

MONARCH HILL

Application for Amendment to the Broward County Future Land Use Map



Prepared By:

Craven Thompson & Associates, Inc.

3563 NW 53 Street
Fort Lauderdale, Florida 33309-6311
(954) 739-6400



CT&A Project No. 77-1061

June, 2022

TABLE OF CONTENTS**CONTENTS**

I.	TRANSMITTAL INFORMATION	1
II.	APPLICANT INFORMATION	2
III.	AMENDMENT SITE DESCRIPTION	3
IV.	EXISTING AND PROPOSED USES	3
V.	ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	5
A.	Potable Water Analysis.....	5
B.	Sanitary Sewer Analysis	6
C.	Solid Waste Analysis	8
D.	Drainage Analysis.....	9
E.	Recreation and Open Space Analysis.....	11
F.	Traffic Circulation Analysis	12
G.	Mass Transit Analysis.....	16
H.	Public Education Analysis.....	17
VI.	ANALYSIS OF NATURAL AND HISTORIC RESOURCES	17
VII.	AFFORDABLE HOUSING.....	19
VIII.	LAND USE COMPATIBILITY	19
IX.	HURRICANE EVACUATION ANALYSIS	19
X.	REDEVELOPMENT ANALYSIS.....	19
XI.	INTERGOVERNMENTAL COORDINATION	19
XII.	PUBLIC OUTREACH	20
XIII.	DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN	20
XIV.	ADDITIONAL SUPPORT DOCUMENTS	21
XV.	PLAN AMENDMENT COPIES	21

TABLES

Table 1 – Land Use Designations	3
Table 2 – Potable Water Demand and Capacity	5
Table 3 – Potable Water Impact – Scenario #1	6
Table 4 – Potable Water Impact – Scenario #2	5
Table 5 – Sanitary Sewer Demand and Capacity.....	7
Table 6 – Sanitary Sewer Impact – Scenario #1	7
Table 7 – Sanitary Sewer Impact – Scenario #2	8
Table 8 – Solid Waste Impact – Scenario #1	9
Table 9 – Solid Waste Impact – Scenario #2	9
Table 10 – Open Space Level of Service.....	12
Table 11 – Park Inventory.....	12
Table 12 – Park Needs	12
<i>Traffic Circulation Analysis:</i>	
Table 1.a – Waste Management: Existing Traffic Conditions (Daily Volumes).....	14
Table 1.b – Waste Management: Existing Traffic Conditions (PM Peak Hour Volumes)	14
Table 2.a – Waste Management: Future Traffic Conditions (Daily Volumes).....	14
Table 2.b – Waste Management: Future Traffic Conditions (PM Peak Hour Volumes).....	14
Table 3.a – Trip Generation Summary (Existing Use) Waste Management.....	15
Table 3.b – Trip Generation Use (Proposed Use) Waste Management.....	15
Table 4.a – Waste Management: Project Impacts (Daily Volumes)	15
Table 4.b – Waste Management: Project Impacts (PM Peak Hour Volumes)	15

APPENDICES

Transmittal Letter	A
Local Planning Agency Minutes	B
County Commission Minutes Excerpt	C
Land Use Plan Exhibit.....	D
Boundary Survey	E-1
Sketch and Legal Description	E-2
Declaration of Land Use Restrictions	F
Water and Sewer Letter	G
Solid Waste Letter	H
Drainage Letter	I
Mass Transit Letter	J
Historical Resources Search.....	K

I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

See Exhibit A, Transmittal Letter. With regard to the County Commission's motion to transmit, please see Subsection I.C below and Exhibit C.

- B. Name, title, address, telephone number and e-mail address of the local government contact person.

Heather E. Cunniff, AICP
Planning Section Supervisor
Broward County Urban Planning Division
1 North University Drive, Plantation, FL, 33324
Phone: (954) 357-5657
Email: hcunniff@broward.org

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.

See Exhibit B, Local Planning Agency Minutes and Exhibit C, County Commission Minutes Excerpt.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

See Section XI, Intergovernmental Coordination, with regards to notification to adjacent cities. The required newspaper notice for the May 21, 2021 Local Planning Agency hearing was published in the Saturday, May 8, 2021 edition of the South Florida Sun-Sentinel.

- E. Whether the amendment is one of the following:

- * Development of Regional Impact
- * Small-scale development (per Chapter 163.3187 Florida Statutes)
- * Emergency (please describe on separate page)

The amendment site is 24.201 gross acres and thus is classified as a small-scale development. The amendment is part of the Monarch Hill landfill owned and operated by the Applicant.

II. APPLICANT INFORMATION**A. Name, title, address, telephone number and e-mail address of the applicant.**

Waste Management Inc of Florida
2600 Wiles Road
Broward County, FL, 33073
Phone: (954) 984-2000
Email: ccarey1@wm.com

B. Name, title, address, telephone number and e-mail address of the agent.

Mr. C. William Laystrom Jr.
Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz LLP
1177 SE 3rd Avenue
Fort Lauderdale, FL, 33316
Phone: (954) 762-3450
E-mail: blaystrom@aol.com

C. Name, title, address, telephone number and e-mail address of the property owner.

See Section II.A. (Same as applicant)

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

Since 1965, Monarch Hill landfill ("Monarch Hill") has served the disposal needs of residential, municipal, and commercial customers in Broward County and surrounding communities in South Florida. Monarch Hill is operated by Waste Management Inc. of Florida ("Waste Management") and receives:

- hurricane debris during storm events
- Limited Municipal Solid Waste ("MSW") from Pompano Beach and Parkland
- construction and demolition debris, yard waste, and special waste from throughout Broward County

Monarch Hill also generates renewable energy through its on-site landfill gas-to-energy plant.

Previously, Waste Management operated two waste-to-energy incinerator facilities ("Wheelabrator North" and "Wheelabrator South") in Broward County. The Wheelabrator North facility is located on the amendment site and has been non-operational since 2015. Waste Management closed Wheelabrator North due to insufficient demand for waste incineration from Broward County municipalities and then sold its Wheelabrator South plant. All valuable equipment and parts from Wheelabrator North were moved to Wheelabrator South. The Wheelabrator South facility has the capacity to process 830,000 tons per year with current contract demand at 750,000 tons per year. This plant could also install another boiler for an additional 200,000 tons per year. The capacity of the plant remains constant year-over-year because the waste is burned (although a small amount of generated ash must be deposited in a monofill).

Waste Management currently leases the amendment site to Wheelabrator as a waste transfer station where waste heading to Wheelabrator South is consolidated onto larger

trucks. The site is contractually obligated to be operated as a transfer station through July 2, 2023, per the terms of the Global Agreement dated May 19, 2015 between Broward County, Waste Management, Wheelabrator North, Wheelabrator South, Wheelabrator Environmental Systems Inc., and Wheelabrator Technologies Inc. (the "Global Amendment" parties).

The existing Electrical Generation Facilities land use designation permits only electrical power plants and ancillary uses as well as open space uses, and recreation and open space uses. The short-term rationale for the amendment to a Commerce designation is to bring the waste transfer use into conformity with the land use designation. The long-term rationale is to complete the horizontal footprint of the Monarch Hill landfill which surrounds the site on three sides. Once the Global Agreement obligation expires, Waste Management plans to discontinue the transfer station use, remove the Wheelabrator North facility, and seek the needed approvals and permits to complete the landfill, representing a 5.6% increase in the footprint of the landfill. With its existing footprint, the Monarch Hill landfill is estimated to only have 8 to 9 years of capacity remaining. The amendment, and subsequent completion of the landfill footprint, would add another 5 to 6 years of capacity and accommodate construction, demolition, and hurricane debris disposal demand from Broward County municipalities farther into the future.

III. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The 24.2-acre¹ site of the proposed development ("project site") is on the south side of Wiles Road, east of Florida's Turnpike and west of Powerline Road in unincorporated Broward County (see Exhibit D, Land Use Plan Exhibit).

B. Sealed survey, including legal description of the area proposed to be amended.

See Exhibit E-1, Boundary Survey and Exhibit E-2, Sketch and Legal Description.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

See Exhibit D, Land Use Plan Exhibit.

IV. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

**TABLE 1
LAND USE DESIGNATIONS**

	Local (Unincorporated County)	BCLUP
Current	Electrical Generation Facilities	Electrical Generation Facilities
Proposed	Industrial	Commerce

¹ All references to acreage in this document are to gross acreage; i.e. inclusive of the acreage to the centerline of the adjacent street.

As seen above, the BCLUP permits industrial uses in the Commerce land use designation and does not have a separate Industrial designation. Accordingly, the applicant will deed restrict the amendment site to only permit industrial uses rather than the broader range of uses permitted in the Commerce designation (see Exhibit F, Declaration of Land Use Restrictions).

For the purposes of the impact analyses in this LUPA, two scenarios are provided. Generally, industrial uses generate less demand for water, sewer, and solid waste as well as fewer vehicle trips than commercial uses. Scenario #1 assumes a generic industrial use given the proposed deed-restriction, and this is the scenario that is used to conclude whether the proposed amendment would have a reduced or increased impact. Scenario #2 assumes a typical commerce use (shopping center) given the proposed Commerce designation and is provided for informational purposes only since the deed restriction will preclude retail uses.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flex provisions have not been utilized on any property adjacent to the amendment site.

C. Existing use of amendment site and adjacent areas.

The amendment site is currently used as a solid waste transfer station. The site was formerly used as the Wheelabrator North Broward waste-to-energy incinerator facility, which has been non-operational since 2015.

The site is surrounded by the Monarch Hill landfill to the south, west, and east. To the north, across Wiles Road, are various industrial uses, including the Ranger Asphalt Pompano Plant, Waste Connections Deerfield Beach Transfer Station, and the Sun 11 Recycling Center.

