

# MONARCH HILL

## Application for Amendment to the Broward Municipal Services District Future Land Use Map



Prepared By:

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CT&A Project No. 77-1061

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**I. POPULATION**

- Population projections resulting from proposed land use amendment (indicate year).**

No increase in population will result from the proposed land use plan amendment.

**II. LAND USE COMPATIBILITY**

- Identify the maximum development potential of the site under the proposed future land use designation and describe the methodology used to determine the maximum development potential.**

The maximum development potential of the site under the proposed future land use designation of Industrial was determined by applying a maximum development potential of 10,000 Square Feet of industrial use per gross acre of the amendment. The gross acreage is 24.201 Acres which equates to 242,010 Square feet of industrial use.

- Provided a table and map(s), scaled at 1 inch equal to 300 feet (other scales may be accepted), showing the existing land uses, zoning districts, and future land use designations of the site and properties adjacent to the proposed amendment site.**

**LAND USE & ZONING:**

Existing Land Use(s)	Electrical Generation	Proposed Land Use(s)	Industrial
Existing Zoning	PUD, M-4	Proposed Zoning	A-6
Adjacent Uses:		Adjacent Plan Designations	
<i>North</i>	Industrial	<i>North</i>	Industrial (Deerfield Beach)
<i>South</i>	Land Fill	<i>South</i>	Industrial
<i>East</i>	Land Fill	<i>East</i>	Industrial
<i>West</i>	Industrial/Office/ Land Fill	<i>West</i>	Industrial

See Exhibit A – Land Use Map

- Describe how the amendment is consistent with the existing land uses and proposed future land use designations adjacent to the side and what provisions have or will be made to ensure land use compatibility.**

The proposed future land use designation of Industrial is compatible with the property immediately adjacent to the site as all of the property surrounding this site on the north, south, east, and west currently has a land use designation of Industrial. In 2002, the land use was changed from Industrial to Electrical Generation Facility. This Land Use Plan Amendment is changing the land use designation back to Industrial.

**4. Describe how any potential incompatibility will be mitigated.**

No incompatibility is expected.

**5. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map and identify the uses.**

The amendment is part of the Monarch Hill landfill owned and operated by the Applicant.

**III. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

The items below must be addressed to determine the impact of the amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

**A. Sanitary Sewer Analysis**

**1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.**

The amendment site is not currently or proposed to be served by septic tanks.

**2. Identify the sanitary sewer facilities serving the amendment site including the current and committed demand on current and planned plant capacity.**

"The referenced development's wastewater will be treated at North Regional Wastewater Treatment Plant (NRWWTP)."<sup>1</sup>

"As of August 31, 2019, the one-year average day flow for the NRWWTP was 69.0 MGD and committed capacity was 0.67 MGD average day flow, for a total of 69.67 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand."<sup>1</sup>

"The NRWWTPs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 25.33 MGD (95.00 - 69.67)."<sup>1</sup>

"No expansion of the treatment plant is contemplated as projections indicate it will be sufficient beyond the year 2035."

(1) Information from Broward County letter issued by Broward County Water and Wastewater Engineering Division dated September 5, 2019.

**3. Identify the additional demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

<b>TABLE 2 SANITARY SEWER IMPACT</b>			
	<u>Use</u>	<u>Calculation</u>	<u>Total (GPD)</u>
<b>Current</b>	Electrical Generation (242,010 sq. ft.)	x .10 GPD per sq. ft. <sup>1</sup>	= 24,201 GPD
<b>Proposed</b>	Industrial (242,010 sq. ft.)	x .10 GPD per sq. ft. <sup>1</sup>	= 24,201 GPD
<b>Change</b>			<b>0 GPD</b>

(1) Broward County Chapter 27, Section 27-201

4. **Identify the projected plant capacity and demand for the short- and long-range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.**

<b>TABLE 3 PROJECTED PLANT CAPACITY &amp; DEMAND – SANITARY SEWER North Regional Wastewater Treatment Plant (NRWWTP)</b>		
	<b>2020</b>	<b>2025</b>
Projected Plant Capacity	95 MGD <sup>1</sup>	95 MGD
Projected Plant Demand	69.97 MGD <sup>1</sup>	sufficient
Planned Plant Expansions	No Planned Expansion at this time <sup>1</sup>	

(1) Information from Broward County letter issued by Broward County Water and Wastewater Engineering Division dated September 5, 2019

5. **Identify the existing and planned service to site – provide information regarding the existing and proposed trunk lines and lateral hookups to the amendment site.**

There is an existing 10" – 12" Gravity Sewer in NW 48<sup>th</sup> Street that serves the Site. There are three (3) gravity connections of 8", 10" and 10" as well as a 10" force main that discharge waste from an on-site private lift station to the existing 10" force main in NW 48<sup>th</sup> Street. The lines are adequately sized in this area to provide service to the amendment site.

6. **Correspondence from sewer provider verifying information submitted as part of the application. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit B: Sanitary Sewer Correspondence, and below:

Name: Mario C. Aispuro  
 Position: Land Development Project Coordinator  
 Agency: Planning and Development Coordination Section, Broward county  
 Water and Wastewater Engineering Division  
 Phone: (954) 831-0745  
 Address: 2555 West Copans Road, Pompano Beach, FL 33069

## **B. Potable Water Analysis**

1. **Provide data & analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

"The 2AWTP receives its raw water supply from the 2A and North Regional wellfields whose source is the Biscayne Aquifer. These wellfields have a combined Consumptive Use Permit (CUP) from the South Florida Water

Management District (SFWMD) that was issued on March 13, 2008 and will expire on March 13, 2028. The CUP allows for an annual average raw water withdrawal of 16.91 MGD. Even though the level of service standard for source of supply is maximum day flow, the CUP does not contain maximum day withdrawal values. However, the CUP average withdrawals can be translated to its finished water maximum day equivalent, which is 21.32 MGD for the 2AWTP, based on a maximum day to average day ratio of 1.30 and a 3% allowance for in-plant uses of raw water.”<sup>1</sup>

“Current available source of supply capacity is 18.68 MGD (21.32 - 40.00).”<sup>1</sup>

“By 2040, our current customers and non-rezoning - non land use plan amendment future customers would require 19.23 MGD of wellfield capacity, leaving 2.09 MGD (21.32 less 19.23) finished water maximum day demand of wellfield capacity for rezoning and land use plan amendments.”<sup>1</sup>

“Please note that the above-mentioned limitation on our source of supply is a "paper" limitation imposed by the CUP. The wellfields have an actual firm physical capacity of over 40.00 MGD.”<sup>1</sup>

(1) Information from Broward County letter issued by Broward County Water and Wastewater Engineering Division dated September 5, 2019.

**2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant capacity and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

“The amendment site is located within the Broward County District 2. It is served by the District 2 Water Treatment Plant (2AWTP). The current permitted capacity is 30.00 MGD. As of August 31, 2019, the one-year maximum day flow of the 2AWTP was 17.50 MGD and committed capacity was 0.50 MGD maximum day flow, for a total of 18.00 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.”<sup>1</sup>

“The SFWMD Consumptive Use Permitted withdrawal allows for an annual average raw water withdrawal of 16.91 MGD.”<sup>1</sup>

The SFWMD permit was issued on March 13, 2008 and will expire on March 13, 2028.<sup>1</sup>

(1) Information from Broward County letter issued by Broward County Water and Wastewater Engineering Division dated September 5, 2019.

**3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

<b>TABLE 6 WELLFIELDS</b>	
Capacity	21.32 MGD <sup>1</sup>
Current +Committed Capacity	19.23 MGD <sup>1</sup>
Remaining Capacity	2.09 MGD <sup>1</sup>
Expiration Date of SFWMD Permit	3/13/2028 <sup>1</sup>

(1) Information from Broward County letter issued by Broward County Water and Wastewater Engineering Division dated September 5, 2019.

4. Identify the net impact on potable water demand, based on adopted level of service (LOS) standard resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

<b>TABLE 7 POTABLE WATER IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
<b>Current</b>	Electrical Generation (242,010 sq. ft.)	x .10 GPD per sq. ft. <sup>1</sup>	= 24,201 GPD
<b>Proposed</b>	Industrial (242,010 sq. ft.)	x .10 GPD per sq. ft. <sup>1</sup>	= 24,201 GPD
<b>Change</b>			<b>0 GPD</b>

(1) Broward County LDC Part II Chapter 5 Article IX. Division 2

5. Identify the projected capacity and demand for the short- and long-range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

<b>TABLE 8 POTABLE WATER DEMAND AND CAPACITY</b>		
	<b>2020</b>	<b>2040</b>
Projected Plant Capacity	30 MGD	30 MGD
Projected Plant Demand*	18 MGD	19.23 MGD
Planned Plant Expansions	None planned	
Planned Wellfield Expansions	None planned	

6. Correspondence from potable water provider verifying the information submitted as part of the application. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit B: Potable Water and below:

Name: Mario C. Aispuro

Position: Land Development Project Coordinator

Agency: Planning and Development Coordination Section, Broward county Water and Wastewater Engineering Division

Phone: (954) 831-0745

Address: 2555 West Copans Road, Pompano Beach, FL 33069

### **C. Drainage Analysis**

1. Provide the adopted LOS standard for the service area in which the amendment is located and the current level of service.

Road Protection – Local Roadways typically not greater than fifty feet wide Rights-of-Way shall have the crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Arterial and Collector Roadways with Rights-of-Ways typically greater than fifty feet wide shall have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings – Lowest floor elevation shall be no lower than the elevation for the respective area depicted on the "100-Year Flood Elevation Map," the FEMA Base Flood Elevation plus one or two feet, whichever is higher.

Off Site Discharge – Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less or Pre-development versus Post-development.

Storm Sewers – Design frequency minimum to be three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.

Flood Plain Routing – Calculated flood elevations based on the ten-year one day duration, twenty five-year and one-hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and the "100-Year Flood Elevation Map."

Antecedent Water – The higher elevation of either the control level elevation or the elevation depicted on the map "Average Wet Season Water Levels."

On Site Storage - Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.

2. **Identify the drainage district in which the amendment is located, including secondary drainage canals, primary drainage canals, and other water control structures. Describe how water flows through the drainage facilities, including the direction of flow.**

The amendment site is located within the Broward County Water Control District 2. The flows from the Site are conveyed south via the Broward County Water Control District #2 C-3 Canal and eventually discharge to the South Florida Water Management District's C-14 Canal.

3. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

There are no planned drainage improvements identified.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

**Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

The facility previously operated under ISW Permit number FLS267520-003-ISW (Industrial Stormwater Discharge). Effective April 5, 2016 the facility was covered by FDEP's MSGP FLR05H946-001 Multi Sector General Permit. The facility does not have an ERP. The surface water management is covered by the NPDES Multi Sector Permit for discharges.

