 1 - ANNAUL ALLOCATION

##### 1.01 POPULATION PROJECTIONS

Chapter Two of the 2024-2025 LEC Update provides for population projections for the planning area. Summarized below, this most current data indicates an increase in population for the City of Pembroke Pines over the previous 2018 LEC Update and the City's Utilities Comprehensive Master Plan dated August, 2023. In all calculations, this Update will utilize the 2024-35 LEC Update population projections. This data is shown below in *Table 1.1 – Population Projections* and graphically in *Figure 1.1 – Graphical Population Projections*.

SOURCE	2020	2021	2025	2030	2035	2040	2045
2023-2024 LECWSP (University of Florida's Bureau of Economic and Business Research (BEBR))	163,119	163,564	166,381	168,045	169,725	171,422	173,137
2020 CH2M Master Plan (Broward County Planning and Develop. Mgmt Div., Traffic Analysis Zone (TAZ))	156,764	157,756	158,748	160,731	162,715	164,698	
2018 LECWSP (University of Florida's Bureau of Economic and Business Research (BEBR))	164,152	165,431	166,709	167,682	167,615	166,913	

**Table 1.1 – Population Projections**



**Figure 1.1 – Graphical Population Projections**

1.02 PER CAPITA USE RATE

The 2024-2025 LEC Update Appendix contains Table A-2 “Average net (finished) water per capita use rates (in gallons per capita per day) in the LEC Planning Area”. Pembroke Pines is listed as having a per capita use rate of 80 gallons per day per capita (GPCD). Historical data from 2017-2024 indicate a slightly higher GPCD of 81.25. In all calculations, this Update will utilize the more conservative value of 81.25. This data is shown below in *Table 1.2 – Average Historical Per Capita Use Rate*.

YEAR	POPULATION	GPCD
2017	155,574	84.64
2018	155,970	87.05
2019	156,367	83.32
2020	163,119	77.21
2021	163,564	78.49
2022	164,268	78.15
2023	164,973	78.09
2024	165,677	83.07
Average GPCD		81.25

***Table 1.2 – Average Historical Per Capita Use Rate***

1.03 PROJECTED AVERAGE DAILY DEMAND (ADF)

Utilizing the University of Florida BEBR population projections and the Average GPCD rate of 81.25, the Annual Average Daily Demand may be compared to the Annual Allocation on an MGD basis. The outcome indicates that the City will not exceed the Annual Allocation of 5695 million gallons (MG) per year (daily average of 15.60 MGD) throughout the planning period. This data is shown below in *Table 1.3 – Annual Average Daily Flow Calculation* and graphically in *Figure 1.2 – Annual Average Daily Flow Versus Annual Allocation in MGD*.

YEAR	POPULATION	GPCD	ADF (MGD)	ANNUAL ALLOCATION (MGD)
2017	155,574	84.64	13.17	15.60
2018	155,970	87.05	13.58	15.60
2019	156,367	83.32	13.03	15.60
2020	163,119	77.21	12.59	15.60
2021	163,564	78.49	12.84	15.60
2022	164,268	78.15	12.84	15.60
2023	164,973	78.09	12.88	15.60
2024	165,677	83.07	13.76	15.60
2025	166,381	81.25	13.52	15.60
2030	168,045	81.25	13.65	15.60
2035	169,725	81.25	13.79	15.60
2040	171,422	81.25	13.93	15.60
2045	173,137	81.25	14.07	15.60