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The site is contractually obligated to be operated as a transfer station through July 2, 2023, per the terms of the Global Agreement. Subsequently, the closed waste-to-energy facility would be removed and the site would be used as additional landfill area contiguous with the existing Monarch Hill landfill.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

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

V. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an 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. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The 10-Year Water Supply Facilities Work Plan was adopted on March 28, 2019.² The maximum level of service for any County facility is 150 gallons per person per day.³

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the service area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The amendment site is located within 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 January 11, 2022, the one-year maximum day flow of the 2AWTP was 13.50 MGD and committed capacity was 0.65 MGD maximum day flow, for a total of 14.15 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

The SFWMD Consumptive Use Permit allows for an annual average raw water withdrawal of 16.82 MGD (after 0.54 MGD reduction for Deerfield Beach), which is equivalent to a finished water maximum day flow of 21.95 MGD. The SFWMD permit was issued on October 29, 2020 and will expire on October 29, 2040.⁴

TABLE 2 POTABLE WATER DEMAND AND CAPACITY		
	2020	2040
Projected Plant Capacity	30 MGD	30 MGD
Projected Plant Demand*	14.15 MGD	19.23 MGD
Permitted Wellfield Withdrawal	21.95 MGD	
Planned Plant Expansions	None planned	
Planned Wellfield Expansions	None planned	

Notes:

MGD = Million gallons per day. All numbers reference maximum day flow rather than average day flow.

² Broward County Water Supply Facilities Work Plan, 2019. Adopted on March 28.

³ Broward County Water Supply Facilities Work Plan, 2019. Page 103, Policy WM3.1.

⁴ All information derived from potable water provider correspondence included in Exhibit G.

- 3. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

TABLE 3 POTABLE WATER IMPACT – SCENARIO #1			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD
Proposed	Commerce ^a (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD
		Change	0 GPD

Notes:

GPD = Gallons per day

^a Deed-restricted to industrial uses only, see Exhibit F.

^b The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Warehouse, which would be a representative industrial use.

TABLE 4 POTABLE WATER IMPACT – SCENARIO #2			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft.	= 24,201 GPD
Proposed	Commerce (242,010 sq. ft.)	x .10 GPD per sq. ft. ^a	= 24,201 GPD
		Change	0 GPD

Notes:

GPD = Gallons per day

^a The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Shopping center, which would be a conservative commerce use.

As can be seen in the above tables, there is no change in potable water demand under either scenario.

- 4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit G: Water and Sewer Letter and below:

Name: Mario Manrique, E.I.
 Position: Plan Reviewer
 Agency: Broward County Water and Wastewater Services
 Phone: (954) 831-0968
 Address: 2555 West Copans Road, Pompano Beach, FL 33069

B. Sanitary Sewer Analysis

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The treatment plant and effluent disposal LOS is average day and the collection system LOS is peak hour.⁵

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

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

As of January 11, 2022, the one-year average day flow for the NRWWTP was 66.2 MGD and committed capacity was 3.10 MGD average day flow, for a total of 69.3 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 25.7 MGD (95.00 - 69.3).

No expansion of the treatment plant is contemplated as projections indicate it will be sufficient beyond the year 2035.⁶

**TABLE 5
SANITARY SEWER DEMAND & CAPACITY
North Regional Wastewater Treatment Plant (NRWWTP)**

	2020	2025
Projected Plant Capacity	95 MGD	95 MGD
Projected Plant Demand	69.97 MGD	sufficient
Planned Plant Expansions	No Planned Expansion at this time	

- 3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

**TABLE 6
SANITARY SEWER IMPACT – SCENARIO #1**

	Use	Calculation	Total (GPD)
Current	Electrical Generation Facilities (242,010 sq. ft.)	$\times .10 \text{ GPD per sq. ft.}^b$	$= 24,201 \text{ GPD}$
Proposed	Commerce ^a (242,010 sq. ft.)	$\times .10 \text{ GPD per sq. ft.}^b$	$= 24,201 \text{ GPD}$
		Change	0 GPD

Notes:

GPD = Gallons per day

^a Deed-restricted to industrial uses only, see Exhibit F.

^b The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Warehouse, which would be a representative industrial use.

⁵ Broward County Water Management Element Support Document, 2019. Adopted March 28.

⁶ All information derived from sanitary sewer provider correspondence included in Exhibit G.

TABLE 7 SANITARY SEWER IMPACT – SCENARIO #2			
	<u>Use</u>	<u>Calculation</u>	<u>Total (GPD)</u>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft.	= 24,201 GPD
Proposed	Commerce (242,010 sq. ft.)	x .10 GPD per sq. ft. ^a	= 24,201 GPD
		Change	0 GPD

Notes:

GPD = Gallons per day

^a = The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Shopping center, which would be a conservative commerce use.

As can be seen in the above tables, there is no change in sanitary sewer demand under either scenario.

4. Correspondence from sanitary sewer provider verifying information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit G: Water and Sewer Letter and below:

Name: Mario Manrique, E.I.
 Position: Plan Reviewer
 Agency: Broward County Water and Wastewater Services
 Phone: (954) 831-0968
 Address: 2555 West Copans Road, Pompano Beach, FL 33069

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

The adopted level of service standard for industrial use is 2lb. per 100 sq. ft. per day.⁷ This is using the Factory/Warehouse Solid Waste Generation rate as there is no rate for Industrial use.

2. Identify the solid waste facility 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 14,000,000 cubic yards.

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

⁷ Broward County Comprehensive Plan, Table 6-A, Solid Waste Generation Rates.

TABLE 8 SOLID WASTE IMPACT – SCENARIO #1			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x 2 lbs./100 sq. ft./day ^b	= 4,840.20 lbs/day
Proposed	Commerce ^a (242,010 sq. ft.)	x 2 lbs./100 sq. ft./day ^b	= 4,840.20 lbs/day
			Change 0 lbs/day

Notes:

a Deed-restricted to industrial uses only, see Exhibit F.

b The generation rate used is as indicated in Broward County Comprehensive Plan, Table 6-A, for a Factory/Warehouse, which would be a representative industrial use.

TABLE 9 SOLID WASTE IMPACT – SCENARIO #2			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x 2 lbs./100 sq. ft./day	= 4,840.20 lbs/day
Proposed	Commerce (242,010 sq. ft.)	x 4 lbs./100 sq. ft./day ^a	= 9,680.40 lbs/day
			Change + 4,840.20 lbs/day

Notes:

a The generation rate used is as indicated in Broward County Comprehensive Plan, Table 6-A, for Retail/service, which would be a representative commerce use.

As shown in Table 8, there would be no change in solid waste demand with the proposed amendment. As shown in Table 9, if no deed-restriction were in place, a hypothetical retail/service use would increase solid waste demand by 4,840.20 pounds per day.

- 4. Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit H: Solid Waste Letter and below:

Name: Lisa Silva, Esquire
 Position: Authorized House Counsel
 Agency: Waste Management Inc. of Florida
 Phone: 954-984-2021
 Address: 2700 Wiles Road
 Pompano Beach, FL 33073

D. Drainage Analysis

- 1. Provide the drainage level of service per the adopted and certified local land use plan.**

Road Protection – Local Roadways with rights-of-way typically not greater than fifty feet in width 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-Way 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 – 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.

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 and drainage systems serving the amendment area.

The amendment site is located within 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. On-site retention will be provided.

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.

Wheelabrator was a stormwater discharge facility and operated in accordance with the Individual Stormwater (ISW) discharge permit number FLS267520-003-ISW which authorized the discharge to surface waters of stormwater associated with industrial activities (SWAWIA).⁸ This permit included the entire Wheelabrator property.

⁸ As defined in 40 CFR 122.26(b)(14), issued under Florida Statutes Sections 403.087, 403.088 and 403.0885.

On April 20, 2016, this ISW permit was deactivated by the Florida Department of Environmental Protection (FDEP) and the WAFR Facility ID # FLS 267520 was placed in inactive status. At the same time, WM obtained approval from the FDEP for covering the Wheelabrator facility under the Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activities (MSGP), facility number FLR05H946-001. According to the FDEP approval the facility falls under Sector(s) P of the MSGP. The activation date for the Section P permit was April 8, 2021 and it will expire April 7, 2026. The facility does not have an ERP.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) 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 local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit I: Drainage Letter and below:

Name: Ms. Susan Juncosa
 Position: Natural Resource Specialist
 Agency: Broward County Water Management Division
 Phone: (954) 831-0778
 Address: 2555 West Copans Road, Pompano Beach, FL 33069

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

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)

TABLE 10 OPEN SPACE LEVEL OF SERVICE			
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. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

TABLE 11 PARK INVENTORY		
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 “community parks” acreage, as defined by the Broward County Land Use Plan, 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 “community parks” acreage needs based on the local government’s projected build-out population.

TABLE 12 PARK NEEDS			
<i>Planning Horizon</i>	<i>Population⁽¹⁾</i>	<i>Demand</i>	<i>Supply⁽²⁾</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

(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"

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Policy 2.5.5 pertains to conversion of golf courses and is inapplicable. Policy 2.5.4 states, in part, that “[a]mendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged”. No open space is proposed to be re-designated under this amendment.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan

amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service 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 48th 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 level of service for the roadways impacted by the proposed amendment for the short (five year) and long-range planning horizons. Please utilize average daily and p.m. peak hour volumes per Broward County Metropolitan Planning Organization (MPO) 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. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this 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 long range plan horizon.**

The settlement agreement between Waste Management and the City of Coconut Creek dated April 9, 2015, places a limit of 175,000 tons per year of "limited MSW waste" (household and commercial solid waste) deposited in Monarch Hill for the remainder of its operational life. As a result of the 175,000 limited waste tonnage requirement, there will be no additional truck traffic generated by the proposed use of the property. The same trucks servicing the existing property will already be on the roadway and continue their service on site.

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
Waste 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
Waste 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
Waste 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
Waste 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 commerce use (treated as shopping center)

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 the proposed commerce use generates approximately 6,262 new daily trips and approximately 622 new PM peak hour trips when compared against the Electrical Generation Facility use.