Wheelabrator was a stormwater discharge facility and operated in accordance with the Individual Stormwater (ISW) discharge permit number FLS267520 which authorized the discharge to surface water of stormwater associated with industrial activities (SWAWIA), as defined in 40 CFR 122.26(b)(14), issued under Sections 403.087, 403.088 and 403.0885, Florida Statute (F.S.). This permit included the entire Wheelabrator property.

On April 2016, WM obtained approval from the Florida Department of Environmental Protection (FDEP) for covering the Wheelabrator facility under the Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activities (MSGP). The facility number of FLR05H946-001 was assigned to the facility. According to the FDEP approval the facility falls under Sector(s) P of the MSGP. The activation date of the permit was April 8, 2016 and it will expire April 7, 2021.

On April 20, 2016, the above ISW discharge permit was deactivated for the Wheelabrator facility by the FDEP. As of that date, the WAFR Facility ID # FLS 267520 was placed in inactive status.

5. **If the area in which the amendment is located does not meet the adopted LOS standard and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Not applicable. The area does meet the adopted LOS standard.

6. **Correspondence from drainage district verifying the information submitted as part of the application. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit C: Drainage Correspondence and below:

Name: Mr. Carl Archie

Position: Engineer IV

Agency: Broward County Water and Wastewater Services/Water Management Division

Phone: (954) 831-0753

Address: 2555 West Copans Road, Pompano Beach, FL 33069

#### **D. Natural Groundwater Aquifer Recharge Analysis**

1. **Describe the impacts to the ability of the property to provide aquifer recharge, including the impact on the percentage of pervious area.**

Over 95 percent of the Wheelabrator property is impermeable surface. The two existing surface water ponds are lined and therefore impermeable as well. Therefore, very little of precipitation falling on the property may infiltrate into the ground. As a result, aquifer recharge through the surface area of the Wheelabrator property is insignificant. The proposed land use plan amendment

is not anticipated to reduce the insignificant permeable areas of the property and having an adverse impact on the aquifer recharge rate.

2. **If potential negative impacts are identified, describe how these impacts will be mitigated.**

See above, no negative impacts are anticipated.

3. **Letter from Broward County Environmental Planning and Community Resilience Division verifying the above information.**

See Exhibit D: Letter from Environmental Protection and Growth Management issued by:

Name: Mr. Robert Rudolph

Position: Water Planning Program Manager

Agency: Broward County Environmental Protection and Growth Management Department – Environmental Planning and Community Resilience Division

Phone: (954) 519-1270

Address: 115 S. Andrews Avenue, Room 329H, Fort Lauderdale, FL 33301

#### **E. Solid Waste Analysis**

1. **Provide the adopted LOS standard.**

The adopted level of service standard for industrial use is 2lb. per 100 sq. ft. per day. This is using the Factory/Warehouse Solid Waste Generation rate as there is no rate for Industrial use.

2. **Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity, and planned landfill/plant capacity.**

Waste Management provides solid waste collection and disposal for unincorporated Broward County. The current capacity at the Monarch Landfill is 20,000,000 cubic yards.

3. **Identify the net Impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.**

<b>TABLE 9 SOLID WASTE IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
<b>Current</b>	Electrical Generation (242,010 sq. ft.)	x 2 lbs./100 sq. ft./day <sup>1</sup>	= 4,840.20 lbs/day
<b>Proposed</b>	Industrial (242,010 sq. ft.)	x 2 lbs./100 sq. ft./day <sup>1</sup>	= 4,840.20 lbs/day
Source: (1) Broward County Comprehensive Plan, Table 6-A, Solid Waste Generation Rates			<b>Change</b> <b>0 lbs/day</b>

4. **Correspondence from the service provider verifying the information submitted as part of the application. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit E: Solid Waste Correspondence and below:

Name: Mr. Ronald M. Kaplan  
 Position: Authorized House Counsel  
 Agency: Waste Management Inc. of Florida  
 Phone: 954-984-2021  
 Address: 2700 Wiles Road  
 Pompano Beach, FL 33073

#### **F. Recreation and Open Space Analysis**

- 1. Provide the adopted LOS standard for the service area in which the amendment is located and the current level of service.**

The adopted level of service for Broward County is three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.

*Source: Broward County LDC Sections 5-182(q) and 5-182(h)*

Existing Acreage	Acreage Demanded	Surplus or Deficiency	Acres per 1,000 Persons
67.76	49.07	18.69	4.14

*Notes: Broward County Comprehensive Plan, Recreation and Open Space Element, Table 9.2 "Existing Needs Analysis for Local Parks, Unincorporated Area 2011"*

- 2. Identify the parks serving the service area in which the amendment is located, including acreage and facility type, e.g. neighborhood, community or Regional Park.**

Name	Facility Type	Acreage
Everglades Holiday Park	Activity	29.1
Everglades Park	Activity	50
Delevoe Park	Activity	30.2
Franklin Park	Activity	2.06
Lafayette Hart	Activity	1.8
Boulevard Gardens	Resource	0.96
Dillard Park Green Space	Resource	3.93
Total		118.05

- 3. Identify the net impact on demand for park acreage, as resulting from this amendment.**

The proposed land use plan amendment does not contain a residential component and therefore will not increase the demand for park acreage.

4. **Identify the projected park needs for short- and long-range planning horizons as identified within the adopted comprehensive plan. Provide need projections and information regarding planned expansions including year, funding sources, and other relevant information.**

<b>TABLE 11 PARK NEEDS</b>			
<i>Planning Horizon</i>	<i>Population<sup>(1)</sup></i>	<i>Demand</i>	<i>Supply<sup>(2)</sup></i>
2015 (short)	14,934	x .003 = 44.8 acres	67.76 acres
2040 (long)	22,225	x .003 = 66.7 acres	67.76 acres
<small>(1) Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017  (2) Broward County Comprehensive Plan, Recreation and Open Space Element, Table 9.2 "Existing Needs Analysis for Local Parks, Unincorporated Area 2011"</small>			

## **G. Traffic Circulation Analysis**

1. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted LOS standard and current standard for each roadway.**

The roadway network that will be most impacted by the proposed amendment include one (1) east-west facility and two (2) north-south roadways. These three roadways include Wiles Road (NW 48<sup>th</sup> Street/Green Road), Lyons Road and Powerline Road.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable levels of services.

2. **Identify the projected LOS standard for the roadways impacted by the proposed amendment for the short- (five-year) and long-range planning horizons. Utilize average daily and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short term horizon year was assumed to be the year 2025 while the long term planning horizon was assumed to be the year 2040. The 2025 and 2040 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2017 and 2040.

3. **Analyze the traffic impacts from the amendment. Calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a new increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short- (5 year) and long-range plan horizons.**

A trip generation comparison analysis was undertaken between the potential development under the current land use designation and the potential development under the proposed land use designation. The trip generation comparison analysis was based on the following assumptions:

## MAXIMUM LAND USE AND INTENSITY – Existing Land Use Designation

- 242,020 square feet of Electrical Generation Facility (treated as light industrial)

TABLE 1a Wastewater Management Existing Traffic Conditions (Daily Volumes)							
Roadway	From	To	Number of Lanes	Roadway Capacity	Current AADT	Level of Service	
						Adopted	Current
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	37,810	31,000	D	C
	Lyons Road	Project Site	4	37,810	30,000	D	C
	Project Site	Powerline Road	4	37,810	28,500	D	C
	Powerline Road	Military Trail	4	37,810	27,000	D	C
Lyons Road	Sample Road	Wiles Road	6	53,910	45,000	D	C
	Wiles Road	Sawgrass Exwy	6	53,910	45,000	D	C
Powerline Road	Sample Road	NW 48/49th St	6	59,900	41,000	D	C
	NW 48/49th St	SW 10th Street	6	59,900	38,500	D	C

Source: Broward County Metropolitan Planning Organization

TABLE 1b Wastewater Management Existing Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	Number of Lanes	Roadway Capacity	Current Peak Hour Volume	Level of Service	
						Adopted	Current
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	3,401	2,945	D	C
	Lyons Road	Project Site	4	3,401	2,850	D	C
	Project Site	Powerline Road	4	3,401	2,708	D	C
	Powerline Road	Military Trail	4	3,401	2,565	D	C
Lyons Road	Sample Road	Wiles Road	6	4,851	4,275	D	C
	Wiles Road	Sawgrass Exwy	6	4,851	4,275	D	C
Powerline Road	Sample Road	NW 48/49th St	6	5,390	3,895	D	C
	NW 48/49th St	SW 10th Street	6	5,390	3,658	D	C


Source: Broward County Metropolitan Planning Organization

TABLE 2a Wastewater Management Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2025/2040	Short Term (2025)		Long Term (2040)	
				AADT	LOS	AADT	LOS
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4/4	31,660	C	34,300	C
	Lyons Road	Project Site	4/4	32,860	C	44,300	F
	Project Site	Powerline Road	4/4	31,400	C	43,000	F
	Powerline Road	Military Trail	4/4	30,380	C	43,900	F
Lyons Road	Sample Road	Wiles Road	6/6	44,880	C	44,400	C
	Wiles Road	Sawgrass Exwy	6/6	48,680	C	63,400	F
Powerline Road	Sample Road	NW 48/49th St	6/6	43,460	C	53,300	C
	NW 48/49th St	SW 10th Street	6/6	42,100	C	56,500	C

Source: Broward County Metropolitan Planning Organization


 Year 2025/Year 2040

TABLE 2b Wastewater Management Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2025/2040	Short Term (2025)		Long Term (2040)	
				AADT	LOS	AADT	LOS
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4/4	3,008	C	3,259	D
	Lyons Road	Project Site	4/4	3,122	C	4,209	F
	Project Site	Powerline Road	4/4	2,983	C	4,085	F
	Powerline Road	Military Trail	4/4	2,886	C	4,171	F
Lyons Road	Sample Road	Wiles Road	6/6	4,264	C	4,218	C
	Wiles Road	Sawgrass Exwy	6/6	4,625	C	6,023	F
Powerline Road	Sample Road	NW 48/49th St	6/6	4,129	C	5,064	C
	NW 48/49th St	SW 10th Street	6/6	4,000	C	5,368	D


 Year 2025/Year 2040

### MAXIMUM LAND USE AND INTENSITY – Proposed Land Use Designation

- 242,020 square feet of industrial use

Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that on a daily basis and during the critical PM peak hour, there is not additional traffic impacts associated with this Land Use Plan Amendment.