Table 1.3 - Average Daily Flow Calculation

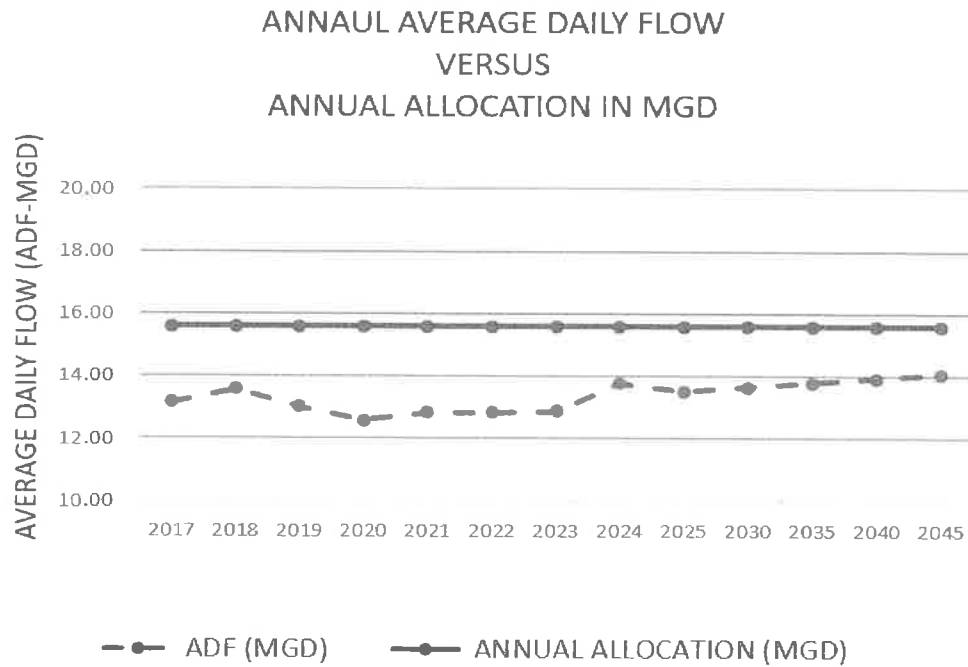


Figure 1.2 – Annual Average Daily Flow Versus Annual Allocation in MGD.

PART 2 - MAXIMUM MONTHLY ALLOCATION

2.01 DETERMINATION OF PEAKING FACTOR

Historical data presented below is taken from monthly Operating Reports (MOR's) beginning in 2017 and running through 2024. This data indicates an average ratio of Average Daily Flow to Maximum Daily Flow of 1.19. This data is seen below in *Table 1.4 – Peak Factor Calculation*.

YEAR	POPULATION	ADF (MGD)	MAX DAY (MGD)	PEAK FACTOR
2017	155,574	13.17	16.24	1.23
2018	155,970	13.58	15.52	1.14
2019	156,367	13.03	15.12	1.16
2020	163,119	12.59	15.92	1.26
2021	163,564	12.84	15.79	1.23
2022	164,268	12.84	14.49	1.12
2023	164,973	12.88	16.67	1.21
2024	165,677	13.76	15.89	1.15
Average PF				1.19

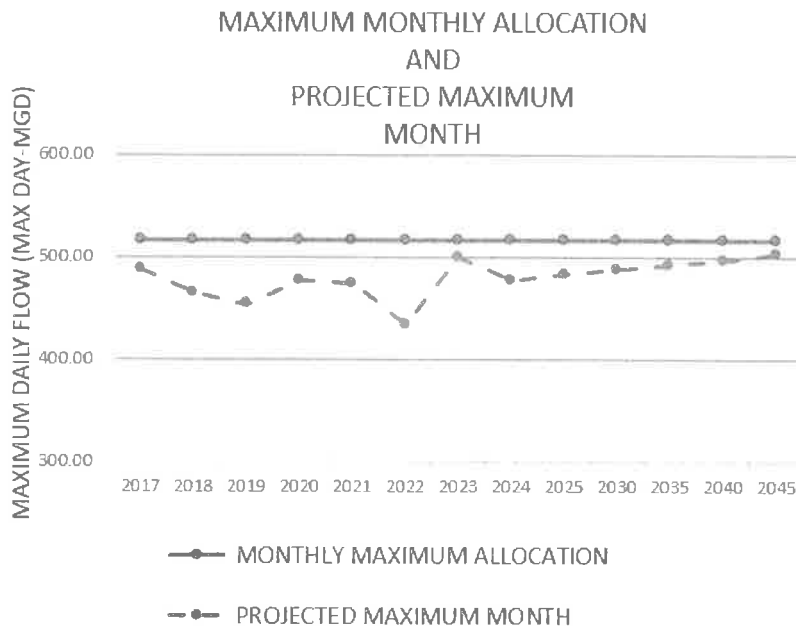
*Table 1.4 – Peak Factor Calculation.*

2.02 DETERMINATION OF MAXIMUM MONTH

Utilizing the historical Peak Factor of 1.19 from Table 1.4 and the projected Average Daily Flow values from Table 1.3, an approximation of the future Maximum Month may be determined. This data is seen below in *Table 1.5 – Maximum Month Approximation* and is shown graphically in *Figure 1.3 – Maximum Monthly Allocation and Projected Maximum Month*. The outcome indicates that the City will not exceed the Maximum Monthly Allocation of 516.45 MG throughout the planning period.