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
External Trips		975	86	75	11	68	9	59

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
Comm./Retail (LUC 820)	242,010	10,965	273	169	104	1,045	502	543
Driveway Volumes		10,965	273	169	104	1045	502	543
Pass-by (Retail-25%)		-3728	-93	-57	-35	-355	-171	-185
External Trips		7,237	180	112	69	690	331	359

Source: ITE Trip Generation Manual (10th Edition)

Difference in Trips	6,262	94	37	58	622	322	300
---------------------	-------	----	----	----	-----	-----	-----

TABLE 4a
Waste Management
Project Impacts (Daily Volumes)

Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 6,262		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	37,810	10%	626	1.7%	No
	Lyons Road	Project Site	4	37,810	50%	3131	8.3%	Yes
	Project Site	Powerline Road	4	37,810	50%	3131	8.3%	Yes
	Powerline Road	Military Trail	4	37,810	10%	626	1.7%	No
Lyons Road	Sample Road Wiles Road	Wiles Road Sawgrass Exwy	6	53,910	15%	939	1.7%	No
Powerline Road	Sample Road NW 48/49th St	NW 48/49th St SW 10th Street	6	59,900	15%	939	1.6%	No
					25%	1566	2.6%	No

Source: Broward County Metropolitan Planning Organization

TABLE 4b
Waste Management
Project Impacts (PM Peak Hour Volumes)

Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 622		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Wiles Rd/NW 48/49th St	State Road 7	Lyons Road	4	3,401	10%	62	1.8%	No
	Lyons Road	Project Site	4	3,401	50%	311	9.1%	Yes
	Project Site	Powerline Road	4	3,401	50%	311	9.1%	Yes
	Powerline Road	Military Trail	4	3,401	10%	62	1.8%	No
Lyons Road	Sample Road Wiles Road	Wiles Road Sawgrass Exwy	6	4,851	15%	93	1.9%	No
Powerline Road	Sample Road NW 48/49th St	NW 48/49th St SW 10th Street	6	5,390	15%	93	1.7%	No
					25%	155	3.2%	Yes

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). As indicated in Tables 4a and 4b, the project is significant on Wiles Road between Lyons Road and Powerline Road and on Lyons Road, between Wiles Road and the Sawgrass Expressway. However, the project will not create an adverse traffic impact to these significantly impacted roadway segments.

G. Mass Transit Analysis**1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Pompano Beach. More specifically, the amendment area is served by one BCT route (Route 14) traveling north and south along Powerline Road. This transit route is accessible through bus stops located near the intersection of Wiles Road and Powerline Road, located approximately 1,850 feet east of the amendment area.

BCT route 14 travels north and south along Powerline Road. This route currently provides 20-minute headways during weekday's peak periods and 45-minute headways on Saturday and Sunday. There is a bus stop with a bus pull-out bay for northbound traffic on Powerline Road just north of Wiles Road. Similarly, a bus stop with a bus bay is provided for southbound traffic on Powerline Road just south of Wiles Road. Sidewalks and pedestrian features (ramps, crosswalks, pedestrian pushbuttons, and pedestrian signals) to safely cross Powerline Road and Wiles Road are provided near the bus stops.

2. Describe how the proposed amendment furthers or supports mass transit service.

The industrial site will be designed in a manner that provides safe movement of pedestrians within the site and 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.

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

The amendment area is located within walking distance from Powerline Road, a moderate transit route within Broward County. The proposed land use change will support the use of transit and increase ridership throughout the Powerline Road corridor.

4. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit J: Transit Letter and below:

Name: Tara T. Crawford, AICP

Agency: Broward County Transit Division – Service and Capital Planning

Position: Section Planning Supervisor
Phone: (954) 357-8381
Address: 1 North University Drive
Plantation, Florida 33324

H. Public Education Analysis

Please be advised that the Planning Council staff will request from the School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.

Not applicable

2. The associated fee in the form of a check made payable to the SBBC.

The amendment would re-designate Electrical Generation land use to Commerce land use and thus would not generate any new students. This section is not applicable.

VI. ANALYSIS OF NATURAL AND HISTORIC 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, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

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 K: Historical Resources Search.

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 K: Historical Resources Search.

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 a Priority Planning Area.

- 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 Wheelabrator property is outside any of the Broward County wellfields protection zones and Floridan wellfield protection zones located in Broward County.

- I. Soils - describe 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 entirety 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 on 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 site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The amendment site is not ocean-front.

VII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2.

BCLUP Policy 2.16.2 is only applicable to amendments which propose to add 100 or more residential dwelling units to existing densities approved by the BCLUP. The amendment does not contain or add any residential units.

VIII. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed future land use designation of Commerce is compatible with the property adjacent to the site as all of the property surrounding this site on the north, south, east, and west currently have a County land use designation of Commerce. In 2002, the land use was changed from Industrial to Electrical Generation Facilities. Subsequently, the Industrial County land use designation was eliminated and industrial uses were permitted under the Commerce land use designation. This proposed Land Use Plan Amendment is changing the land use designation back to permit industrial uses under the Commerce designation.

IX. 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 Emergency Management Agency.

The subject site is not located in a Hurricane Evacuation Zone as identified by the Broward County Emergency Management Division.

X. REDEVELOPMENT ANALYSIS

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

The amendment site is not located within a CRA.

XI. INTERGOVERNMENTAL COORDINATION

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.

XII. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The applicant has engaged in public outreach including multiple meetings with neighboring municipalities and residential groups. To keep adjacent communities updated on projects, Waste Management invited residents from local communities for private tours of the facility. Communities that have visited Monarch Hill include Independence Bay (Deerfield Beach), Century Village (Deerfield Beach), Crystal Lake (Deerfield Beach), Wynmoor (Coconut Creek), Banyan Trails (Coconut Creek), and Township (Coconut Creek). The County's notification procedure for the proposed LUPA will be followed as described in more detail in Section I.D.

XIII. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN (BCLUP)

BCLUP Policy 2.1.1: Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

BCLUP 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.

Proposed amendment: The expansion of the landfill provides an essential public service. The single remaining Wheelabrator waste-to-energy plant has the capacity to process 830,000 tons per year with current contract demand at 750,000 tons per year. This plant could also install another boiler for an additional 200,000 tons of capacity per year. The capacity of the plant remains constant year-over-year because the waste is burned (although a small amount of generated ash must be deposited in a monofill). While it is possible that the waste stream to the waste-to-energy plant could increase in the future if Broward County or municipalities enter into new contracts to incinerate their waste, this is speculative and plenty of excess capacity remains to accommodate future demand. Meanwhile, the Monarch Hill landfill's capacity continually decreases as waste is deposited. Without this land use plan amendment, only 8 to 9 years of landfill capacity remain. The LUPA would add 5 to 6 years to this lifespan. Therefore, it is prudent and balanced to accommodate the potential future expansion of the landfill given the existing waste streams; excess capacity at the waste-to-energy plant; and limited capacity at the landfill.

BCLUP Policy 2.10.1: In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Proposed amendment: The amendment supports this policy; the areas to the east, south and west of this amendment site are part of the landfill.

BCLUP Policy 2.20.13: Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

Proposed amendment: The amendment supports this policy. If the expansion is not approved, and the landfill fills up, then the development of another landfill will increase the use of fossil-fuel energy as expanding the existing landfill is the best option. With regard to the relative environmental merits of landfilling as opposed to waste-to-energy incineration, decisions on where waste streams are directed are made by the municipalities and Broward County, not by the private waste disposal operators. Given that both landfilling and waste-to-energy will remain needed disposal options in the future, the land use plan amendment will accommodate landfill disposal without precluding a future increase in waste-to-energy burning as there is substantial excess capacity at the Wheelabrator plant.

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

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

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

Proposed amendment: This site minimizes impacts on adjacent uses as it is surrounded by the existing landfill to the west, south, and east and the land use designation across Wiles Road to the north is Industrial. The site does not face residential communities. To the degree the existing landfill creates undesirable impacts, it makes sense to concentrate any further such impacts at an existing site which is surrounded by industrial land uses rather than creating an entirely new set of impacts at a different location.

XIV. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

N/A

- B. Any proposed voluntary mitigation or draft agreements.

N/A

XV. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

- B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO.

To be provided with transmittal.

EXHIBIT A
TRANSMITTAL LETTER



Resilient Environment Department
URBAN PLANNING DIVISION

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

December 15, 2021

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

Dear Ms. Boy:

Subject: Proposed Future Land Use Map Amendment 20-M1: Waste Management

The Urban Planning Division is reviewing an application to change the future land use designation of an approximately 24.2-acre site, located on the south side of Wiles Road, west of North Powerline Road, from Electrical Generation Facility future land use designation, to Industrial future land use designation. On June 2, 2021, the Environmental Protection and Growth Management Department (now Resilient Environment Department) Local Planning Agency (LPA) considered the proposed amendment at its public hearing. The LPA:

- Received public comments,
- Transmitted the proposed amendment to the Board of County Commissioners (Board), with the recommendation that the Board transmit the proposed amendment to the Broward County Planning Council for their consideration; and
- Advised the Board, that while the proposed amendment to Industrial future land use is compatible with adjacent uses and consistent with land use policies in the Broward County Comprehensive Plan; expansion of Monarch Hill Landfill and the loss of Electrical Generation Facility use is not consistent with environmental and solid waste goals, objectives and policies of the Comprehensive Plan.

On June 15, 2021, the Board deferred transmitting the proposed amendment to the Broward County Planning Council (Agenda Item 98). On August 24, 2021, the Board deferred transmitting the proposed amendment to the Broward County Planning Council (Agenda Item 95).

On December 7, 2021, the Board voted to transmit the proposed amendment to the Broward County Planning Council (6-2 vote, Agenda Item 79).

To assist with your review, the attached transmittal package includes the following:

- Attachment A: Draft Local Planning Agency minutes
- Attachment B: Board of County Commissioners December 7, 2021 Agenda Item 79, including:

Barbara Blake Boy

12/15/21

Page 2 of 2

- Agenda Item
- Staff Report
- Proposed Review Dates
- Additional Material from Item 98 on the June 15, 2021 Agenda
- Additional Material from Item 98(2) on the June 15, 2021 Agenda
- Additional Material – Information
- Additional Material-Information
- Attachment C: Comments received December 7, 2021.
- Attachment D: Updated Environmental Review Comments
- Attachment E: Board of County Commissioners Minutes: December 7, 2021 [will be provided under separate cover when available]

Please contact Heather Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or hcunniff@broward.org should you have any questions.