TABLE 3a Trip Generation Summary (Existing Use) Waste Management								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
G.Light Industrial (LUC 110)	242,010	975	86	75	11	68	9	59
<b>External Trips</b>		<b>975</b>	<b>86</b>	<b>75</b>	<b>11</b>	<b>68</b>	<b>9</b>	<b>59</b>

Source: ITE Trip Generation Manual (10th Edition)

TABLE 3b Trip Generation Summary (Proposed Use) Waste Management								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
G.Light Industrial (LUC 110)	242,010	975	86	75	11	68	9	59
<b>External Trips</b>		<b>975</b>	<b>86</b>	<b>75</b>	<b>11</b>	<b>68</b>	<b>9</b>	<b>59</b>

Source: ITE Trip Generation Manual (10th Edition)

<b>Difference in Trips</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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TABLE 4a Wastewater Management Project Impacts (Daily Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 0		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	37,810	10%	0	0.0%	No
	Lyons Road	Project Site	4	37,810	50%	0	0.0%	No
	Project Site	Powerline Road	4	37,810	50%	0	0.0%	No
	Powerline Road	Military Trail	4	37,810	10%	0	0.0%	No
Lyons Road	Sample Road	Wiles Road	6	53,910	15%	0	0.0%	No
	Wiles Road	Sawgrass Exwy	6	53,910	25%	0	0.0%	No
Powerline Road	Sample Road	NW 48/49th St	6	59,900	15%	0	0.0%	No
	NW 48/49th St	SW 10th Street	6	59,900	25%	0	0.0%	No

Source: Broward County Metropolitan Planning Organization

TABLE 4b Wastewater Management Project Impacts (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 0		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	3,401	10%	0	0.0%	No
	Lyons Road	Project Site	4	3,401	50%	0	0.0%	No
	Project Site	Powerline Road	4	3,401	50%	0	0.0%	No
	Powerline Road	Military Trail	4	3,401	10%	0	0.0%	No
Lyons Road	Sample Road	Wiles Road	6	4,851	15%	0	0.0%	No
	Wiles Road	Sawgrass Exwy	6	4,851	25%	0	0.0%	No
Powerline Road	Sample Road	NW 48/49th St	6	5,390	15%	0	0.0%	No
	NW 48/49th St	SW 10th Street	6	5,390	25%	0	0.0%	No

Source: Broward County Metropolitan Planning Organization

NOTE: Significant is defined as project impacts equal or greater than 3% of the roadways Capacity.

#### 4. Provide any transportation studies relating to this amendment.

A transportation analysis is presented herein (refer to Tables 1a through 4b).

**H. Transit Analysis**

1. **Provide the adopted LOS standard for the service area in which the amendment is located and the current LOS standard.**

Based on discussions with Broward County Transit, it is our understanding that an official transit level of service has not been determined yet. Only roadways have an adopted level of service which has been addressed as part of the Traffic Circulation section of this report.

2. **Identify the transit modes, existing and planned transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

Broward County Transit Route 14 is located within 1/3 mile of the subject site.

3. **Quantify the change in mass transit demand resulting from this amendment.**

<b>TABLE 12 CHANGE IN MASS TRANSIT DEMAND</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
<b>Current</b>	Electrical Generation (242,010 sq. ft.)	68 Trips x 1.64%	2 = Trips <sup>1</sup>
<b>Proposed</b>	Industrial (242,010 sq. ft.)	68 Trips x 1.64%	2 = Trips <sup>1</sup>
<b>Change</b>			<b>0 Trips <sup>1</sup></b>

Source: Broward County Transportation Element Table 3-42  
<sup>1</sup> P.M. peak hour

4. **Identify the projected transit capacity and demand for the short- (five year) and long-range planning horizons as identified within the adopted comprehensive plan. Provide need projections and information regarding planned expansions including year, funding sources, and other relevant information.**

The transit capacity for the short-term and long-range planning horizons have been requested from Broward County Transit. This information will be provided as soon as it is received. Additionally, based on discussions with BCT, a future transit line is planned along Wiles Road adjacent to the subject amendment area for both the eastbound and westbound directions.

5. **Describe how the proposed amendment furthers or supports transit use.**

The industrial site will provide connectivity to existing sidewalks on both sides of Wiles Road. Therefore, future employees will have safe and adequate access to existing bus stops associated with BCT Route 14

6. **Correspondence from transit provider verifying the information submitted as part of the application. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit F: Mass Transit Request letter and below:

Name: Noemi Hew  
 Agency: Broward County Service and Capital Planning/Transit Division  
 Position: Senior Planner  
 Phone: (954) 357-8380  
 Fax: (954) 978-1189

Address: 1 North University Drive  
Plantation, Florida 33324

**7. Provide any special transportation studies relating to this amendment.**

As indicated in the Traffic Circulation section of this report, the transportation analysis is presented in Tables 1a through 4b.

**I. Public School Facilities Analysis**

**1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

The following schools serve the area:

Elementary: Quite Waters  
Middle: Crystal Lake  
High School: Monarch

**2. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

School	Benchmark Enrollment	Gross Capacity	Over + Under -
Quiet Waters Elementary	1282	1600	-318
Crystal Lake Middle	1340	1583	-243
Monarch High	2365	2360	+5
Source: School Board of Broward County: Current School Year Data 17/18			

**3. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.**

The proposed land use plan amendment does not contain a residential component, therefore there are no additional student demands resulting from this amendment.

**4. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five-year capital plan. Provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

Information not required since the proposed land use plan amendment has no impact of student demands.

**5. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

Information not required since the proposed land use plan amendment has no impact of student demands.

**6. Correspondence from the School Board of Broward County verifying the information submitted as part of the application. Correspondence must**

**contain name, position, and contact information of the party providing information.**

Information not required since the proposed land use plan amendment has no impact of student demands.

#### **IV. ANALYSIS OF HISTORIC AND ENVIRONMENTAL RESOURCES**

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, how they will be protected or mitigated.

**A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the Broward County Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the site. Please refer to attached letter from Florida Division of Historical Resources. See Exhibit G: Historical Resources Letter.

**B. Archaeological sites listed on the Florida Master Site File.**

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the Broward County Comprehensive Plan indicates that no archeological sites are located on or adjacent to the site. Please refer to attached letter from Florida Division of Historical Resources. .See Exhibit G: Historical Resources Letter.

**C. Wetlands**

According to the Broward County Wetland map, dated September 17, 2015, there are no known wetlands within the amendment site.

**D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.**

There are no known Local Areas of Particular Concern within the amendment site.

**E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.**

The subject site is not within the "Areas for Planning Consideration" as shown on the Priority Planning Area map.

**F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

There are no endangered or threatened species or species of special concern known to inhabit the subject site.

**G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

There are no plants listed on the Regulated Plant Index known to inhabit the site.

- H. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield.**

The attached map represents the Broward County Wellfield Map dated 2016. The map wellfield protection zones as defined in Section 27-376 of the wellfield protection ordinance for Chapter 27, Article XIII of the Broward County Code as approved by the Board of County Commissioners on June 11, 2013, and also the Floridan wellfield protection zones located in Broward County. As shown in the map, the Wheelabrator property is outside any of the Broward County wellfields protection zones and Floridan wellfield protection zones located in Broward County.

- I. Soils - indicate whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

To prepare the site for development, the entire or part of the infrastructure currently existing at the site may be removed and ground will be cleaned of all debris generated during removal. The existing structure is resting on deep piles for structural stability. If the structure remains, any proposed activity within the structure will have no adverse impact to the integrity of the foundation system below. If the structure is removed, partly or entirely, the subsurface piles where the existing structure is resting one will be cut at around 5 ft National Geodetic Vertical Datum (NGVD) elevation. A site investigation will be performed to identify those areas with sub-standard materials below surface. A dynamic compaction program will be designed to densify foundation in areas with sub-standard materials, if required. Those parts of the facility that need to be regraded will be graded to new design lines and elevations. These activities are not anticipated to cause major excavations or high build-up of ground surface.

Currently, there are no natural features or environmentally sensitive areas on the Wheelabrator property; therefore, no mitigation will be required.

- J. Beach Access - indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.**

The site is not ocean-front.

## **V. HURRICANE EVACUATION ANALYSIS**

**(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency).**

**Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County RESC.**

The subject site is not located in Hurricane Evacuation Zone.

**VI. ENERGY CONSERVATION ANALYSIS**

1. **How does the proposed amendment discourage urban sprawl, ensure the timely, cost-effective provision of public facilities and services, conserve energy and water resources and promote the reduction of greenhouse gases.**

The amendment provides additional regional capacity for solid waste management. The amendment area will be included in Applicant's gas collection and energy generation system. Additional capacity allows for local solid waste disposal and avoids the carbon footprint and energy loss associated with trucking solid waste to more distant solid waste facilities.

2. **How does the proposed land development patterns and the current and proposed intermodal transportation system work in coordination to create housing and transportation options, compact, energy efficient development and conserve natural and man-made resources.**

Amendment is consistent with and part of the Monarch Hill landfill. This land development pattern commenced many years ago. The site is served by numerous transportation alternatives including bus route 14. The availability of solid waste disposal spaces allows for Broward County to continue creating housing options that are compact, energy-efficient and conserve both natural and man-made resources.

**VII. REDEVELOPMENT ANALYSIS**

1. **Indicate if the proposed amendment is located within an identified redevelopment (i.e. Community Redevelopment Agency (CRA), Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopments and promote approved redevelopment plans.**

The site is not located within an identified redevelopment area.

2. **If the proposed amendment is located in the CRA area, provide correspondence from the Community Redevelopment Agency (CRA) verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.**

The site is not located within a Community Redevelopment Agency area.

**VIII. AFFORDABLE HOUSING ANALYSIS**

Proposed amendments adding 100 or more residential units to the existing densities approved by the BCLUP are subject to the Broward County Land Use Policy 2.16.2 regarding Affordable Housing. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

1. **The applicant shall provide an estimate of its supply of affordable housing utilizing the methodology described in the report entitled "Recommended Methodology for Supply and Demand Analysis for Broward County Affordable Housing Market," prepared by Meridian Appraisal Group in June 2015.**

The amendment does not contain or add any residential units.

2. The applicant shall address existing land development regulations, such as streamlined permitting, and existing Comprehensive Plan policies, such as bonus densities, which promote the availability of affordable housing with the BMSD.

The amendment does not contain or add any residential units.

**IX. INTERGOVERNMENTAL COORDINATION ANALYSIS**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The proposed amendment site is adjacent to the City of Deerfield Beach. Additional copies will be provided.

**X. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN**

List the objectives and policies of the Broward County Comprehensive Plan which are consistent and compatible with this proposed amendment.

Public Facilities and Services

Policy 3.4.2: Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available and properly zoned in anticipation of future needs.