YEAR	ADF (MGD)	MAX DAY (MGD)	PEAK FACTOR	PROJECTED MAXIMUM MONTH (MGM)	MONTHLY MAXIMUM ALLOCATION (MGM)
2017	13.17	16.24	1.23	487.20	516.45
2018	13.58	15.52	1.14	465.60	516.45
2019	13.03	15.12	1.16	453.60	516.45
2020	12.59	15.92	1.26	477.60	516.45
2021	12.84	15.79	1.23	473.70	516.45
2022	12.84	14.49	1.12	434.70	516.45
2023	12.88	16.67	1.21	500.10	516.45
2024	13.76	15.89	1.15	476.70	516.45
2025	13.52	16.09	1.19	482.63	516.45
2030	13.65	16.25	1.19	487.45	516.45
2035	13.79	16.41	1.19	492.33	516.45
2040	13.93	16.57	1.19	497.25	516.45
2045	14.07	16.74	1.19	502.22	516.45

*Table 1.5 - Maximum Month Approximation*



*Figure 1.3 - Maximum Monthly Allocation and Projected Maximum Month*

## SECTION TWO

### TREATMENT SYSTEM ABILITY

#### PART 1 - WATER TREATMENT PLANT CAPACITY

The purpose of this Section is to confirm ability of the water supply and treatment facilities to meet the finished water demand for the next 10-year planning period from 2025 to 2035.

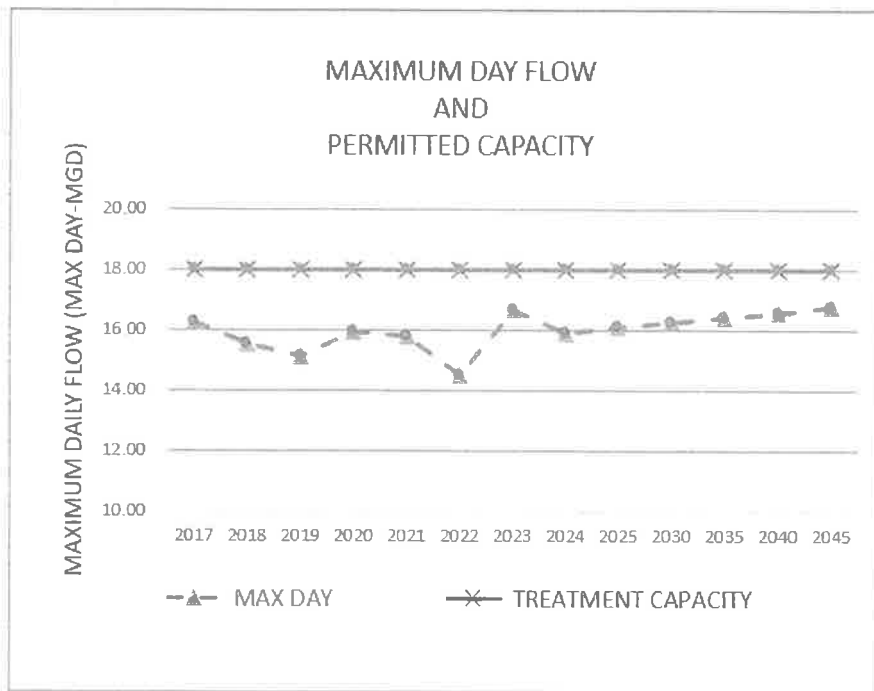
The existing water treatment plant (WTP) has a rated capacity of 18.0 million gallons per day (MGD). This is a firm capacity in that the total capacity of all water source and treatment facilities connected to a water system shall at least equal the water system's design maximum-day water demand, including fire flow (*with the largest unit out of service-emphasis added*) per 62-550.320(6). More details about the WTP and raw water production wells is found in the 2020 Work Plan which is incorporated herein by reference.