Sincerely,

Josie P. Sesodia, AICP, Director
Urban Planning Division

Attachments (1)



EXHIBIT B

LOCAL PLANNING AGENCY MINUTES



SUMMARY MINUTES

**Local Planning Agency (LPA) Public Hearing
Broward County Government Center West, 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
June 2, 2021 2:00 pm**

Board Members Present In-person

Javier Acevedo, AICP, PDMD	Sue Carrano, PDMD	Andrew Dietz, PDMD
Sara Forelle, AICP,	Cyril Saiphoo, Chair, AICP, PDMD	

County Staff Present In-person

Heather Cunniff, AICP, PDMD	Darby Delsalle, AICP, PDMD	Rick Ferrer, PDMD
Jo Sesodia, AICP, PDMD		

County Staff Present Via WebEx or Phone

Clyde Anderson, PDMD	Notosha Austin, SWRS	Maite Azcoitia, CAO
Monique Davis, PDMD	Tonya Fletcher, PDMD	Chris Flynn, PDMD
Steve Kasselakis, SWRS	Leonard Vialpando, EPGMD	

Attendees Present In-person

Chris Carey, Waste Management	Joe Handley, Craven Thompson and Associates, Inc	Bill Laystrom, Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair, and Dishowitz, LLP
Philip T. Medico, Jr.	Scott Stoudemire, City of Coconut Creek	Eric Torrella, Waterways Homeowners Association

Attendees Present Via WebEx

Craig Ash, Waste Management	Julian Bobilev, Craven Thompson and Associates, Inc.	Tom Crummy, Waste Management
Melissa Doyle, City of Fort Lauderdale	Joseph Geller, Greenspoon Marder, LLP	Barbara Herrera, Waste Management
Nick Khouri, Waste Management	Dawn McCormick, Waste Management	Michael Moskowitz, Moskowitz, Mandell, Salim, and Simowitz, P.A
Justin Proffitt, City of Coconut Creek	Lisa Silva, Waste Management	Ralph Trapani, City of Miramar
12 unnamed attendees via telephone	I unnamed attendee via WebEx	

I. Call to Order

Cyril Saiphoo called the public hearing to order at 2:02pm. The purpose of the meeting is to receive public comments and make findings as to whether the proposed agenda items are consistent with the Broward County Comprehensive Plan. The meeting is open to the public and notice of the meeting was published in the Sun-Sentinel. The notice included information about submitting comments by joining the meeting on-line, as well as the address for submitting written comments. A copy of the notice is on file with the Planning and Development

Management Division. Mr. Saiphoo advised all attendees that the meeting is being recorded. Mr. Saiphoo stated that Broward County is mindful of the threat of the COVID-19 virus. There is limited in-person attendance. The public is attending on-line through WebEx and in satellite conference rooms.

Upon the request of Mr. Saiphoo, the Local Planning Agency members introduced themselves.

2. Approval of Minutes: March 16, 2021

Motion: Upon a motion by Javier Acevedo, seconded by Sue Carrano, the March 16, 2021 Local Planning Agency minutes were unanimously approved.

3. Broward Municipal Services District Element Future Land Use Map Amendment: 20-M1 (Waste Management)

Heather Cunniff presented the staff report on behalf of the Planning and Development Management Division. Ms. Cunniff noted that she is certified with the American Institute of Certified Planners and has over 25 years of professional planning experience. Ms. Cunniff submitted the Staff Report as part of the record of the public hearing and stated it provides the full background for staff's recommendation.

Ms. Cunniff provided a brief overview of the proposed amendment. The site concerns the inactive Wheelabrator North Resource Recovery Facility, an approximately 24.2-acre site, located on the south side of Wiles Road, between Florida's Turnpike and Powerline Road. The applicant seeks to change the future land use designation of the site from Electrical Generation Facility to Industrial. The applicant's stated short-term purpose of the proposed amendment is to ensure continued use of the existing solid waste transfer station. The applicant's stated long-term, and primary purpose, of the proposed amendment is to expand the adjacent Monarch Hill Landfill.

Ms. Cunniff noted that staff reviewed the proposed amendment for consistency with the Broward County Land Use Plan and Broward County Comprehensive Plan. Ms. Cunniff stated the proposed amendment was analyzed in terms of Land Use Compatibility, Consistency with other Elements of the Broward County Land Use Plan and Broward County Comprehensive Plan, and Other Planning Considerations.

Ms. Cunniff offered the following staff findings:

- The proposed amendment is consistent with BCCP and BCLUP policies that address compatibility.
- The proposed amendment is not generally consistent with BCCP and BCLUP policies related to landfill expansion. Further, approval of the landfill's expansion at this time should be deferred until an updated Solid Waste Element is adopted by the Board of County Commissioners.
- The proposed amendment is consistent with BCCP and BCLUP policies that address public infrastructure and facilities and no negative impacts on adjacent natural and historic resources have been identified.

Additionally, staff recommends the applicant consider:

- Collaborating with the City of Coconut Creek, Florida Department of Transportation, Broward Metropolitan Planning Organization, and Broward County to construct sidewalks and dedicated bicycle facilities concurrent with new development.
- Designing the site to include safe and convenient connections to the surrounding transportation network.
- Installing amenities, such as bus stops, pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development.
- Installing electric vehicle charging stations.

Ms. Cunniff provided the following staff findings and recommendations:

- The proposed amendment is consistent with Broward County Comprehensive Plan policies that address public infrastructure and facilities and negative impacts on adjacent natural and historic resources are not expected.
- The proposed amendment is not generally consistent with Broward County Comprehensive Plan and Broward County Land Use Plan policies related to landfill expansion.
- Consideration of landfill expansion should be deferred until an updated Solid Waste Element is adopted by the Board of County Commissioners
- The Local Planning Agency (LPA) should transmit the proposed amendment to the Board of County Commissioners (Board), with the recommendation that the Board transmit the proposed amendment to the Broward County Planning Council for their consideration; and
- The LPA should advise the Board that while the proposed amendment to Industrial future land use is compatible with adjacent uses and consistent with land use policies in the Broward County Comprehensive Plan; expansion of the Monarch Hill Landfill and the loss of the Electrical Generation Facility use is not consistent with environmental and solid waste goals, objectives and policies of the Comprehensive Plan.

Mr. Saiphoo requested the applicant's presentation. Bill Laystrom, the applicant's representative, made a Powerpoint presentation (attached). Mr. Laystrom stated the site is a former a waste-to-energy facility that is currently operated as a trash transfer station. The building remains, but the incinerator portion has been dismantled. Wheelabrator has a contract to operate the site as a waste transfer station until July 2023. The applicant seeks to use the site as a landfill after July 2023. The current landfill has an 8 to 9-year operational span. The proposed amendment extends the operational span by 6 to 7 years. Mr. Laystrom provided an overview of the existing and planned land uses of properties surrounding the proposed amendment site, noting that industrial land uses surround the site.

Mr. Laystrom noted there are few sites in Broward County that are available for trash disposal. Mr. Laystrom provided an overview of the various materials disposed at the landfill. The landfill receives construction and demolition debris, municipal solid waste, yard waste, and is an important asset for the disposal of debris following hurricanes (i.e. Hurricane Irma). Broward County's nearby sewage treatment plant generates sludge that is disposed of in the landfill. The sludge and municipal solid waste currently disposed of at Monarch Hill will need to be trucked to other facilities.

Mr. Laystrom highlighted improvements that have been made to mitigate impacts, including bird and odor control measures and street sweeping in Deerfield Beach. In addition, landfill gas is captured and used to provide power to approximately 9,000 homes.

In conclusion, Mr. Laystrom stated the proposed amendment:

- Adds 7.8 million cubic yards of landfill space to the current remaining 17 million yards.
- Is supported by Broward County Land Use Plan policies 2.11.8, 3.4.2, and 3.4.3, Broward County Comprehensive Plan Solid Waste Element Objective 6.4 and Policy 6.4.3, and Broward Municipal Services District Element Policy 1.3.3.
- Has been presented to the City of Deerfield Beach City Commission and City of Coconut Creek staff.
- The Broward County Comprehensive Plan's Solid Waste Element has not been updated and the Solid Waste Task Force has not addressed the issue of additional landfill space.

Mr. Saiphoo noted that 28 comments were received via e-mail, all opposing the proposed amendment and additional letter was received from Coconut Creek in opposition to the proposed amendment.

Scott Stoudemire, Director of Sustainable Development for the City of Coconut Creek, stated the Solid Waste Element was not updated as part of the BrowardNext planning process. Consequently, it is premature to consider the proposed amendment. Mr. Stoudemire stated that the Electrical Generation Facility future land use designation remains a reasonable use. He also asserted that the Staff Report does not provide an adequate analysis of land use compatibility, traffic impacts, and environmental concerns. Mr. Stoudemire contends that the proposed amendment is not consistent with Broward County Land Use Plan policies 2.10.2 and 2.10.3 that address compatibility of land uses.

Eric Torrella spoke against the proposed amendment on behalf of the Waterways Homeowners Association, which is located just north of the proposed amendment site, between Wiles Road and SW 10th Street. He stated that promises were made to the community years ago that the land fill would not expand and would close. He noted that the applicant did outreach within the community, but it is unclear on how long it will take until the landfill is filled. Mr. Torrella stated the landfill generates negative impacts on air quality and generates noise. He further noted that odor emanates from the landfill, even though measures are being implemented to reduce odor.

Motion: Upon a motion by Andrew Dietz, seconded by Mr. Acevedo, the LPA unanimously approved the staff recommendation.

4. Public Comments: Non-agenda Items

No comments.

5. Adjourn

Upon a motion by Ms. Carrano, seconded by Mr. Acevedo, and unanimously approved, the LPA meeting adjourned at 2:47 PM.

Disclosure: The above captioned minutes are transcribed in a summary format. To obtain a complete audio recording of the meeting, approved summary minutes, or any presentation or handout materials,

submit a public records request through Planning and Development Management Division, 954-357-8695.

EXHIBIT C

COUNTY COMMISSION MINUTES EXCERPT

Broward County



Action Agenda - Published

Tuesday, December 7, 2021

10:00 AM

Broward County Governmental Center
Room 422 (Commission Chambers)

County Commission

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO MOTOR CARRIER PERMITS; AMENDING SECTION 22½-3 OF THE BROWARD COUNTY CODE OF ORDINANCES ("CODE"); AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

(Sponsored by Commissioner Dale V.C. Holness)

ACTION: (T-4:48 PM) The item failed for lack of a second. (Refer to minutes for full discussion.)

- 78.** MOTION TO ADOPT Resolution directing the County Administrator to publish Notice of Public Hearing to be held on Tuesday, December 14, 2021, at 10:00 a.m., in Room 422 of the Governmental Center to consider adoption of a proposed Resolution Amending the Broward County Administrative Code, the title of which is as follows (**deferred from November 4, 2021 - Item 56**):

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO HOLIDAYS; AMENDING SECTION 14.227 OF THE BROWARD COUNTY ADMINISTRATIVE CODE ("ADMINISTRATIVE CODE"); DESIGNATING JUNE 19 ("JUNETEENTH") AS AN OFFICIAL PAID HOLIDAY FOR COUNTY EMPLOYEES; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE ADMINISTRATIVE CODE, AND AN EFFECTIVE DATE.