Solid Waste

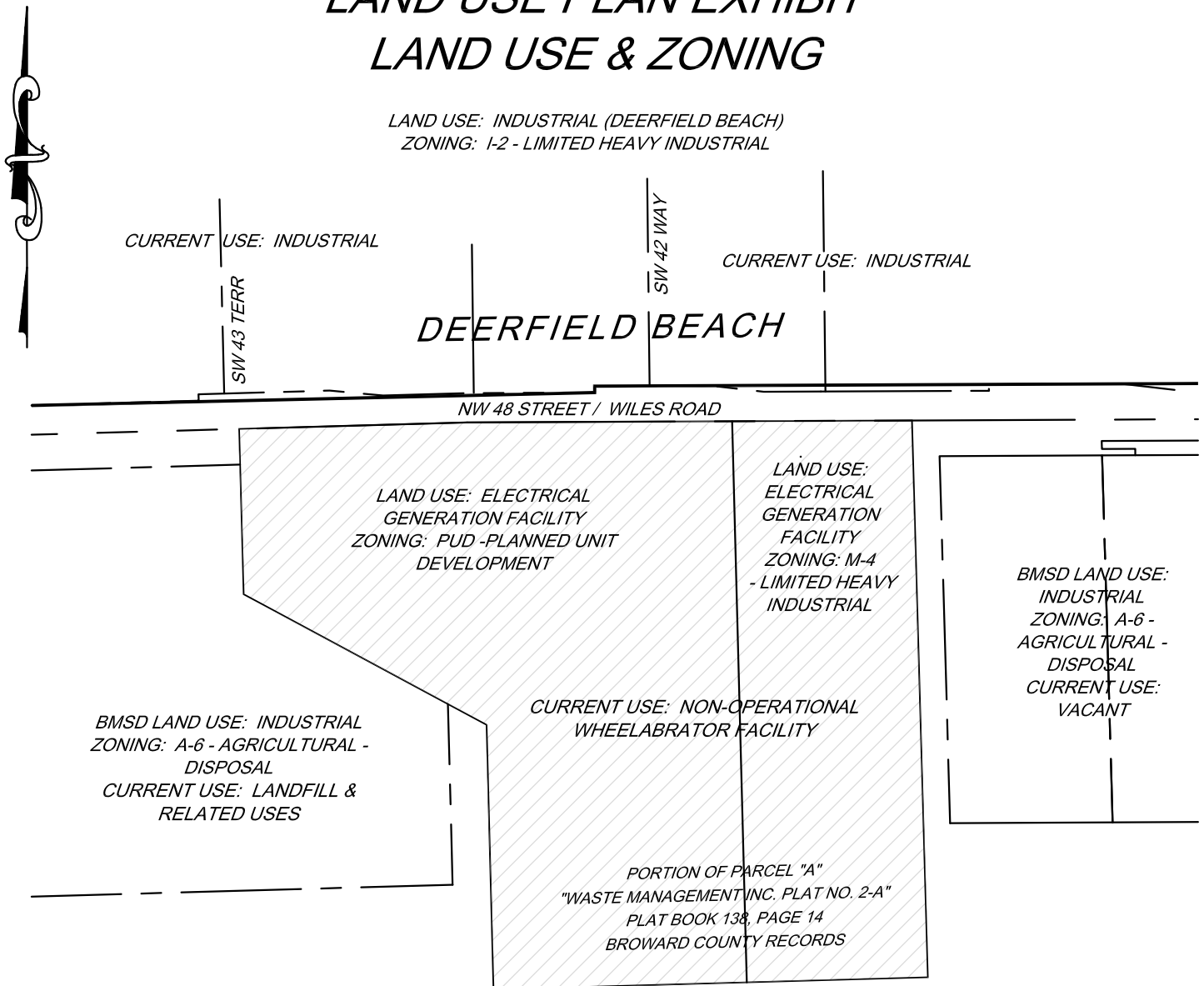
Policy 2.11.8: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

# ***BMSD AMENDMENT MAP - EXHIBIT A***

## ***LAND USE PLAN EXHIBIT***

### ***LAND USE & ZONING***

LAND USE: INDUSTRIAL (DEERFIELD BEACH)  
ZONING: I-2 - LIMITED HEAVY INDUSTRIAL



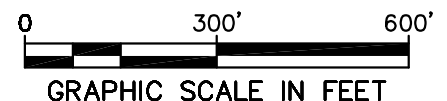
## ***BROWARD MUNICIPAL SERVICES DISTRICT (BMSD)***

### ***(UNINCORPORATED BROWARD COUNTY)***

BMSD LAND USE: INDUSTRIAL  
ZONING: A-6 - AGRICULTURAL - DISPOSAL  
CURRENT USE: LANDFILL



**CRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417  
TEL: (561) 688-5010 FAX: (561) 688-1037  
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 739-6400 FAX: (954) 739-6409  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114



CTA PROJECT # 77-1061.001.28



Public Works Department • Water and Wastewater Services  
**WATER AND WASTEWATER ENGINEERING DIVISION**  
2555 West Copans Road • Pompano Beach Florida 33069  
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

September 5, 2019

Joseph D. Handley, P.L.A.  
Vice President, Planning and Landscape Architecture  
Craven Thomson & Associates, Inc.  
3563 N.W. 53<sup>rd</sup> Street  
Fort Lauderdale, FL 33309

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE  
TO: MONARCH HILL  
FOLIO NUMBER: 484216090010**

Dear Mr. Handley:

Reference is made to your September 3, 2019 letters, attached, regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the referenced development located within Unincorporated Broward County.

Nothing in this letter reserves capacity for the referenced development.

**POTABLE WATER SOURCE OF SUPPLY AND TREATMENT**

The referenced development will be supplied with potable water treated at the District 2 Water Treatment Plant (2AWTP).

The referenced development is expected to decrease potable water demand from its current land use potential of 0.0547 million gallons per day (MGD) to 0.0484 MGD, for a decrease of 0.0063 MGD average day finished water demand. The level of service standard for potable water source of supply (wellfields) and treatment plants is maximum day flow. The average day to maximum day conversion factor for the 2AWTP is 1.30, therefore the proposed development will diminish finished potable water maximum day demand by 0.0081 MGD (0.0063 times 1.30).

As of August 31, 2019, the one-year maximum day flow of the 2AWTP was 17.50 MGD and committed capacity was 0.50 MGD maximum day flow, for a total of 18.00 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

## **Source of Supply**

The 2AWTP receives its raw water supply from the 2A and North Regional wellfields whose source is the Biscayne Aquifer. These wellfields have a combined Consumptive Use Permit (CUP) from the South Florida Water Management District (SFWMD) that was issued on March 13, 2008 and will expire on March 13, 2028. The CUP allows for an annual average raw water withdrawal of 16.91 MGD. Even though the level of service standard for source of supply is maximum day flow, the CUP does not contain maximum day withdrawal values. However, the CUP average withdrawals can be translated to its finished water maximum day equivalent, which is 21.32 MGD for the 2AWTP, based on a maximum day to average day ratio of 1.30 and a 3% allowance for in-plant uses of raw water.

Current available source of supply capacity is 18.68 MGD (21.32 – 40.00).

By 2040, our current customers and non rezoning - non land use plan amendment future customers would require 19.23 MGD of wellfield capacity, leaving 2.09 MGD (21.32 less 19.23) finished water maximum day demand of wellfield capacity for rezoning and land use plan amendments.

Please note that the above-mentioned limitation on our source of supply is a “paper” limitation imposed by the CUP. The wellfields have an actual firm physical capacity of over 40.00 MGD.

## **Treatment Plant**

The 2AWTP's permitted capacity is 30.00 MGD. Current available treatment plant capacity is 12.00 MGD (30.00 – 18.00).

By 2040, our current customers and non-land use plan amendment future customers are forecasted to require 19.23 MGD of treatment capacity (see explanation above on current forecast), leaving 10.77 MGD (30.00 - 19.23) finished water maximum day demand of treatment capacity for rezoning and land use plan amendments.

## **WASTEWATER TREATMENT**

The referenced development's wastewater will be treated at North Regional Wastewater Treatment Plant (NRWWTP).

The referenced development is expected to decrease wastewater demand from its current land use potential of 0.547 MGD to 0.0484 MGD, for a decrease of 0.0063 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

## **Treatment Plant**

As of August 31, 2019, the one-year average day flow for the NRWWTP was 69.0 MGD and committed capacity was 0.67 MGD average day flow, for a total of 69.67 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

The NRWWTPs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 25.33 MGD (95.00 – 69.67).

No expansion of the treatment plant is contemplated as projections indicate it will be sufficient beyond the year 2035.

## **POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING**

The level of service standard for potable water distribution systems is maximum day plus fire flow or peak hour, whichever is most stringent. The level of service standard for wastewater collection systems is peak flow. In addition, WWS analyzes piping systems in both existing and future demand configurations to determine which configuration is most stringent. WWS does not analyze piping systems at this early stage in the development process as our piping systems continually change. Please contact this office again when site plan details are more firm, a few months prior to the beginning of detailed design, to obtain more information on the piping system's ability to provide the required level of service.

Please contact me at (954) 831- 0930 or [maispuero@broward.org](mailto:maispuero@broward.org) if you have any questions.

Sincerely,



Mario C. Aispuro

MA/bgb

Attachment

C: Rolando Nigaglioni, P.E., Planning and Development Manager  
File: Rezoning and Land Use Plan Amendments

September 3, 2019

via email: [maispuero@broward.org](mailto:maispuero@broward.org)

CRANEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

Mr. Mario C. Aispuro  
Land Development Project Coordinator  
Planning and Development Coordination Section  
Water and Wastewater Engineering Division  
2555 W. Copans Road  
Pompano Beach, Florida 33069

**RE: MONARCH HILL  
LAND USE PLAN AMENDMENT  
POTABLE WATER ANALYSIS  
CTA PROJECT NO. 77-1061**

Dear Mr. Aispuro:

We are preparing a Land Use Plan Amendment (LUPA) application to County for the above referenced project. The property is located in Unincorporated Broward County and a project location sketch is attached for your use. The Land Use Amendment Site changes the existing land use of Electrical Generation to Commerce to be consistent with the surrounding Land Use designations. For the purposes of calculating the commerce square footage, the County utilizes 10,000 SF of Commerce Use per gross acre.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the potable water analysis. The analysis is as follows:

- 1. Provide data & analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The amendment site is located within the Broward County District 2. It is served by the Broward County Water Treatment Plant 2A.