Per Table 2-6 of the 2020 Work Plan, water treatment is accomplished by four lime softening treatment units, gravity filters and associated equipment. There are no plans to change the treatment type and treatment capacity within the 10-year planning period. However, additional treatment systems for PFAS removal are underway with plans to implement these systems in compliance with the EPA deadline within the 10-year planning period. These additional treatment systems have been studied but have not been designed as of this writing. In January 2026, the City engaged a consultant to begin design of these facilities. Please refer to SECTION FOUR, UPDATED WATER SUPPLY AND TREATMENT FACILITIES WORK PLAN, Part 4, Project #12.

Utilizing the historic and projected Average Daily Flow values from *Table 1.3 – Annual Average Daily Flow Calculation* and the historical Peak Factor of 1.19 from *Table 1.4 – Peak Factor Calculation*, future Maximum Day Demand may be determined. This data is seen below in *Table 2.1– Maximum Day Flow Demands* and is shown graphically in *Figure 2.1 – Maximum Day Flow and Permitted Capacity*. The outcome indicates that the anticipated WTP Maximum Day Demand will not exceed the WTP firm capacity. In addition, the raw water production well capacity is also presented below in *Table 2.2 – Raw Water Production Capacity*. This data demonstrates that the raw water production well Firm Capacity exceeds the Maximum Day Demand.

YEAR	ADF (MGD)	MAX DAY	FIRM TREATMENT CAPACITY
2017	13.17	16.24	18
2018	13.58	15.52	18
2019	13.03	15.12	18
2020	12.59	15.92	18
2021	12.84	15.79	18
2022	12.84	14.49	18
2023	12.88	16.67	18
2024	13.76	15.89	18
2025	13.52	16.09	18
2030	13.65	16.25	18
2035	13.79	16.41	18
2040	13.93	16.57	18
2045	14.07	16.74	18

*Table 2.1- Maximum Day Flow Demands*



*Figure 2.1 - Maximum Day Flow and Permitted Capacity*

PRODUCTION WELL No.	PUMP CAPACITY (GPM)	TOTAL CAPACITY (MGD)	FIRM CAPACITY (MGD)*
1	2,800	4.03	4.03
2	1,200	1.73	1.73
3	1,200	1.73	1.73
4	2,000	2.88	2.88
5	2,700	3.89	3.89
6	1,580	2.28	-
9	3,000	4.32	-
10	2,800	4.03	4.03
11	2,800	4.03	4.03
	20,080	28.92	22.32

\* Well #6 currently under construction. The largest well, #9 - 3000 GPM, is taken out of service for this FIRM CAPACITY analysis.