(Sponsored by Commissioner Dale V.C. Holness)

ACTION: (T-4:51 PM) The Board voted to defer this item until the January 25, 2022 Commission meeting. (Refer to minutes for full discussion.) (See Regular Meeting Additional Material, dated December 7, 2021, submitted at the request of Commissioner Sharief.)

VOTE: 5-4. Commissioners Furr, Holness, Sharief and Mayor Udine voted no.

RESILIENT ENVIRONMENT DEPARTMENT

URBAN PLANNING DIVISION

- 79.** MOTION TO APPROVE transmittal of a proposed Broward County Land Use Plan amendment to the Broward County Planning Council described as follows: (**Commission District 4**)

A PROPOSED AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN, BROWARD COUNTY MUNICIPAL SERVICE

DISTRICT (UNINCORPORATED AREA) FUTURE LAND USE ELEMENT MAP SERIES, CHANGING THE FUTURE LAND USE DESIGNATION OF AN APPROXIMATELY 24.2 ACRE SITE, LOCATED ON THE SOUTH SIDE OF WILES ROAD, WEST OF NORTH POWERLINE ROAD, FROM ELECTRICAL GENERATION FACILITY FUTURE LAND USE DESIGNATION, TO INDUSTRIAL FUTURE LAND USE DESIGNATION.

ACTION: (T-2:46 PM) Approved. (Refer to minutes for full discussion.) (See Regular Meeting Additional Material 79 and 79(2), dated December 7, 2021, submitted at the request of Office of the County Attorney.)

VOTE: 6-2. Commissioner Bogen and Vice-Mayor Fisher voted no. Commissioner Ryan was out of the room during the vote.

FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

PURCHASING DIVISION

For Aviation Department

- 80.** MOTION TO APPROVE threshold increase for piggyback Contract No. BLD2121535G1, Inside Plant Cabling-Aviation, with Universal Cabling Systems, Inc., under the State of Florida Contract No. DMS-18/19-045O, for Telecommunication Infrastructure Project Services 2, for the Aviation Department, in the estimated amount of \$875,000, for the initial contract that began on July 29, 2020 and expires on December 2, 2022; and authorize the Director of Purchasing to renew the contract, as renewed by the State of Florida, for up to three years, for a five-year four-month threshold increase potential total amount of \$3,145,000.

ACTION: (T-4:56 PM) Approved. (Refer to minutes for full discussion.)

VOTE: 9-0.

- 81.** MOTION TO APPROVE Agreement between Broward County and Woolpert, Inc., Request for Proposals (RFP) No. TEC2120970P1, for Consultant Services for Technical Solutions for Advanced Planning Services, for an initial three-year term, in the maximum not-to-exceed amount of \$5,000,000, which includes \$200,000 for reimbursables, inclusive of initial and all renewal terms and authorize the Mayor and Clerk to execute same.

ACTION: (T-4:58 PM) Approved. (Refer to minutes for full discussion.)

VOTE: 9-0.

EXHIBIT D

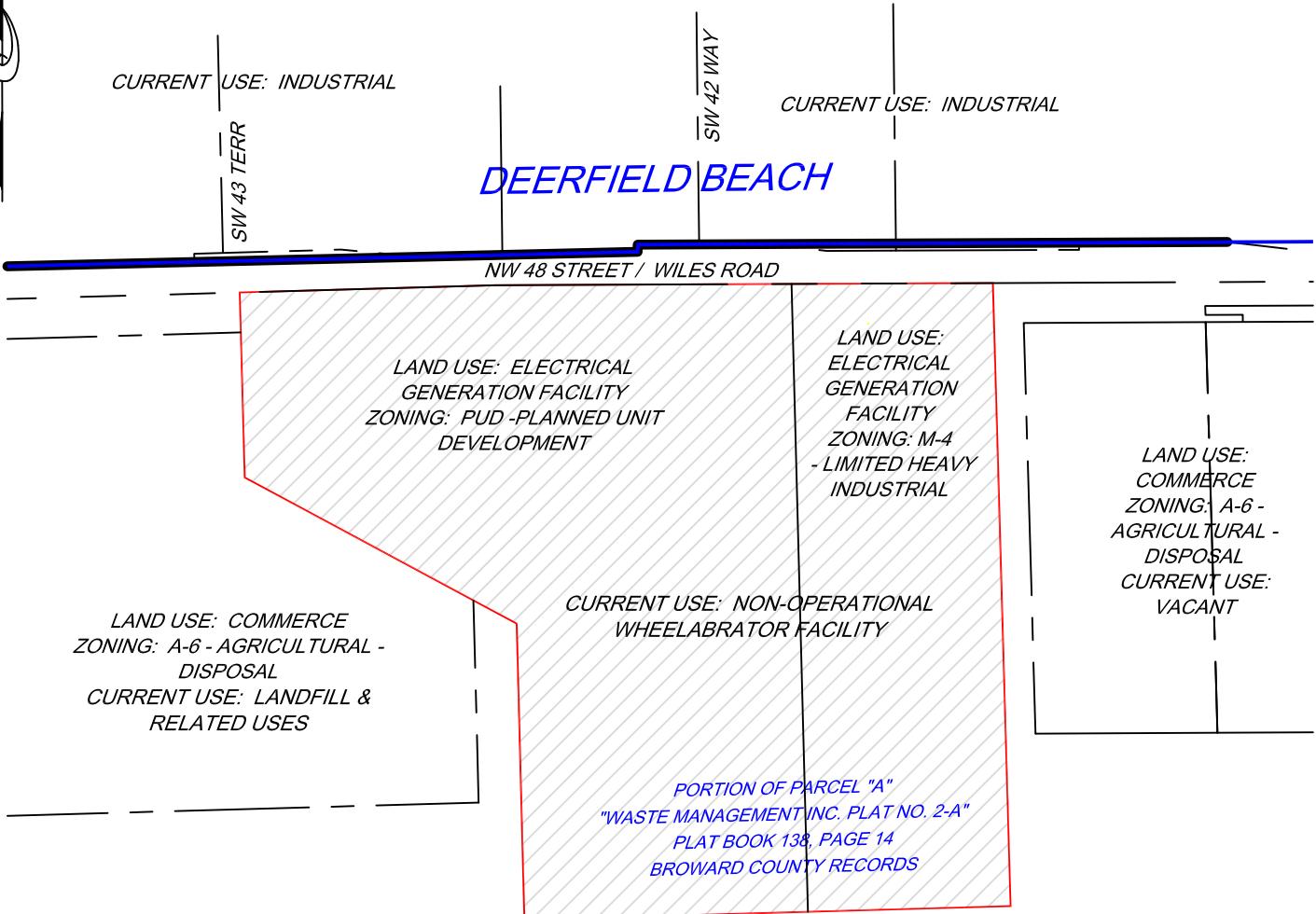
LAND USE PLAN EXHIBIT

AMENDMENT MAP - EXHIBIT D

LAND USE PLAN EXHIBIT

LAND USE & ZONING

*LAND USE: COMMERCE
ZONING: I-2 - LIMITED HEAVY INDUSTRIAL*



**BROWARD COUNTY MUNICIPAL SERVICES DISTRICT
(UNINCORPORATED BROWARD COUNTY)**

*LAND USE: COMMERCE
ZONING: A-6 - AGRICULTURAL - DISPOSAL
CURRENT USE: LANDFILL*

EXHIBIT E-1
BOUNDARY SURVEY

EXHIBIT E-2

SKETCH AND LEGAL DESCRIPTION

FOR: WMI OF FLORIDA

SKETCH AND DESCRIPTION
LAND USE PLAN AMENDMENT

DESCRIPTION: FEE SIMPLE PROPERTY

PARCEL "A" OF "WASTE MANAGEMENT, INC. PLAT NO. 2-A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138 AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM, THOSE LANDS AS DEEDED TO BROWARD COUNTY, IN FEE SIMPLE, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 34198, PAGE 369 OF SAID PUBLIC RECORDS.

TOGETHER WITH: LANDS AND RIGHT OF WAY FROM THE FEE SIMPLE PARCEL TO THE NORTH LINE OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 42 EAST:

A PORTION OF WILES ROAD ADJACENT TO THE ABOVE DESCRIBED PROPERTY AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) AND NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 42 EAST ALL DESCRIBED AS FOLLOWS:

A PORTION OF WILES ROAD, AS DEEDED BY OFFICIAL RECORDS BOOK 3254, PAGE 107; OFFICIAL RECORDS BOOK 3254, PAGE 377; OFFICIAL RECORDS BOOK 20636, PAGE 647; OFFICIAL RECORDS BOOK 34198, PAGE 369; OFFICIAL RECORDS BOOK 34242, PAGE 1938; AS DEDICATED BY THE PLAT OF WASTE MANAGEMENT, INC. PLAT NO. ONE AS RECORDED IN PLAT BOOK 90, PAGE 32; AND AS DEDICATED BY THE PLAT OF "WASTE MANAGEMENT INC. PLAT NO. 2-A" AS RECORDED IN PLAT BOOK 138, PAGE 14; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF PARCEL "A" OF SAID "WASTE MANAGEMENT PLAT NO. 2-A"; BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 16; BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF SAID PARCEL "A" AND BOUNDED ON THE SOUTH BY THE NORTH BOUNDARY OF THE LANDS DESCRIBED AS THE FEE SIMPLE PROPERTY ABOVE.