3563 N.W. 53rd Street  
Fort Lauderdale, FL 33309-6311  
(954) 739-6400  
Fax (954) 739-6409

<b>Table 5 WATER SUPPLY</b>						
<b>Quantity</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
Population Served	111,496	116,272	120,159	124,209	125,431	125,992
Raw Water	13.83	14.42	14.90	15.40	15.55	15.61
Demand per Capita (GPD)	124	124	124	124	124	124
Average Daily Demand (MGD)	13.83	14.42	14.90	15.40	15.55	15.61
Total Average Daily Demand (MGD)	15.21	15.86	15.86	16.39	16.94	17.11
Permitted Amount (MGD, Annual Average)	30	30	30	30	30	30
Permitted Surplus (Deficit)	3.67	3.08	2.60	2.10	1.95	1.89

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant capacity and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

<b>TABLE 6 PLANT CAPACITY &amp; DEMAND – POTABLE WATER Broward County Water Treatment Plant 2A</b>	
Current Plant Capacity	30.0 MGD
Current Plant Demand	16.4 MGD
Committed Plant Demand*	0.45 MGD
SFWMD Permitted Withdrawal (Maximum Daily Permitted)	24.3 MGD
Expiration Date of FDEP Permit (#06-58-00010)	

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

<b>TABLE 7 WELLFIELDS</b>	
Capacity	24.3 MGD
Current +Committed Capacity	24.3 MGD
Remaining Capacity	24.3 MGD
Expiration Date of SFWMD Permit (#)	March 13, 2028

4. Identify the net impact on potable water demand, based on adopted level of service (LOS) standard resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 8 POTABLE WATER IMPACT			
	Use	Calculation	Total
Current	Electrical Generation	20,000,000 GPY <sup>1</sup>	= 54,794 GPD
Proposed	Commerce 242,010 sq. ft.	x .20 GPD per sq. ft. <sup>2</sup>	= 48,402 GPD
Change			= -6,392 GPD

1) Based on Historical Data  
2) Broward County LDC Part II Chapter 5, Article IX, Division 2

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

TABLE 9 POTABLE WATER DEMAND AND CAPACITY		
	2020	2040
Projected Plant Capacity	24.0 MGD	24.0 MGD
Projected Plant Demand	12.84 MGD	14.04 MGD
Planned Plant Expansions	None	
Planned Wellfield Expansions	None	
Year and Funding Sources	None	

The service provider letter shall verify the information in items 1 – 5 above. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**

  
JOSEPH D. HANDLEY, P.L.A.

Vice President, Planning and Landscape Architecture

JDH/fd

Enclosure

September 3, 2019

via email: [maispuero@broward.org](mailto:maispuero@broward.org)

Mr. Mario C. Aispuro  
Land Development Project Coordinator  
Planning and Development Coordination Section  
Water and Wastewater Engineering Division  
2555 W. Copans Road  
Pompano Beach, Florida 33069

**RE: MONARCH HILL  
LAND USE PLAN AMENDMENT  
SANITARY SEWER ANALYSIS  
CTA PROJECT NO. 77-1061**

CRANEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

Dear Mr. Aispuro:

We are preparing a Land Use Plan Amendment (LUPA) application to County for the above referenced project. The property is located in Unincorporated Broward County and a project location sketch is attached for your use. The Land Use Amendment Site changes the existing land use of Electrical Generation to Commerce to be consistent with the surrounding Land Use designations. For the purposes of calculating the commerce square footage, the County utilizes 10,000 SF of Commerce Use per gross acre.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the sanitary sewer analysis. The analysis is as follows:

1. **Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.**

The amendment site is not currently or proposed to be served by septic tanks.

2. **Identify the sanitary sewer facilities serving the amendment site including the current and committed demand on current and planned plant capacity.**

<b>TABLE 3 SANITARY SEWER DEMAND AND CAPACITY North Regional Water Treatment Plant</b>	
Plant Capacity	95 MGD ADF
Current + Committed Plant Demand	85 MGD
Planned Plant Capacity	95 ADF through 2040
Source: Broward County Comprehensive Plan	

3563 N.W. 53rd Street  
Fort Lauderdale, FL 33309-6311  
(954)739-6400  
Fax (954) 739-6409

3. Identify the additional demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 4 SANITARY SEWER IMPACT			
	Use	Calculation	Total (GPD)
Current	Electrical Generation	20,000,000 GPY <sup>1</sup>	= 54,794 GPD
Proposed	Commerce 242,010 sq. ft.	x .20 GPD per sq. ft. <sup>2</sup>	= 48,402 GPD
Change			-6,392 GPD

<sup>1</sup>) Based on historical data

<sup>2</sup>) Source: Broward County Chapter 27 Section 27-201

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information

TABLE 5 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER North Regional Water Treatment Plant		
	2018	2025
Projected Plant Capacity	95 MGD	95 MGD
Projected Plant Demand	85 MGD	85 MGD
Planned Plant Expansions	No planned at this time	
Funding Sources	N/A	

5. Identify the existing and planned service to site – provide information regarding the existing and proposed trunk lines and lateral hookups to the amendment site.

There is an existing 10" – 12" Gravity Sewer in NW 48<sup>th</sup> Street that serves the Site. There are three (3) gravity connections of 8", 10" and 10" as well as a 10" force main that discharge waste from an on-site private lift station to the existing 10" force main in NW 48<sup>th</sup> Street. The lines are adequately sized in this area to provide service to the amendment site.

The service provider letter shall verify the information in items 1 - 5 above. The letter must contain the name, position and contact information of party providing information. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

Mr. Mario C. Aispuro  
CTA Project No. 77-1061  
September 3, 2019  
Page 3

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JOSEPH D. HANDLEY, P.L.A.  
Vice President, Planning and Landscape Architecture

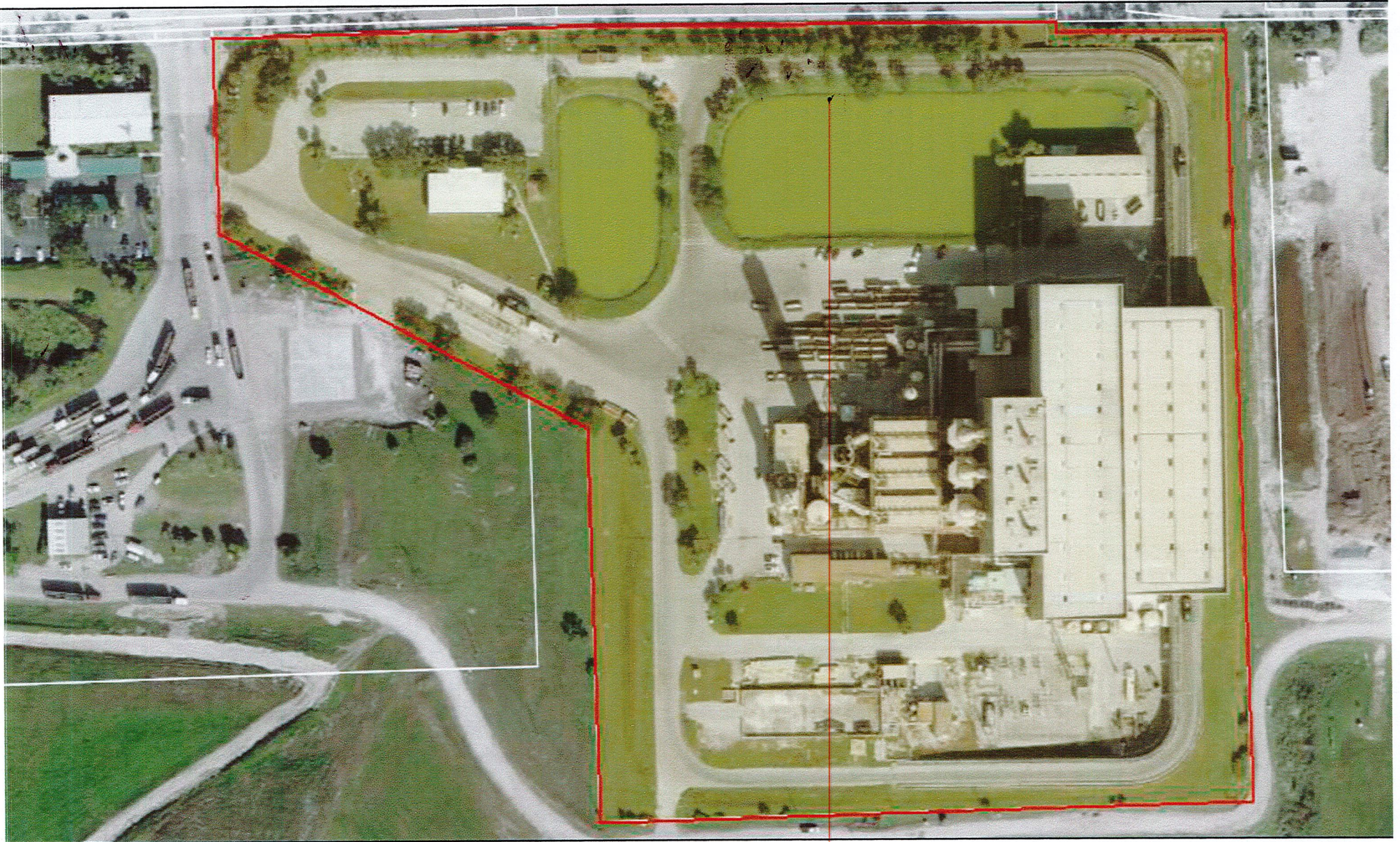
JDH/fd

Enclosure

CRNIEN THOMPSON & ASSOCIATES INC.

Property Id: 484216090010

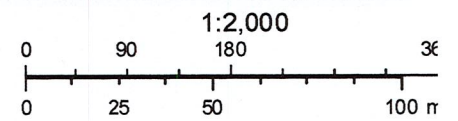
\*\*Please see map disclaimer



July 9, 2018

2600 WILES ROAD  
UNINCORPORATED, FL 33073

POMPAUNO BEACH



Flight Date: Dec. 15, 2017 Broward County Property A



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

September 18, 2019

Joseph D. Handley, P.L.A.  
Vice President, Planning and Landscape Architecture  
Crave Thompson & Associates, Inc.

RE: Monarch Hill – “Wheelabrator” Site  
Land Use Plan Amendment – Drainage Analysis  
CTA Project No. 77-1061

Dear Mr. Handley:

I have reviewed the information in your letter dated September 3, 2019 about the above-captioned land use plan amendment (LUPA) and have the following comments.

1. Antecedent Water – Please change your text to reflect the 2017 code change which affects some projects. Broward County code at 27-200(b)(5)a.3.b) ‘Antecedent conditions’ states:

*Ground water and surface water stages antecedent to a design event shall be the higher of the average wet season water levels or the applicable control elevations. Plate WM 2.1 may be used for determining the average wet season ground water levels for use in calculating a designing event for existing projects, except for applications for major redevelopment as defined in Section 27-192 or for a major modification to a surface water management license. Plate WM 2.1 – Future Conditions shall be used for determining the average wet season ground water levels for use in calculating a design event for new applications for a surface water management license, applications for major redevelopment of existing sites, and applications for major modifications to existing surface water management licenses submitted after June 30, 2017.*

2. The site is located in Broward County Water Control District 2.
3. No comment necessary.

4. Please provide a copy of the current FDEP permit(s) which cover storm water. Do the permits cover the design of the system or only the discharge?
5. It appears that the FDEP permit(s) referenced in Item 4 will confirm that the area meets the adopted level of service.

Please send the requested items at your earliest convenience so that I may continue the review.

Sincerely,

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)

## **Response to Water and Wastewater Services letter dated Sept. 18, 2020**

PDF document containing correspondence related to Items #4 and #5 presented in BC Public Works Dept. (Water and Wastewater Services/Susan Juncosa) letter of Sept. 18, 2019 to Joseph Handley. This correspondence covers the period from Dec. 14, 2015 to present showing Waste Management's request to FDEP to be switched from an individual industrial stormwater discharge permit to a Multi Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity under the state NPDES program and subsequent approval by FDEP. This information is specific to the facility discharge, not design of the system.