*Table 2.2 - Raw Water Production Capacity*

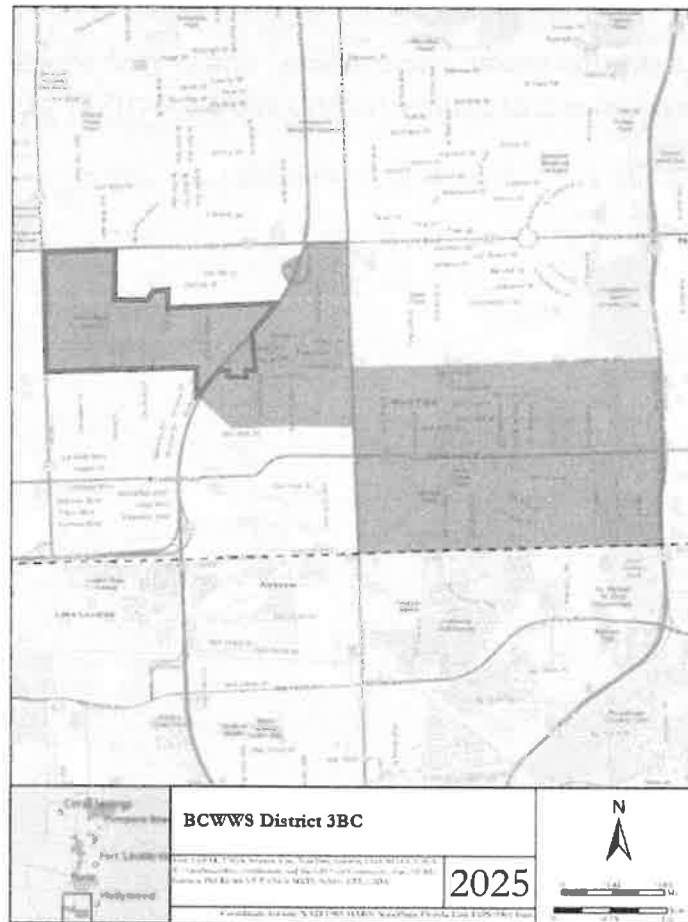
SECTION THREE

COUNTY PLAN UPDATE

PART 1 - BROWARD COUNTY SERVICE AREA

Broward County WWS (BCWWS) supplies water to a portion of Pembroke Pines which is within BCWWS District 3BC. The residential area is bound on the east by the Florida Turnpike, SW 72nd Ave on the west, SW 9th St. on the north and South Airport Rd. on the south. The area also includes North Perry Airport. This area is depicted graphically below in *Figure 3.1 – Broward County Service Area*, outlined in red.

There are no changes proposed or envisioned to the *Broward County Service Area*. This, in addition to the City’s service area, represents the totality of service areas for Pembroke Pines. There are no other service areas or types such as domestic self-service areas.



*Figure 3.1 – Broward County Service Area with Pembroke Pines Service Area highlighted in red.*

Table WS7, of the 2025 Broward County Water Supply Facilities Work Plan (County Plan) indicates population projections for the City’s Broward County Service Area. This data is repeated below in *Table 3.1 – Broward Service Area Population Projection*. More details about the Broward County Service Area is found in the County Plan which is incorporated herein by reference.

Table WS7 District 3BC - Population Projection by Municipality <sup>1</sup>

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

<sup>1</sup> Based on 2024 BC UPD PFAM update & BC WMD refinements for Service Areas

**Table 3.1 – Broward Service Area Population Projection**

The County purchases bulk treated water primarily from the City of Hollywood and distributes the treated water through the County’s distribution system. Subdistrict 3BC, including the City’s Broward County Service Area, 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. Table WS16, of the County Plan indicates the District 3A and 3BC Projected Finished Water Demands which includes the City’s Broward County Service Area. This data is repeated below in *Table 3.2 – Broward Service Area Projected Demands*.

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 3.2 – Broward Service Area Projected Demands**

The City of Hollywood is responsible for ensuring adequate raw water supply and treatment facilities to serve the County District 3 service areas. However, the County provides raw water

to Hollywood from its South System Regional Wellfield (SRW). In order to meet future demands, the County Plan indicates that 3.0 MGD of C-51 Reservoir Project Alternative Water Supply storage credits have been purchased to provide for the demands in BCWWS 3A/3BC service area through December 2065. Table WS20, of the County Plan indicates SRW Raw Water Large User Average Day Projections for District 3A and 3BC, which includes the City's Broward County Service Area. This data is repeated below in *Table 3.3 – Broward Service Area Average Day Projections with C-51 Alternative Water Supply*.

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 <sup>1</sup> (March 2018 - March 2038)	1.58	3.26	5.78	1.00	11.62
C-51 Offset Allocations <sup>2</sup> (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

***Table 3.3 – Broward Service Area Average Day Projections with C-51 Alternative Water Supply.***

Because additional water supply is not needed for the planning period, BCWWS does not have any required AWS projects in the County Plan or the 2023-24 LEC Update, Table B-13. BCWWS does, however, continue to implement its Capital Improvement Plan (CIP) and Water Conservation Programs. More information about the BCWWS CIP and Water Conservation Programs may be found in the County Plan which is incorporated herein by reference.

The City of Hollywood has identified two water supply projects. These are listed in the 2023-2024 LEC Update Table B-24 as follows:

1. Hollywood RO WTP 2.00 MGD Expansion Train E and FAS Wells F14 and F15
2. Hollywood RO WTP 2.00 MGD Expansion Train F and FAS Wells F16 and F17

Hollywood continues to implement its (CIP) and Water Conservation Programs. More information about the Hollywood CIP and Water Conservation Programs may be found in the is found in the 2025 Hollywood Water Supply Facilities Work Plan which is incorporated herein by reference.

