

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: February 10, 2026 **FILE:** 25-L-102

TO: Planning and Development Board

VIA: Cameron Palmer, Planning Manager
VIA: Andria Wingett, Director, Development Services
VIA: Vincent Morello, Director, Public Utilities

FROM: Adrian Montoya, Planner II

SUBJECT: An Amendment to the City’s Existing Comprehensive Plan to modify the Potable Water Sub-Element in compliance with the South Florida Water Management District’s (SFWMD) Lower East Coast Water Supply Plan as required Florida Statutes (F.S.) 163.

REQUEST:

An Amendment to the City’s Existing Comprehensive Plan to modify the Potable Water Sub-Element and to include an updated Water Supply Plan in compliance with the South Florida Water Management District’s (SFWMD) Lower East Coast Water Supply Plan as required by Chapter 163 of the Florida Statutes (F.S.), Subsection 163.3177(6)(c)3.

RECOMMENDATION:

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (25-L-102) to the City Commission with a recommendation of approval.

BACKGROUND

To address the increasing water demands of a growing population, the portions of the Florida Statutes (F.S.) that outline local government responsibilities for comprehensive planning (Chapter 163) and regional water supply planning (Chapter 373, F.S.) require that planned growth be coordinated with available water supply and treatment capacity. This legislation requires local governments to prepare a Water Supply Plan that demonstrates sufficient capacity is either available or will be provided over a minimum 10-year planning horizon. In 2020, via Ordinance O-2020-11, the City of Hollywood fulfilled the legislative requirements of Chapter 373 by updating its Water Supply Plan through the adoption of a Comprehensive Plan Amendment.

The City’s Water Supply Plan must be amended or updated within 18 months of the adoption of the South Florida Water Management District’s (SFWMD) Lower East Coast Water Supply Plan (“LEC PLAN”). The most recent update of the LEC Plan was adopted on September 24, 2024. Therefore, the City must prepare a new or updated Water Supply Plan that considers the most recent LEC Plan update. Updates

to the City's Water Supply Plan is a comprehensive plan amendment, as required by Subsection 163.3177(6)(c)3., F.S.

The City of Hollywood, Department of Public Utilities has worked closely with the appropriate agencies to update the Water Supply Plan in order to ensure consistency with the LEC Water Supply Plan recently approved by the SFWMD and water supply concurrency requirements.

REQUEST

The Water Supply Plan characterizes water utilities serving the City's jurisdiction and presents development of traditional and alternative water supplies, bulk sale agreements, and conservation and reuse programs that are necessary to serve existing and new development for a minimum of 10-year planning period while complying with regulatory requirements. The updates to the Water Supply Plan include the following:

- Population projections up to the year 2045 within the City of Hollywood's jurisdiction and City of Hollywood, Department of Public Utilities' service area; these are aggregate population projections with the service area as a whole that are consistent with the approach used in the most recent SFWMD LEC Plan;
- Water demand projections up to the year 2045 are based on aggregate demands over the service area, which includes an implicit assumption that customer makeup will not change significantly over the planning horizon;
- Assessment of current water supply sources and facilities for each water utility serving the City's jurisdiction and their adequacy for projected demands;
- Review and identification of water conservation and reuse practices and regulations within the City's service area;
- Demonstration that the City of Hollywood has coordinated with other service providers supplying within the City's jurisdiction (i.e. Broward County Water and Wastewater Services and the City of Fort Lauderdale) to ensure that short- and long-term water supply needs will be met; and
- Review and update the goals, objectives, and policies required to implement the Water Supply Plan and water supply concurrency requirements.

The findings of the updated Water Supply Plan include the following:

- With regards to permitted raw water allocation, existing treatment capacity and current and projected potable water production, the City of Hollywood is well positioned and has plentiful water supply to meet its development goals during and beyond the planning horizon of the year 2045;
- The Water Supply Plan documents that the City of Hollywood is aggressively and proactively improving its existing and aged water treatment and distribution infrastructure but no capacity-related or water supply-related capital improvement projects are necessary within the planning horizon; and
- The City of Hollywood continues to successfully implement water conservation efforts, which have assisted the City to reduce its per capita consumption from 114 gpcd to 98.9 gpcd.

Finally, updates to the Water Supply Plan prompted updates to the Potable Water Sub-Element as included in the City's Comprehensive Plan (See Attachment A).

Status of the City's Comprehensive Plan (Hollywood 2050)

The City of Hollywood is currently in the process of preparing Hollywood 2050, a comprehensive update to the City's Comprehensive Plan. The draft plan has been substantially developed; however, further advancement toward adoption is temporarily on hold pending clarity from the Florida Legislature regarding the scope and application of Senate Bill 180 (2023).

Pursuant to SB 180, local governments are prohibited from adopting land development regulations or comprehensive plan amendments that are more restrictive or burdensome than those in effect as of the legislation's effective date, unless expressly authorized. Until such time as the current legislative session provides corrective or clarifying action, staff is proceeding under the assumption that the City may not adopt comprehensive plan provisions that would be construed as more restrictive than those contained in the currently adopted Comprehensive Plan.

As a result, and to ensure continued compliance with state and regional water supply planning requirements, the City is advancing necessary amendments to its Existing Comprehensive Plan to incorporate the updated Water Supply Plan. This approach allows the City to meet the statutory coordination requirements of Chapters 163 and 373, Florida Statutes, and to demonstrate good-faith efforts toward adoption within the required timeframe established by the South Florida Water Management District's Lower East Coast Water Supply Plan.

These amendments are administrative and regulatory in nature, are not intended to alter the City's long-term growth vision, and do not prejudice the future adoption of Hollywood 2050 once legislative constraints are resolved. Rather, they ensure that the City remains in compliance with state law while preserving flexibility for the comprehensive update when statutory conditions allow.

RECOMMENDATION

Based on the recommendation of approval by the Planning and Development Board, a public hearing will be held by the City Commission considering the adoption and transmittal of the updated Water Supply Plan, and subsequent Comprehensive Plan Amendment to the Florida Department of Economic Opportunity (DEO) for formal review and issuance of an Objections, Recommendations and Comments (ORC) Report.

ATTACHMENTS

- ATTACHMENT A: Updated Water Supply Plan Potable Water Sub-Element
- ATTACHMENT B: Water Supply Facilities Work Plan (WSFWP) 2025 Update
- ATTACHMENT C: South Florida Water Management District's Lower East Coast Water Supply Plan