**From:** [Sze, Paul](#)  
**To:** [Christiansen, Jim](#)  
**Cc:** [Akers, Bradley](#); [Williams, Calvin E.](#); [Choi, Juchan](#); [Charles Faller \(cfaller@wtienergy.com\)](#); [Tindell, Bryan](#)  
**Subject:** Confirmation of FDEP/ISW Permit FLS267520 Termination Request, Waste Management North Broward Resource Recovery Facility  
**Date:** Wednesday, April 20, 2016 1:42:41 PM  
**Attachments:** [WTI North NPDES Termination Request 4 2016.pdf](#)  
[MHTS MSGP Sect P march2016.pdf](#)  
[FLS267520 WMNB ISW letter 12 2015.pdf](#)

Mr. Christiansen:

This confirms, as requested below, we have deactivated the subject ISW Permit No. FLS267520-003-ISW for WM's North Broward Resource Recovery Facility, effective on April 11, 2016. We accepted that the affected industrial stormwater discharge activity is now covered (replaced) by the FDEP's MSGP No. FLR05H946-001, approved by the NPDES/Stormwater Program on April 5, 2016.

The ISW permit/facility deactivation involves terminating the ISW Permit, FLS267520-003, and placing the associated WAFR Facility ID # FLS267520 in inactive status, both effective on April 11, 2016. The facility is thereby relieved from the control and permit requirements in the ISW permit.

Please save the below screens showing the new inactive status of the permit and facility for your reference.

#### Industrial Stormwater Permit Deactivation Confirmation -

ME ID: 0307	ME Name: Wheelabrator North Broward Inc. Resource Recovery
Facility ID: FLS267520	Submitted Name: Wheelabrator North Broward, Inc. Resource Recovery Facility
Status: <input type="checkbox"/> Inactive, not needed	IS Type: <input type="checkbox"/> Facility Type: <input type="checkbox"/> NPDES: <input type="checkbox"/> Rank: <input type="checkbox"/>


Wastewater Facility Regulation - Your Documents

Legal Doc	Doc Details	Monitoring Group	Permit Type	Program Group	Log of Changes
-----------	-------------	------------------	-------------	---------------	----------------

Document ID: FLS267520-003-ISW	Type: <input type="checkbox"/> Stormwater Permit	Issue Date: 03/02/2012
Effective Date: 03/02/2012	Exp Date: 03/07/2017	Monitor Start: 05/01/2012
Inactive Date: 04/11/2016	Comments: per WMA 4/11/16 request for	Part B Req: <input type="checkbox"/> PA Project: <input type="checkbox"/> Status: Inactive

Document ID	Type	PA#	Status	Issue	Expires
FLS267520-003-ISW	Stormwater Permit	003	Inactive	03/02/2012	03/07/2017
FLS267520	Stormwater Permit	002	Inactive	03/14/2007	03/13/2012
FLS267520	Stormwater Permit	001	Inactive	03/27/2002	03/26/2007
FLS267520	EPA Regulated NPDES Permit		Inactive	03/23/1995	03/21/2000

#### WAFR Facility Operational Status Deactivation Confirmation -



**Wastewater Facility Regulation**

ME ID: 0307	ME Name: Wheelabrator North Broward Inc. Resource Recovery
Facility ID: FLS267520	Submitted Name: Wheelabrator North Broward, Inc. Resource Recovery Facility
Status: <input type="checkbox"/> Inactive, not needed	IS Type: <input type="checkbox"/> Facility Type: <input type="checkbox"/> NPDES: <input type="checkbox"/> Rank: <input type="checkbox"/>
County: Broward	Office: SED WMD: <input type="checkbox"/>

ME ID: 13347	The following fields have Changed:		City
Facility ID: FLS207	-STATUS-		MI
Status*: I In	Date this status became effective *		GW Mon Pt
County: Broward	04/11/2016		Acresage:
Permitted Cap:	Comments		
Use of Business: A Waste	Deactivated the ISW facility's operational status on new NSGP coverage		
Routing Directions:	OK Cancel		
Permit Summary: Stormwater			
Permit Characteristics:			
Permit Type			Permitment
Permit Inspection: CB			(Y/N)
	Document Id	Type	Expires

Paul Sze, Engineer, IW Permitting  
 Department of Environmental Protection  
 3301 Gun Club Road, MSC 7210-1  
 West Palm Beach, Florida 33406  
 Telephone No.: (561) 681-6747

**From:** Christiansen, Jim [<mailto:JChristi@wm.com>]  
**Sent:** Monday, April 11, 2016 12:58 PM  
**To:** Sze, Paul  
**Cc:** SCO (Shared Mailbox); Ash, Craig; Faller, Chuck; Charles Faller (cfaller@wtienergy.com)  
**Subject:** Request to Terminate NPDES Permit

Paul – Please see the attached request and supporting documents. If you have questions, please let me know.

Thanks.

*Jim Christiansen*  
 Environmental Protection Manager  
 Waste Management Inc. of Florida  
 7382 Talona Drive  
 W. Melbourne, FL 32904  
 Phone 321-704-4162  
 Email [jchristi@wm.com](mailto:jchristi@wm.com)  
 Fax 321-984-8170

**Recycling is a good thing. Please recycle any printed emails.**





**WASTE MANAGEMENT**  
2700 Wiles Road  
Pompano Beach, FL 33073

April 11, 2016

Mr. Paul Sze  
Engineer, IW Permitting  
Department of Environmental Protection  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, Florida 33406

Via email at [Paul.Sze@dep.state.fl.us](mailto:Paul.Sze@dep.state.fl.us)

RE: Request to Terminate Permit  
WM of North Broward Inc.  
NPDES Stormwater Discharge Individual Permit # FLS267520-003 (Minor)

Dear Mr. Sze:

WM of North Broward Inc. is requesting to terminate the referenced permit. Per your letter dated December 16, 2015, we have obtained coverage under the NPDES Stormwater Multi-Sector General Permit (Sector P) for the facility and developed a new SWPPP that reflects current operations. A copy of the NOI and response is attached to the submittal email. If you have any questions, please contact Jim Christiansen directly at [jchristi@wm.com](mailto:jchristi@wm.com) or 321-704-4162.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Hawkins', with a stylized flourish at the end.

Tim Hawkins  
President

cc: Jim Christiansen, WMIF  
FDEP SCO



## Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Jonathan P. Steverson  
Secretary

---

April 05, 2016

Tim Hawkins  
WM North Broward Inc.  
2700 Wiles Rd  
Coconut Creek, FL 33073 3018

**RE: Facility ID: FLR05H946-001**  
Monarch Hill Transfer Station  
County: Broward

Dear Permittee:

The Florida Department of Environmental Protection has received and processed your *Notice of Intent to Use Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity* (NOI) and the accompanying processing fee. This letter acknowledges that:

- your NOI is complete;
- your processing fee is paid-in-full; and
- you are covered under the *Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity* (MSGP)

Your facility identification number is **FLR05H946-001**. Please include this number on all future correspondence to the Department regarding this permit.

This letter is **not** your permit; however, it does serve as **verification of permit coverage**. A copy of the sector-specific permit language is available online at [www.dep.state.fl.us/water/stormwater/npdes/industrial5.htm](http://www.dep.state.fl.us/water/stormwater/npdes/industrial5.htm) or by contacting the NPDES Stormwater Notices Center. Your facility falls under **Sector(s) P** of the MSGP.

Your permit coverage becomes effective **April 08, 2016** and will expire **April 07, 2021**. To terminate your coverage prior to this expiration date, you must file a *National Pollutant Discharge Elimination System (NPDES) Stormwater Notice of Termination*, DEP Form 62-621.300(6). To renew your coverage beyond

the expiration date, you must submit a new NOI and processing fee to the Department no later than two days before coverage expires.

Until your permit coverage is terminated, modified, or revoked, you are authorized to discharge stormwater from your facility to surface waters in accordance with the terms and conditions of the MSGP. Two key conditions applicable to your sector of the MSGP are:

- implementing your stormwater pollution prevention plan (SWPPP) and
- retaining the records required by the permit (including your SWPPP) at your facility.

If you have any questions concerning this acknowledgment letter, please contact the NPDES Stormwater Notices Center at (866) 336-6312.

Sincerely,

NPDES Stormwater Program



# NOTICE OF INTENT TO USE MULTI-SECTOR GENERIC PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY (RULE 62-621.300(5), F.A.C.)

This form is to be completed and submitted to the Department before use of the Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity (MSGP) provided in subsection 62-621.300(5), F.A.C. The type of facility or activity that qualifies for use of this generic permit, the conditions of the permit and additional requirements to request coverage are specified in paragraph 62-621.300(5)(a), F.A.C. Note that additional requirements for requesting coverage include submittal of the applicable generic permit fee pursuant to Rule 62-4.050, F.A.C. Familiarize yourself with the generic permit and the attached instructions before completing this form. **Please print or type information in the appropriate areas below.**

**I. IDENTIFICATION NUMBER:**

Facility ID FLR05H946-001

**II. APPLICANT INFORMATION:**

A. Operator Name: <b>WM North Broward Inc.</b>		B. Operator Status: <b>P</b>	
C. Address: <b>2700 Wiles Rd</b>			
D. City: <b>Coconut Creek</b>		E. State: <b>FL</b>	F. Zip Code: <b>33073 3018</b>
G. Responsible Authority: <b>Tim Hawkins</b>			
H. Responsible Authority's Phone No.: <b>(954) 956-2222</b>			
I. Responsible Authority's Fax No.:			
J. Responsible Authority's E-mail Address: <b>THawkins@wm.com</b>			

**III. FACILITY LOCATION INFORMATION:**

A. Facility Name: <b>Monarch Hill Transfer Station</b>			
B. Street Address: <b>2600 Wiles Rd</b>			
C. City: <b>Coconut Creek</b>		D. State: <b>FL</b>	E. Zip Code: <b>33073 3016</b>
F. County: <b>Broward</b>	G. Latitude: <b>26 ° 17 ' .4523 "</b>	Longitude: <b>-80 ° 9 ' .7978 "</b>	
H. Is the facility located on Indian Country Lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		I. Water Management District: <b>SFWMD</b>	
J. Facility Contact: <b>Craig Ash</b>		K. Phone No.: <b>(954) 956-2222</b>	
L. Fax No.:		M. E-mail Address: <b>cash1@wm.com</b>	

**IV. FACILITY ACTIVITY INFORMATION:**

A. SIC or Designated Activity Code(s)	Primary: <b>4212</b>	Secondary:	
B. Monitoring code (1, 2, 3, or 4): <b>3</b>	C. Will construction be conducted for stormwater controls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
D. Other Existing Permits	ERP No.:	Wastewater Permit No.:	Other (specify):

**V. DISCHARGE INFORMATION**

A. MS4 Operator Name: <b>Broward Co &amp; Co App - MS4 - FLS000016</b>							
B. Discharge Location(s):							
Outfall No.	Latitude			Longitude			Receiving Water Name
	Deg.	Min.	Sec.	Deg.	Min.	Sec.	
	<b>26</b>	<b>17</b>	<b>16.4523</b>	<b>-80</b>	<b>9</b>	<b>33.7978</b>	<b>C-14 (CYPRESS CREEK CANAL/POMP</b>

**VI. CERTIFICATION<sup>1</sup>:**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Responsible Authority Name and Official Title (Type or Print):
<b>Tim Hawkins, President</b>

Tim Hawkins  
Responsible Authority Signature:

April 05, 2016  
Date Signed:

<sup>1</sup> Signatory requirements are contained in Rule 62-620.305, F.A.C.