## PART 2 - WATER CONSERVATION

The City's Water Conservation Plan, as seen in its Comprehensive Plan Conservation Element, Future Land Use Element and the Infrastructure Element, includes a variety of conservation elements including Florida Friendly Landscaping, a leak detection program and a water conserving rate structure. In addition to this, the City is one of the few local jurisdictions which has a permanent irrigation ordinance which prohibits the use of potable water for irrigation. These items contribute to the plan for water conservation, helping to reduce stress on the aquifer and allows the City to maintain one of the lowest per capita water use values in the planning area.

In addition, the City has an Agreement with Broward County, titled Cost Share Support of Water Conservation Incentives Program, and is intended to conserve water quality and quantity. It establishes an enduring water conservation ethic using education, rebates and incentives. The program uses print media, internet, posters, mailings, newsletters (electronic and printed), Facebook and Twitter to educate the public on the use of water conserving plumbing fixtures and other water conservation efforts. Incentives and rebates are given for the installation of water conserving plumbing fixtures.

In addition, the County Plan, pages 10-11, the County Plan which is incorporated herein by reference, has the following outline of Water Conservation efforts:

"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."

## SECTION FOUR

### UPDATED WATER SUPPLY AND TREATMENT FACILITIES WORK PLAN

#### PART 1 - WORK PLAN UPDATE CONCLUSIONS

In summary, while the population is projected to increase from previous years, the City of Pembroke Pines SAS permitted allocations shall be sufficient to meet future demands through the planning period. Therefore, no additional pumping allocations or Alternative Water Supply projects are anticipated. The water supply and treatment facilities are adequately sized for the planning period and Capital Improvements, maintenance and repair continue to be funded each year. This Section shall enumerate the status of the 2020 Work Plan as well as the anticipated Capital Improvements, maintenance and repair projects in the current planning period.

#### PART 2 - COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

Comprehensive Plan Goals, Objectives, and Policies (GOPs) are included in the adopted Future Land Use Element, Infrastructure Element and Conservation Element to ensure implementation and future updates of the 10 Year Work Plan as required by Section 163.3177 (6) (c), F.S. This document is to serve as the basis for the update to these planning elements. More information about statutory requirements is found in the 2020 Work Plan and is incorporated herein by reference.

#### PART 3 - 2020 WORK PLAN

The 2020 Work Plan identified the following water treatment plant Capital Improvement projects to be completed in the subsequent five years.

PROJECT	STATUS
Installation of 3-30" isolation valves.	Completed
Installation of 30" distribution flow meter.	Completed

The 2020 Work Plan identified the following wellfield system Capital Improvement projects to be completed in the subsequent five years.

PROJECT	STATUS
New 30" raw water main between the eastern wellfield and WTP.	Completed
Rehabilitation of the existing 24" raw water main.	Ongoing
Variable frequency drives installed at central wellfield	Completed
Evaluation of raw water well #6.	Completed

#### PART 4 - 2025 WORK PLAN UPDATE

The following Capital Improvements, maintenance and repair projects are projected for the water treatment plant and wellfield system for the current planning period. Additions and deletions to this projection may occur as information regarding regulatory changes, condition assessments, maintenance and repair become available.

PROJECT	APPROXIMATE SCHEDULE
1. Replacement of raw water well #6	2026-2027
2. Water treatment unit B rehabilitation	2026
3. Water treatment unit C rehabilitation	2027-2028
4. Conversion to liquid ammonia study	2027-2028
5. East HSP isolation valve insertion	2026
6. Transfer pump assessment and replacement(s)	2026
7. Polymer room rehabilitation	2027-2028
8. Electrical distribution system replacement	2026
9. High service pump evaluation and replacement(s)	2027-2028
10. VFD installation at Academic Village BPS	2027-2028
11. Rehabilitation of WS tank at Holly Lake BPS	2026
12. Implementation of PFAS treatment system and process additions (*Subject to EPA revisions)	2027-2029*