SAID LANDS SITUATE IN UNINCORPORATED BROWARD COUNTY, FLORIDA. CONTAINING 1,054,134 SQUARE FEET 24.200 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1) THE BEARINGS REFERENCED HEREON ARE BASED ON A ASSUMED BEARING OF NORTH 89°44'31" EAST ALONG THE NORTH LINE OF THE NORTH EAST QUARTER SECTION 16, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO CHAPTER 5J-17.050-052 (FLORIDA ADMINISTRATIVE CODE), STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL LAND SURVEYORS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

RICHARD D. PRYCE., FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4038

STATE OF FLORIDA

RAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LB271

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID
WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC
SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER
UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\1977\77-1061-001-28 WHEELABRATOR NORTH BROWARD\DRAWINGS\77-1061-SD LUPA FOR WMI WHEELABRATOR.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

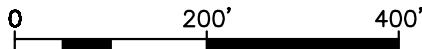
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2022

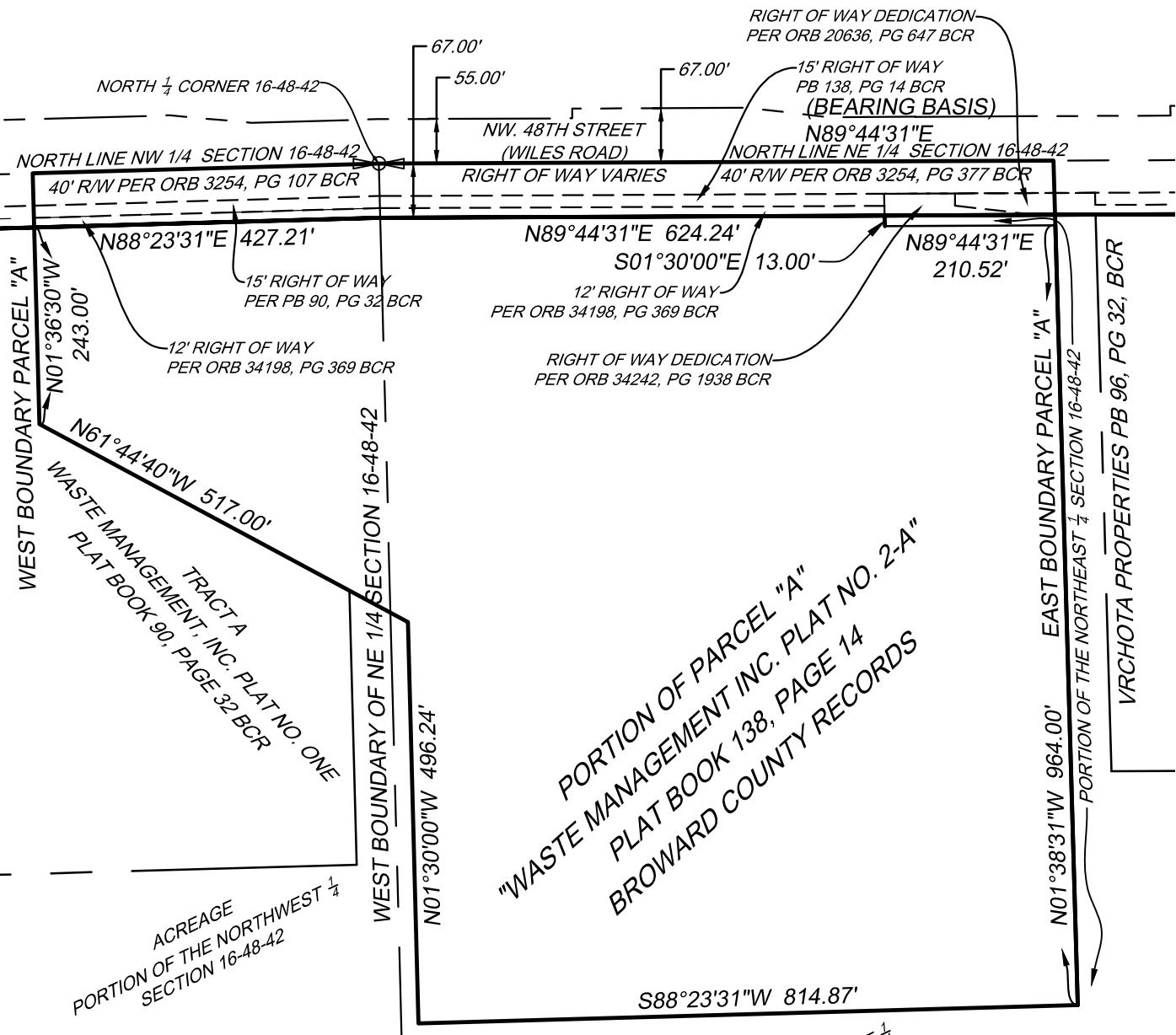
UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED FOR SIGNING & SEALING	2/6/20	NM	TCS
REVISED FOR SIGNING & SEALING	1/18/22	JDR	RDP

JOB NO.: 77-1061-001-28	SHEET 1 OF 2 SHEETS	
DRAWN BY: DMD	F.B. N/A	PG. N/A
CHECKED BY: RAY	DATED: 06/14/18	

FOR: WMI OF FLORIDA

SKETCH AND DESCRIPTION
LAND USE PLAN AMENDMENT

GRAPHIC SCALE IN FEET



ABBREVIATIONS:

BCR BROWARD COUNTY RECORDS
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE

R:\SURVEY\1977\77-1061-001-28 WHEELABRATOR NORTH BROWARD\DRAWINGS\77-1061-SD LUPA FOR WMI WHEELABRATOR.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2022

UPDATES and/or REVISIONS	DATE	BY	CK'D
UPDATED BOUNDARY	1/18/22	JDR	RDP
JOB NO.: 77-1061-001-28	SHEET 2 OF 2 SHEETS		
DRAWN BY: DMD	F.B.	PG.	
CHECKED BY: RAY	DATED: 06/14/18		

EXHIBIT F

DECLARATION OF LAND USE RESTRICTIONS

This Instrument Prepared By:

C. William Laystrom Jr., Esq.
1177 S.E. 3rd Ave.
Fort Lauderdale, Florida 33316

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") dated this _____ day of _____, 2022 by and among Waste Management Inc. of Florida a Florida Corporation ("Declarant"), for the benefit of BROWARD COUNTY, a Political Subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, Declarant is the owner of the property located in the County as further described on Exhibit A attached hereto and made a part of hereof (the "Property"); and

WHEREAS, the Declarant has requested an amendment to the land use designation on the Property from electrical generating plant to commerce; and

WHEREAS, the Declarant intends to develop the Property for landfill, solid waste disposal and other uses consistent with the industrial uses allowed under the commerce designation including but not limited to those uses allowed under the A-7 Zoning District and requests that the County review the impacts of its land use amendment based upon the impacts created by industrial use rather than other uses that might be allowed under a commerce designation including, but not limited to restaurant, retail, etc.; and

WHEREAS, Declarant has offered to enter into this Declaration limiting the use of the Property for the benefit of the County with respect to the development of the Property; and

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the restrictions hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by reference.
2. Property Development Limitation. In connection with the Development of the Property, Declarant agrees to restrict development of the Property to industrial uses. This shall be deemed a restriction on the development of the Property.

3. Voluntary Contribution. This Voluntary Declaration has been offered by the Declarant as an inducement for the County to approve a land use plan amendment for the Property identified as PC _____.
4. Recordation/Effective Date. This Declaration shall not be effective until this Declaration is recorded in the Public Records of Broward County, Florida. Once recorded, this Declaration shall run with the Property for the sole benefit of the County and shall bind all successors and assigns to title of the Property. This Declaration shall not give rise to a cause of action by any party other than the County or the City and no party other than the County shall be entitled to enforce this Covenant.
5. Amendment. This Declaration may not be modified, amended or terminated without prior written approval from the owner(s) of the Property and joinder and consent of the County.
6. Waiver. No waiver of any of the provisions of this Declaration shall be effective unless it is in writing, signed by the party against whom it is asserted and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.
7. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.
8. Captions, Headings and Titles. The captions, paragraph headings and titles contained in this Declaration are for reference and convenience only and in no way define, describe, extend or limit the scope of intent of this Declaration, nor the intent of the provisions hereto.
9. Severability. Unless otherwise provided herein, if any provision of this Declaration shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
10. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.
11. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Declaration.

IN WITNESS WHEREOF, DECLARANT has executed this Declaration as follows:

DECLARANT

Witnesses:

(Signature)
Print Name: _____

Waste Management Inc. of Florida

a Florida corporation

(Signature)
Print Name: _____

By: _____
Its Authorized Agent

STATE OF _____)
)
COUNTY _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022
by _____, the authorized agent of Waste Management Inc. of
Florida, a Florida corporation. He/She is personally known to be or produced
_____ as identification.

NOTARY PUBLIC

(Seal)

My Commission expires:

(Signature)
Print Name: _____
Commission No.: _____

EXHIBIT G

WATER AND SEWER LETTER



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

March 11, 2022

Joseph D. Handley, P.L.A.
Vice President, Planning and Landscape Architecture
Craven Thompson & Associates, Inc.
3563 NW 53rd ST
Fort Lauderdale, FL 33309-6311

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

Dear Mr. J. Handley:

Reference is made to your February 15, 2022, letter 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 maintain potable water demand from its current land use potential of 0.0242 million gallons per day (MGD) and no variation to the finished potable water maximum day demand.

As of January 11, 2022, the one-year maximum day flow of the 2AWTP was 13.50 MGD and committed capacity was 0.65 MGD maximum day flow, for a total of 14.15 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 October 29, 2020 and will expire on October 29, 2040. The CUP allows for an annual average raw water withdrawal of 16.82 MGD, after 0.54 MGD reduction for Deerfield Beach. 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 21.95 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 18.05 MGD (40.00 – 21.95).

By 2040, our current customers and non-rezoning - non land use plan amendment future customers would require 19.23 MGD of wellfield capacity, leaving 2.72 MGD (21.95 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 15.85 MGD (30.00 – 14.15).

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 maintain (no variation) wastewater demand from its current land use potential of 0.0242 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

Treatment Plant

As of January 11, 2022, the one-year average day flow for the NRWWTP was 66.2 MGD and committed capacity was 3.10 MGD average day flow, for a total of 69.3 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 25.7 MGD (95.00 – 69.3).

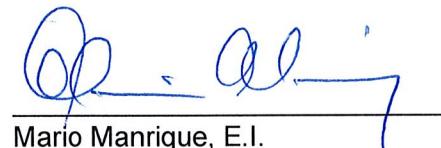
No expansion of the treatment plant is contemplated as projections indicate it will be sufficient beyond the year 2035.

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 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- 0968 or mmanrique@broward.org if you have any questions.