## Florida Department of Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, Florida 33406  
561-681-6600

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Jonathan P. Steverson  
Secretary

December 16, 2015

Mr. Tim Hawkins, President  
Waste Management of North Broward, Inc.  
2700 Wiles Road  
Pompano Beach, Florida 33073  
Email address: THawkins@wm.com

**RE: Replacement of Individual Stormwater Discharge Permit by MSGP**  
Project: Waste Management North Broward Resource Recovery Facility  
Location: 2700 Wiles Road, Pompano Beach, Florida 33073

Dear Mr. Hawkins:

We have reviewed your letter dated December 14, 2015 (copy enclosed), that relayed your intention to replace the permit instrument for the subject facility's industrial stormwater discharge activity, now the existing Individual Stormwater (ISW) discharge permit, Permit No. FLS267520, by the NPDES Stormwater Multi-Sector Generic Permit (MSGP) for industrial activities. The permit replacement is conceived as the project transitions from its former waste-to-energy operation (waste incineration/power plant) to a solid waste transfer station.

Conceptually, we have no objection to the planned replacement of the ISW discharge permit. The facility has always maintained an exemplary compliance history. However, we would request that the ISW only be surrendered after the MSGP replacement permit is secured first. Unlike the ISW permit that is handled by the Department's Industrial Wastewater Permitting Program based in West Palm Beach, MSGPs are processed by the separate NPDES Stormwater Program based in Tallahassee. (Their website is [NPDES Stormwater Program](#). Please contact one of their staffs listed at [NPDES Stormwater contacts](#) for assistance on permitting issues.) It appears that the future solid waste transfer station operation should qualify for the MSGP-Sector P permit, but the NPDES Stormwater Program will be the final authority in that matter.

Later on, if and after the MSGP is secured, you can submit a letter to this office to surrender ISW Permit No. FLS267520. At that time, the ISW permit will be voided, and the facility relieved from all its responsibilities under that permit.

Mr. Tim Hawkins, President  
Waste Management of North Broward, Inc.  
Page 2

If you have any questions, please call Paul Sze at phone number (561) 681-6747 or email your inquiry to [paul.sze@dep.state.fl.us](mailto:paul.sze@dep.state.fl.us).

Sincerely,

12/16/2015

Jason Andreotta  
Permitting Program Administrator  
Southeast District

Date

JA/PS/sFLS267520 wmn msgp letter

Enclosure: WM's 12/14/15 letter

Electronic copies furnished to:

Juchan "Jay" Choi, DEP/WPB  
Calvin E. Williams, DEP/WPB  
Paul Wierzbicki, DEP/WPB  
Cindy Mulkey, SCO/DEP/TLH  
Borja Crane-Amores, NPDES SW/DEP/TLH  
Jim Christiansen, Waste Management

email to: [Juchan.Choi@dep.state.fl.us](mailto:Juchan.Choi@dep.state.fl.us)  
email to: [Calvin.E.Williams@dep.state.fl.us](mailto:Calvin.E.Williams@dep.state.fl.us)  
email to: [Paul.Wierzbicki@dep.state.fl.us](mailto:Paul.Wierzbicki@dep.state.fl.us)  
email to: [Cindy.Mulkey@dep.state.fl.us](mailto:Cindy.Mulkey@dep.state.fl.us)  
email to: [Borja.CraneAmores@dep.state.fl.us](mailto:Borja.CraneAmores@dep.state.fl.us)  
email to: [JChristi@wm.com](mailto:JChristi@wm.com)



**WASTE MANAGEMENT**  
2700 Wiles Road  
Pompano Beach, FL 33073

December 14, 2015

Mr. Paul Sze  
Engineer, IW Permitting  
Department of Environmental Protection  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, Florida 33406

RE: Request for Determination  
WM of North Broward Inc. (North Broward Resource Recovery Facility)  
NPDES Stormwater Discharge Individual Permit # FLS267520-004 (Minor)  
Conditions of Certification PA86-22K

Dear Mr. Sze:

WM of North Broward Inc. (WNB) recently determined that we will cease power generation at the referenced facility and will operate the facility as a municipal solid waste transfer station for the foreseeable future. We are currently in discussions with the Siting Coordination Office (SCO) regarding termination of the referenced Conditions of Certification and expect the Certification to be terminated in the first half of 2016. A key part of the decertification process is to ensure that the proper permits are in place for the proposed future use of the facility so that no gaps in permit coverage occur. I am writing to request a determination on what actions are necessary regarding the referenced NPDES permit.

As previously communicated via letter on September 18, 2015, WNB ceased power generation in August 2015. All solid waste was removed from the waste pit and the pit was cleaned. Decontamination and cleanup of other parts of the plant is in process and expected to be complete by the end of 2015 or slightly after. At that point, all combustor ash and other materials related to the former use of the plant that could impact stormwater will have been removed or completely isolated (meeting the requirements for potential discharge from the ash contact area), and the only potential environmental impacts associated with the facility will be related to the ongoing transfer station operations. We will soon apply for a Solid Waste Management License from Broward County for this use. All of our other municipal solid waste transfer stations in Florida that do not conduct material recovery operations are covered by the Multi-Sector General Permit and classified as Sector P. It is our preference that once decontamination and cleanup is complete, we terminate the existing site-specific NPDES Individual Permit and obtain authorization for stormwater discharge through the MSGP.

If you have any questions, please contact Jim Christiansen at [jchristi@wm.com](mailto:jchristi@wm.com) or 321-704-4162.

Sincerely,

Tim Hawkins  
President

cc: Jim Christiansen  
Bryan Tindell, WM North Broward Inc.  
Chuck Faller, WTI Energy  
SCO



**ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT  
ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION**

115 S. Andrews Avenue, Room 329H • Fort Lauderdale, Florida 33301 • 954-519-1270 • FAX 954-519-1496

September 5, 2019

Joseph D. Handley, PLA  
Vice President, Planning and Landscape Architecture  
Craven Thompson & Associates, Inc.  
3563 NW 53<sup>rd</sup> Street  
Fort Lauderdale, FL 33309

**RE: Wheelabrator site at Monarch Hill**

Dear Mr. Handley:

We are in receipt of your request of August 30, 2019 for verification of information for an application for a Land Use Plan Amendment for the old Wheelabrator site at Monarch Hill. Specifically, your request is related to the Natural Groundwater Aquifer Recharge Analysis, and you have asked that our Division, as "the service provider" verify the information that requires that the applicant describe the impacts to the ability of the property to provide aquifer recharge, including the impact on the percentage of pervious area, and if potential negative impacts are identified - a description of how these impacts will be mitigated.

As mentioned, our Division is technically not a service provider in the traditional sense of being a water, wastewater, or drainage entity. That said, we do provide comments on formal land use applications that are forwarded to us by either the Broward County Planning Council or the Planning and Development Management Division. Applying the criteria we utilize on all land use amendments, and based on our initial analysis, our comments are as follows:

*The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be moderate.*

*This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.*

Please note that the process for analyzing the information submitted and the sufficiency of the data provided will be completed once a formal application has been submitted and prior to any forthcoming scheduled public hearing.

Please call or email me at 954-519-0328/ [rudolph@broward.org](mailto:rudolph@broward.org) if you require any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert Rudolph".

Robert Rudolph  
Water Planning Program Manager

Exhibit E



RONALD KAPLAN  
Authorized House Counsel  
Member NJ Bar Only  
WASTE MANAGEMENT INC. OF FLORIDA  
2700 WILES ROAD  
POMPANO BEACH, FL 33073  
954.984.2021  
954.984.2057 FAX  
[rkaplan@wm.com](mailto:rkaplan@wm.com)

November 19, 2018

Joseph D. Handley  
Craven Thompson & Associates Inc.  
3563 NW 52<sup>nd</sup> Street  
Fort Lauderdale, FL 33309

Dear Mr. Handley:

Please be advised that Waste Management Inc. of Florida's local disposal facility, Monarch Hill Landfill, has adequate capacity to accommodate commerce usage in connection with the proposed land use plan amendment for that certain address as described in Exhibit A.

Monarch Hill Landfill is located at 2700 Wiles Road, Pompano Beach, Florida. The Landfill's capacity is 20,000,000 cubic yards and currently accepts approximately 4,500 tons of waste per day. Accordingly, the Landfill has capacity to accept all waste from the subject property.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Kaplan', written over a circular stamp or seal.

RONALD M. KAPLAN  
Authorized House Counsel- Florida

February 5, 2020

Ms. Noemi Hew, Senior Planner  
Broward County Service and Capital Planning/Transit Division  
1 North University Drive  
Plantation, Florida 33324

**RE: MONARCH HILL  
LAND USE PLAN AMENDMENT  
TRANSIT ANALYSIS  
CTA PROJECT NO. 77-1061**

Dear Ms. Hew:

We are preparing a Land Use Plan Amendment (LUPA) application to Broward Municipal Services District (BMSD) and the County for the above referenced project. The property is located in Unincorporated Broward County and a project location sketch is attached for your use. The Land Use Amendment Site changes the existing land use of Electrical Generation to Industrial to be consistent with the surrounding Land Use designations as identified on the BMSD Future Land Use Plan. For the purposes of calculating the Industrial square footage, BMSD utilizes 10,000 SF of Industrial Use per gross acre.

As part of the LUPA application, we are required to submit correspondence from the service provider verifying information for the transit analysis. The transit analysis is as follows:

1. **Provide the adopted LOS standard for the service area in which the amendment is located and the current LOS standard.**

Based on discussions with Broward County Transit, it is our understanding that an official transit level of service has not been determined yet. Only roadways have an adopted level of service which has been addressed as part of the Traffic Circulation section of this report.

2. **Identify the transit modes, existing and planned transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

Broward County Transit Routes 14 is located within 1/3 mile of the subject site.

3. **Quantify the change in mass transit demand resulting from this amendment.**

**TABLE 18  
CHANGE IN MASS TRANSIT DEMAND**

	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
<b>Current</b>	Electrical Generation (242,010 sq. ft.)	68 Trips x 1.64%	= 2 Trips <sup>1</sup>
<b>Proposed</b>	Commerce 242,010 sq. ft.	68 Trips x 1.64%	= 2 Trips <sup>1</sup>
<b>Change</b>			<b>= 0 Trips<sup>1</sup></b>

Source: Broward County Transportation Element Table 3-42  
<sup>1</sup> P.M. peak hour

CRANEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

3563 NW 53<sup>rd</sup> Street  
Fort Lauderdale, FL 33309-6311  
Phone: (954) 739-6400  
Fax: (954) 739-6409

4. **Identify the projected transit capacity and demand for the short (five year) and long-range planning horizons as identified within the adopted comprehensive plan. Provide need projections and information regarding planned expansions including year, funding sources, and other relevant information.**

The transit capacity for the short-term and long-range planning horizons have been requested from Broward County Transit. This information will be provided as soon as it is received. Additionally, based on discussions with BCT, a future transit line is planned along Wiles Road adjacent to the subject amendment area for both the eastbound and westbound directions.

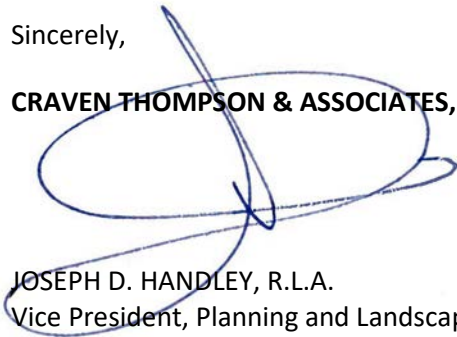
5. **Describe how the proposed amendment furthers or supports transit use.**

The industrial site will provide connectivity to existing sidewalks on both sides of Wiles Road. Therefore, future employees will have safe and adequate access to existing bus stops associated with BCT Route 14

The service provider letter shall verify the information in items 1 through 4 above. Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



JOSEPH D. HANDLEY, R.L.A.  
Vice President, Planning and Landscape Architecture

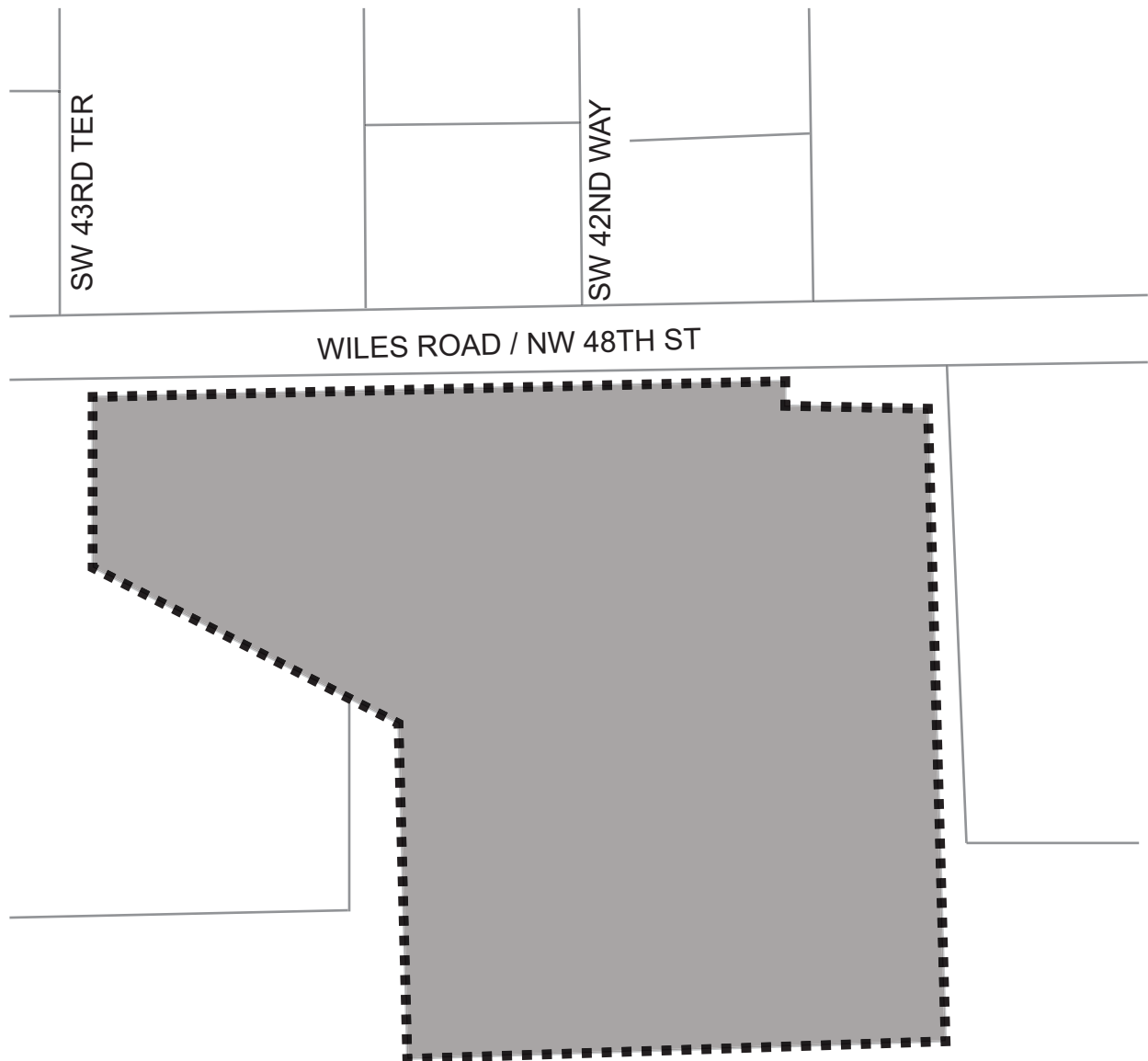
JDH/fd

Enclosure

# MONARCH HILL

LAND USE PLAN AMENDMENT

08.30.2019



## EXHIBIT A - LOCATION MAP



SUBJECT SITE



SCALE: 1"=300'

Prepared by:



CRIMEN-THOMPSON & ASSOCIATES INC.  
Engineers • Planners • Surveyors • Landscape Architects



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

September 11, 2019



**Joseph D. Handley**  
Craven Thompson & Associates, Inc.  
3563 NW 53 Street  
Fort Lauderdale, FL 33309  
Phone: 954.739.6400  
Email: jhandley@craventhompson.com

In response to your inquiry of September 3, 2019 the Florida Master Site File lists no previously recorded cultural or historic resources in the following parcel of Broward County, Florida:

**Parcel ID: 484216090010 with a 500 foot buffer as shown on the corresponding map.**

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

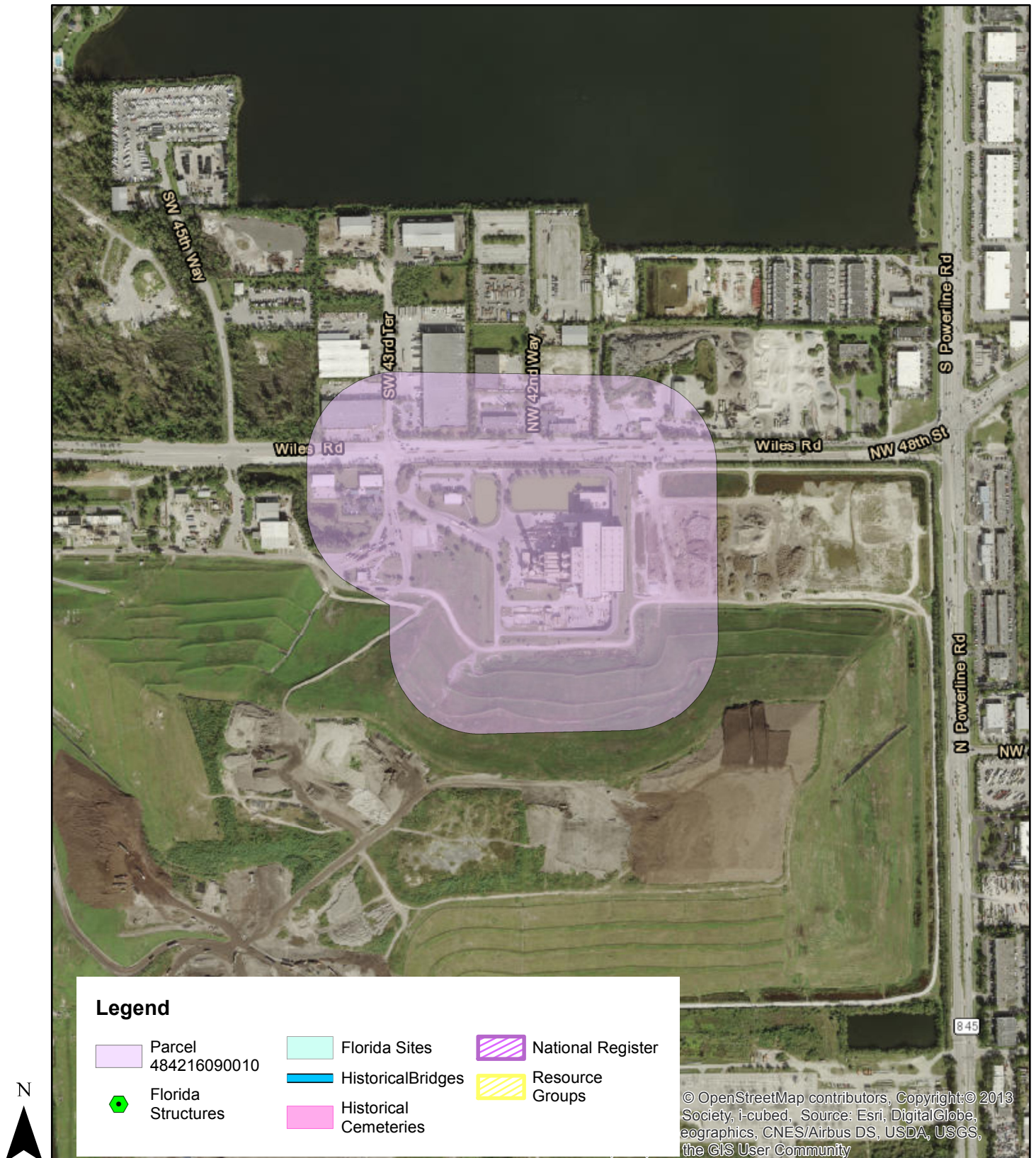
A handwritten signature in black ink, appearing to read "Cody VanderPloeg".

Cody VanderPloeg  
Archaeological Data Analyst  
Florida Master Site File  
Cody.VanderPloeg@dos.myflorida.com

# Cultural Resource Search

## 500 Foot Buffer

### Broward County



0 0.05 0.1 0.2 0.3 0.4 Miles

September 2019