Sincerely,



Mario Manrique, E.I.
Plan Reviewer

MM/bgb



Jeremy Seiden, P.E., BCEE, PMP
Plan Review Supervisor

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

February 15, 2022

via email: mjaramillo@broward.org

Ms. Margarita Jaramillo-Coletto
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**

Dear Ms. Jaramillo-Coletto:

We are preparing a Land Use Plan Amendment (LUPA) application to Broward 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 Facilities to Industrial/Commerce¹ to be consistent with the surrounding Land Use designations. For the purposes of calculating the square footage for demand calculations, the County utilizes 10,000 SF of Industrial/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. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The treatment plant and effluent disposal LOS is average day and the collection system LOS is peak hour.²

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

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

¹ The unincorporated Broward Municipal Services District (BMSD) map has an Industrial designation whereas the broader Broward County Land Use Plan (BCLUP) Map does not and permits industrial uses in the Commerce designation. Therefore, the proposed change is to Industrial on the BMSD map and to Commerce on the BCLUP map.

² Broward County Water Management Element Support Document, 2019. Adopted March 28.

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

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

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.

TABLE 1 SANITARY SEWER DEMAND & CAPACITY North Regional Wastewater Treatment Plant (NRWWTP)		
	2020	2025
Projected Plant Capacity	95 MGD	95 MGD
Projected Plant Demand	69.97 MGD	sufficient
Planned Plant Expansions	No Planned Expansion at this time	

- 3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

For the purposes of the impact analyses in this LUPA, two scenarios are provided. The applicant will deed restrict the amendment site to only permit industrial uses rather than the broader range of uses permitted in the BCLUP Commerce designation. Scenario #1 assumes a generic industrial use given the proposed deed-restriction, and this is the scenario that is used to conclude whether the proposed amendment would have a reduced or increased impact. Scenario #2 assumes the most conservative commerce use (shopping center) given the proposed Commerce designation and is provided for informational purposes only since the deed restriction will preclude retail uses.

TABLE 2 SANITARY SEWER IMPACT – SCENARIO #1			
	Use	Calculation	Total
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD
Proposed	Commerce ^a (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD

Ms. Margarita Jaramillo-Coletto

CTA Project No. 77-1061

February 15, 2022

Page 3

	Change
	0 GPD

Notes:

GPD = Gallons per day

a Deed-restricted to industrial uses only.

b The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Warehouse, which would be a representative industrial use.

TABLE 3 SANITARY SEWER IMPACT – SCENARIO #2			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft.	= 24,201 GPD
Proposed	Commerce (242,010 sq. ft.)	x .10 GPD per sq. ft. ^a	= 24,201 GPD
			Change
			0 GPD

Notes:

GPD = Gallons per day

a The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Shopping center, which would be a conservative commerce use.

As can be seen in the above tables, there is no change in sanitary sewer demand under either scenario.

The service provider letter shall verify the information in items 1 – 3 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

February 15, 2022

via email: mjaramillo@broward.org

Ms. Margarita Jaramillo-Coletto
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 Ms. Jaramillo-Coletto:

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 Facilities to Industrial/Commerce¹ to be consistent with the surrounding Land Use designations. For the purposes of calculating the square footage for demand calculations, the County utilizes 10,000 SF of Industrial/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 the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The 10-Year Water Supply Facilities Work Plan was adopted on March 28, 2019.² The maximum level of service for any County facility is 150 gallons per person per day.³

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity,**

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

¹ The unincorporated Broward Municipal Services District (BMSD) map has an Industrial designation whereas the broader Broward County Land Use Plan (BCLUP) Map does not and permits industrial uses in the Commerce designation. Therefore, the proposed change is to Industrial on the BMSD map and to Commerce on the BCLUP map.

² Broward County Water Supply Facilities Work Plan, 2019. Adopted on March 28.

³ Broward County Water Supply Facilities Work Plan, 2019. Page 103, Policy WM3.1.

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the service area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and 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.

The SFWMD Consumptive Use Permitted withdrawal allows for an annual average raw water withdrawal of 16.91 MGD, which is equivalent to a finished water maximum day flow of 21.32 MGD. The SFWMD permit was issued on March 13, 2008 and will expire on March 13, 2028.

**TABLE 1
POTABLE WATER DEMAND AND CAPACITY**

	2020	2040
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	

Notes:

MGD = Million gallons per day. All numbers reference maximum day flow rather than average day flow.

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

For the purposes of the impact analyses in this LUPA, two scenarios are provided. The applicant will deed restrict the amendment site to only permit industrial uses rather than the broader range of uses permitted in the BCLUP Commerce designation. Scenario #1 assumes a generic industrial use given the proposed deed-restriction, and this is the scenario that is used to conclude whether the proposed amendment would have a reduced or increased impact. Scenario #2 assumes the most conservative commerce use (shopping center) given the proposed Commerce designation and is provided for informational purposes only since the deed restriction will preclude retail uses.

Ms. Margarita Jaramillo-Coletto
CTA Project No. 77-1061
February 15, 2022
Page 3

TABLE 2 POTABLE WATER IMPACT – SCENARIO #1			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD
Proposed	Commerce ^a (242,010 sq. ft.)	x .10 GPD per sq. ft. ^b	= 24,201 GPD
			Change 0 GPD

Notes:

GPD = Gallons per day

^a Deed-restricted to industrial uses only.

^b The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Warehouse, which would be a representative industrial use.

TABLE 3 POTABLE WATER IMPACT – SCENARIO #2			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Electrical Generation Facilities (242,010 sq. ft.)	x .10 GPD per sq. ft.	= 24,201 GPD
Proposed	Commerce (242,010 sq. ft.)	x .10 GPD per sq. ft. ^a	= 24,201 GPD
			Change 0 GPD

Notes:

GPD = Gallons per day

^a The generation rate used is as indicated in Broward County Chapter 27, Section 27-201 for a Shopping center, which would be a conservative commerce use.

As can be seen in the above tables, there is no change in potable water demand under either scenario.

The service provider letter shall verify the information in items 1 – 3 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

EXHIBIT H
SOLID WASTE LETTER



Lisa P. Silva
Senior Legal Counsel
WASTE MANAGEMENT INC. OF FLORIDA
1800 Military Trail, Suite 201
Boca Raton, FL 33431
954.984.2017
954.984.2057 FAX
LSilva3@wm.com

April 5, 2022

Joseph D. Handley
Craven Thompson & Associates, Inc.
3563 NW 52nd 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 15,599,367 cubic yards and currently accepts approximately 6,000 tons of waste per day (approximately 1,500,000 tons per year). 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 that reads "Lisa Pisciotta Silva". The signature is fluid and cursive, with "Lisa" and "Pisciotta" being more formal and "Silva" being more cursive.

Lisa Pisciotta Silva
Senior Legal Counsel

EXHIBIT I

DRAINAGE LETTER



Public Works Department

WATER MANAGEMENT DIVISION

2555 W. Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

February 25, 2022

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

RE: Monarch Hill – “Wheelablator” 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). I have also received the February 11, 2022 request for an updated letter from Julian Bobilev, AICP, also from Craven Thompson. I have the following comments.

Item 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.

Item 2. The site is located in Broward County Water Control District 2.

Item 3. No comment necessary.

Item 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?

Item 5. It appears that the FDEP permit(s) referenced in Item 4 will confirm that the area meets the adopted level of service.

Please note that there are new requirements for the use of the Future Conditions 100-Year Flood Map 2060 elevations for the design of drainage systems.

I also attach a letter sent from Water Management in March 2020 to the Broward County Planning and Development Management Division for this site. I assume you have a copy of this letter; the information contained therein supplements this letter.

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

Attached: March 2020 letter for LUPA 20-M1

C: Johana Narvaez, Broward County Environmental Engineering – Surface Water Section



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

Heather E. Cunniff, AICP, Senior Planner
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301

SUBJECT: Proposed Future Land Use Map Amendment 20-M1
Monarch Hill Landfill – former Wheelabrator site – Drainage Analysis

Dear Ms. Cuniff:

The report submitted as part of the application for the Land Use Map Amendment entitled “Monarch Hill”, prepared by Craven Thompson & Associates, Inc., dated February 2020 has been reviewed by the Water Management Division. Section III.C “Drainage Analysis”, appears to be substantially correct. However, Item 4 is incomplete and the following information is offered.

The site was issued a Surface Water License, SWM1990-051-0, in 1990 under the project name ‘North Broward Resource Recovery’. According to a letter in the file, the license was discontinued in 1997 as the facility would be regulated by FDEP under the Florida Power Plant Siting Act. A copy of the letter is attached. The Broward County Environmental Engineering – Surface Water section should be contacted to view the file.

Similarly, the database of the South Florida Water Management District indicated that a modification to Permit 06-00416-S was issued under application number 08248-C in 1988. The project was titled “Central Disposal Sanitary Landfill Power Production Facility”, which suggests that the modification might have been for the Wheelabrator site.

As the site is no longer to be regulated under the Florida Power Plant Siting Act, it would appear that regulation of the surface water management system will return to Broward County. The Broward County Broward County Environmental Engineering – Surface Water section was delegated to administer State permits in 2001. Due to changes in the site and surroundings since the original license was issued, the license and permit may need to be recertified or modified.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

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

C: Johana Narvaez, Carlos Adorisio at Broward County Environmental Engineering – Surface Water

**Department of Natural Resource Protection**

Water Resources Division
218 S.W. 1st Avenue
Fort Lauderdale, FL 33301

(954) 519-1270 • FAX (954) 519-1496

April 21, 1997

Ms. Suzanne Wise King, Senior Counsel
Wheelabrator Environmental Systems, Inc.
4 Liberty Lane West
Hampton, NH 03842

RE: Surface Water Management License No. SWM1990-051
North Broward Resource Recovery Facility

Dear Ms. King:

Please be advised that the above surface water management license has been discontinued. The renewal of the operation phase of the license will not be required since the facility is regulated under the Florida Power Plant Siting Act. Please note that this notice does not, in any way, prevent the DNR from taking enforcement action should violations of Chapter 27 of the Broward County Code occur. Please contact me at 954/519-1232 should you have any questions.

Sincerely,

Orlando A. Rubio, P.E.
Engineer III

OAR/oar

Enclosure

cc: Thomas D. Kirk, Wheelabrator S. Broward, Inc.
4400 South SR7
Ft. Lauderdale, FL 33314

C:\ADMIN_FL\ENG_LISC\SURFACE\ENFORCE\SWM90_51.WPD

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS — An Equal Opportunity Employer and Provider of Services

Norman Abramowitz Scott I. Cowan Suzanne N. Gunzburger Ilene Lieberman Lori Nance Parrish Sylvia Poitier John E. Rodstrom, Jr.

World Wide Web: <http://www.co.broward.fl.us/dnrp>

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@wtineray.com); Tindel, 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: 0347	ME Name: Wheelabrator North Broward Inc - Resources Recovery		
Facility ID: FLS267520	Submitted Name: Wheelabrator North Broward, Inc. Resource Recovery Facility		
Status*: <input checked="" type="checkbox"/> Inactive, not inactive	EI Type: ISW Facility Type*: ISW NPDES*: Y Rank: 00		
Wastewater Facility Regulation Application - Document			
Legal Doc Doc Details Monitoring Group Permitting Program Groups Digital Library			
Document Id*: FLS267520-003-ISW	Type*: <input checked="" type="checkbox"/> Industrial Permit	Issue Date: 03/08/2012	
Effective Date: 03/08/2012	Exp Date: 03/07/2017	Monitor Start: 05/01/2012	Inactive Date: 04/11/2016
Comments: see WMR 4/11/16 request for	Part 5 Reg*: <input checked="" type="checkbox"/>	PA Project: <input checked="" type="checkbox"/>	Status*: Inactive

Wastewater Facility Regulation Application - Documents

Document Id*	Type	PAM	Status*	Issue	Expires
FLS267520-003-ISW	Industrial Permit	003	Inactive	03/08/2012	03/07/2017
FLS267520	Industrial Permit	002	Inactive	03/14/2007	06/13/2012
FLS267520	Industrial Permit	001	Inactive	03/22/2002	06/25/2007
FLS267520	EPA Phase II NPDES Permit		Inactive	03/23/1995	09/30/2000

WAFR Facility Operational Status Deactivation Confirmation -

Florida Integrated Management System Today

Wastewater Facility Regulation

ME ID: 0347	ME Name: Wheelabrator North Broward Inc - Resources Recovery
Facility ID: FLS267520	Submitted Name: Wheelabrator North Broward, Inc. Resource Recovery Facility
Status*: <input checked="" type="checkbox"/> Inactive, not inactive	EI Type: ISW Facility Type*: ISW NPDES*: Y Rank: 00
County: Broward	Office: SED WMD:

ME ID:	13347	My File			
Facility ID:	FLS207	GW Mon Pt			
Status*:	In	Average:			
County:	Broward				
Permitted Cap:					
Business Type:	A Waste				
mg Directions:					
ent Summary:	Stormwater				
Characteristics:					
Last Inspection:	CE				
<input type="button" value="OK"/> <input type="button" value="Cancel"/>					
Document Id*	Type	PMS	Status*	Issues	Expires

The following fields have changed:

STATUS

Date this status became effective *

04/11/2016

Comments

Inactivated the NSW facility's operational status on new MSGP coverage

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
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

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 or 321-704-4162.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Hawkins".

Tim Hawkins
President

cc: Jim Christiansen, WMIF
FDEP SCO



Florida Department of Environmental Protection

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Stevenson
Secretary

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

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

III. FACILITY LOCATION INFORMATION:

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

IV. FACILITY ACTIVITY INFORMATION:

A. SIC or Designated Activity Code(s)	Primary: 4212	Secondary:
B. Monitoring code (1, 2, 3, or 4): 3	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: Broward Co & Co App - MS4 - FLS000016							
B. Discharge Location(s):							
Outfall No.	Latitude			Longitude			Receiving Water Name
	Deg.	Min.	Sec.	Deg.	Min.	Sec.	
26	17	16.4523	-80	9	33.7978	C-14 (CYPRESS CREEK CANAL/POMP)	

VI. CERTIFICATION¹:

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):
Tim Hawkins, President

Tim Hawkins
Responsible Authority Signature:

April 05, 2016
Date Signed:

¹ 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. Stevenson
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.

Sincerely,

12/16/2015

Jason Andreotta **Date**
Permitting Program Administrator
Southeast District

JA/PS/sFLS267520 wmn nb 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.Chi@dep.state.fl.us
email to: Calvin.E.Williams@dep.state.fl.us
email to: Paul.Wierzbicki@dep.state.fl.us
email to: Cindy.Mulkey@dep.state.fl.us
email to: Borja.CraneAmores@dep.state.fl.us
email to: 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 or 321-704-4162.

Sincerely,

Tim Hawkins
President

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

EXHIBIT J

MASS TRANSIT LETTER



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

February 17, 2022

Julian Bobilev, AICP
Land Planner
Craven Thompson & Associates Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309

RE: Transit Verification Letter – Monarch Hill LUPA

Dear Mr. Zalonis:

Broward County Transit (BCT) has reviewed your correspondence dated February 5, 2020, regarding the Monarch Hill Land Use Plan Amendment (LUPA) of the property south of Wiles Road in Unincorporated Broward County for current and planned transit service. Within a quarter mile of the amendment site, no current transit service is provided by BCT.

However, as part of the 30 year, one-cent surtax for transportation, BCT has plans for two new bus routes along Wiles Road within proximity of the project site.

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-8381 or email me at tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink that reads "Tara T. Crawford".

Tara T. Crawford, AICP
Section Planning Supervisor- Service Planning
Service and Strategic Planning

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

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**

	Use	Calculation	Total
Current	Electrical Generation (242,010 sq. ft.)	68 Trips x 1.64%	= 2 Trips ¹
Proposed	Commerce 242,010 sq. ft.	68 Trips x 1.64%	= 2 Trips ¹

Source: Broward County Transportation Element Table 3-42
¹P.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.

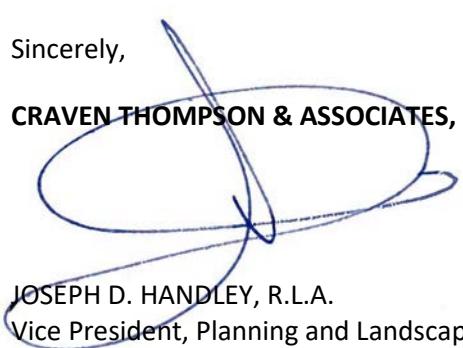
- 5. Describe how the proposed amendment furthers or supports transit use.**

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

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

EXHIBIT K

HISTORICAL RESOURCES SEARCH



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.

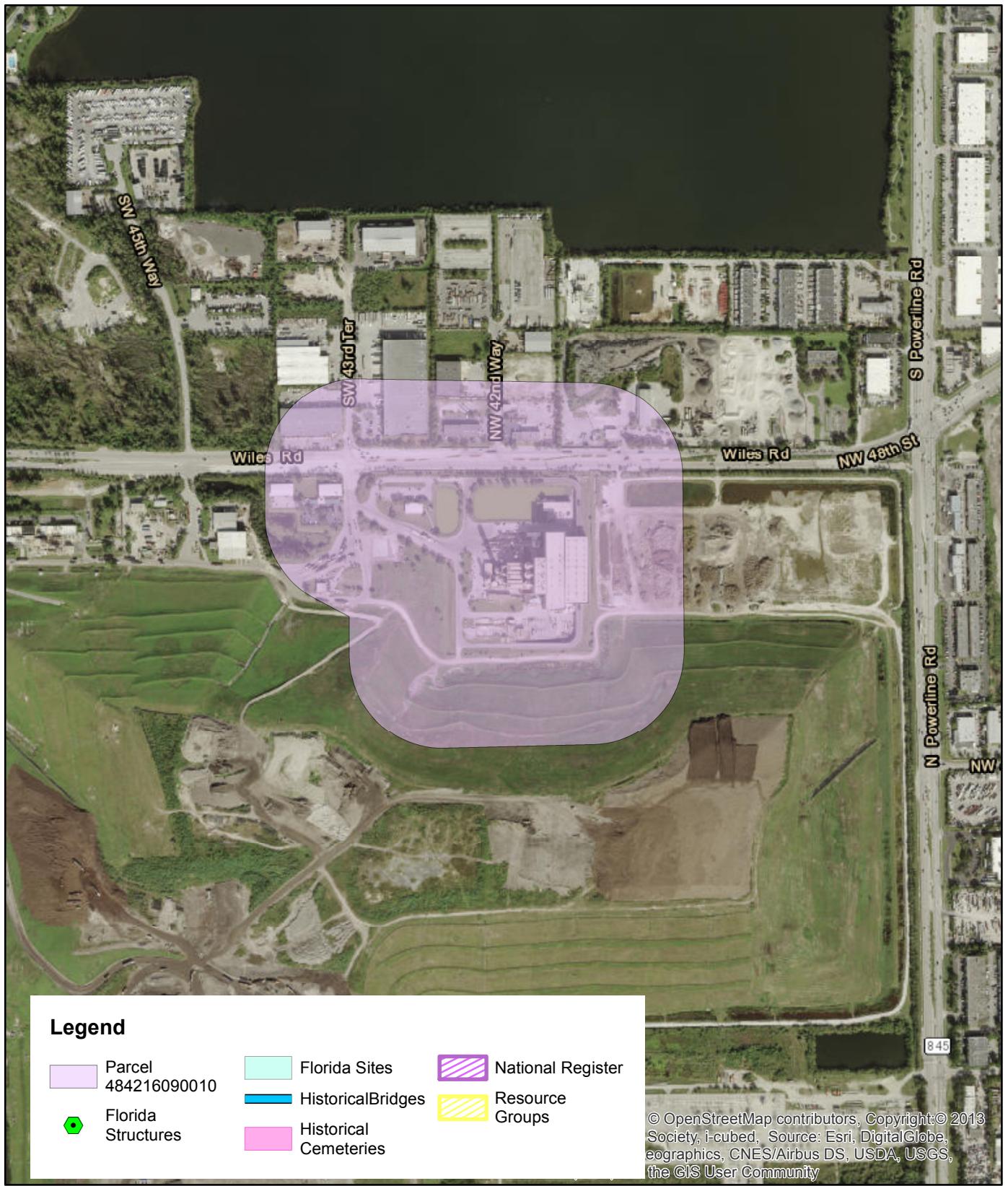
Sincerely,

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

© OpenStreetMap contributors. Copyright © 2013
Society, i-cubed. Source: Esri, DigitalGlobe,
eographics, CNES/Airbus DS, USDA, USGS,
the GIS User Community