



PARKS AND RECREATION DIVISION • Administrative Offices
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*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

July 5, 2022

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division **West, Dan**
Digitally signed by West, Dan
Date: 2022.07.06
13:43:59 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments
Proposed Amendment PC 22-5, Monarch Hill Landfill (Unincorporated Broward County)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Monarch Hill Landfill (Unincorporated Broward County). Our comment is as follows:

PC 22-5 No objections to the Land Use Plan Amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8120.



Public Works Department

WATER MANAGEMENT DIVISION

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



DATE: July 13, 2022

via email to: jubernal@broward.org

TO: Julie Bernal, Planner
Broward County Planning Council

FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PC 22-5 Monarch Hill Landfill – “Wheelabrator North”
Land Use Amendment

Dear Ms. Bernal:

This proposed Land Use Amendment will change the site from ‘Electrical Generation Facilities’ to a ‘Commerce’ designation, with the long-term objective of adding the site to the Monarch Hill Landfill.

Addition of this parcel to the existing landfill will require a modification of Broward County License SWM1991-024-9. However, it should be noted that the parcel (Wheelabrator North) is still under a state site certification by Florida DEP. See <https://floridadep.gov/air/siting-coordination-office/content/north-broward-waste-energy-facility>. Therefore, a modification of Broward County License SWM1991-024-9 can only be issued after a formal surrender or cancellation of the site certification.

Our office has no objection to this Land Use Plan Amendment.

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, Broward County Surface Water Management Program



RESILIENT ENVIRONMENT DEPARTMENT (RED)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT

For: Broward Planning Council
Applicant: Waste Management Inc. of Florida
Amendment No.: PC 22- 5
Jurisdiction: Broward Municipal Services District
Size: Approximately 24.2 acres
Existing Use: Non-operational waste-to-energy incinerator facility and solid waste transfer station
Current Land Use Designation: Electrical Generation Facilities
Proposed Land Use Designation: Commerce
Estimated Net Effect: **Addition** of 24.2 acres of commerce use
Reduction of 24.2 acres of electrical generation facilities use.
Location: In Section 16, Township 48 South, Range 42 East; generally located on the south side of Wiles Road/Northwest 48 Street, between Powerline Road and the Florida's Turnpike.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **three (3)** listed contaminated sites found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

Because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org. (LA 07/11/22)

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There are **six (6)** active and no inactive solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site.

The approximately 24.2 acre site proposed in the Land Use Plan Amendment is not part of the licensed/permitted footprint of the existing active Solid Waste Management license (**RED License Number:** SW-LF00076-21 **FDEP Permit Number:** 0051323-033-SC); consequently, the applicant, Waste Management Inc. of Florida ("WMIF") will have to submit a license/permit modification to the Division for review to construct and operate in accordance with Chapter 27, Article VI of Broward County Code of Ordinances and Chapter 62-701, Florida Administrative Code.

Also, given that the landfill is a Significant Environmental Impact Facility, WMIF will be required to provide public notices as part of the license/permit modification required to construct and operate in accordance with Chapter 27, Article VI of Broward County Code of Ordinances and Chapter 62-701, Florida Administrative Code:

- By regular first class mail to the mayor, each city commissioner or council member, and the city administrator or city manager of any municipality within Broward County and within a radius of four (4) miles of the perimeter of the facility property boundary; and
- By email to the County Commissioners of districts for which any portion of the district is within a radius of four (4) miles of the perimeter of the facility property.

(LA 07/11/22)

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

Comments regarding Surface Water can be found in a combined response within the Water Control District response.

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the ten (10) facilities, eight (8) are hazardous material facilities, zero (0) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (SC 07/18/2022)

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (SC 07/18/2022)

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are two (2) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (SC 07/18/2022)

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **change of 0 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are **five (5) air permitted facilities** located within half a mile of the proposed amendment site. Two of these facilities have had air quality complaints. One facility had four air quality related complaints in the previous ten years, however all complaints have been closed. The other facility, which the proposed amendment site is a part of (Monarch Hill), has had 209 air quality related complaints in the previous ten years. Some of these cases led to issuance of an air quality warning notice for objectionable odor, which was then escalated to a Notice of Violation in 2012. The facility has since complied and all other complaints have been closed. (LA 07/21/22)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

[Check map at:
<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

Protected Natural Lands – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 39, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site *does not* contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, *do not apply* to the review of this project.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

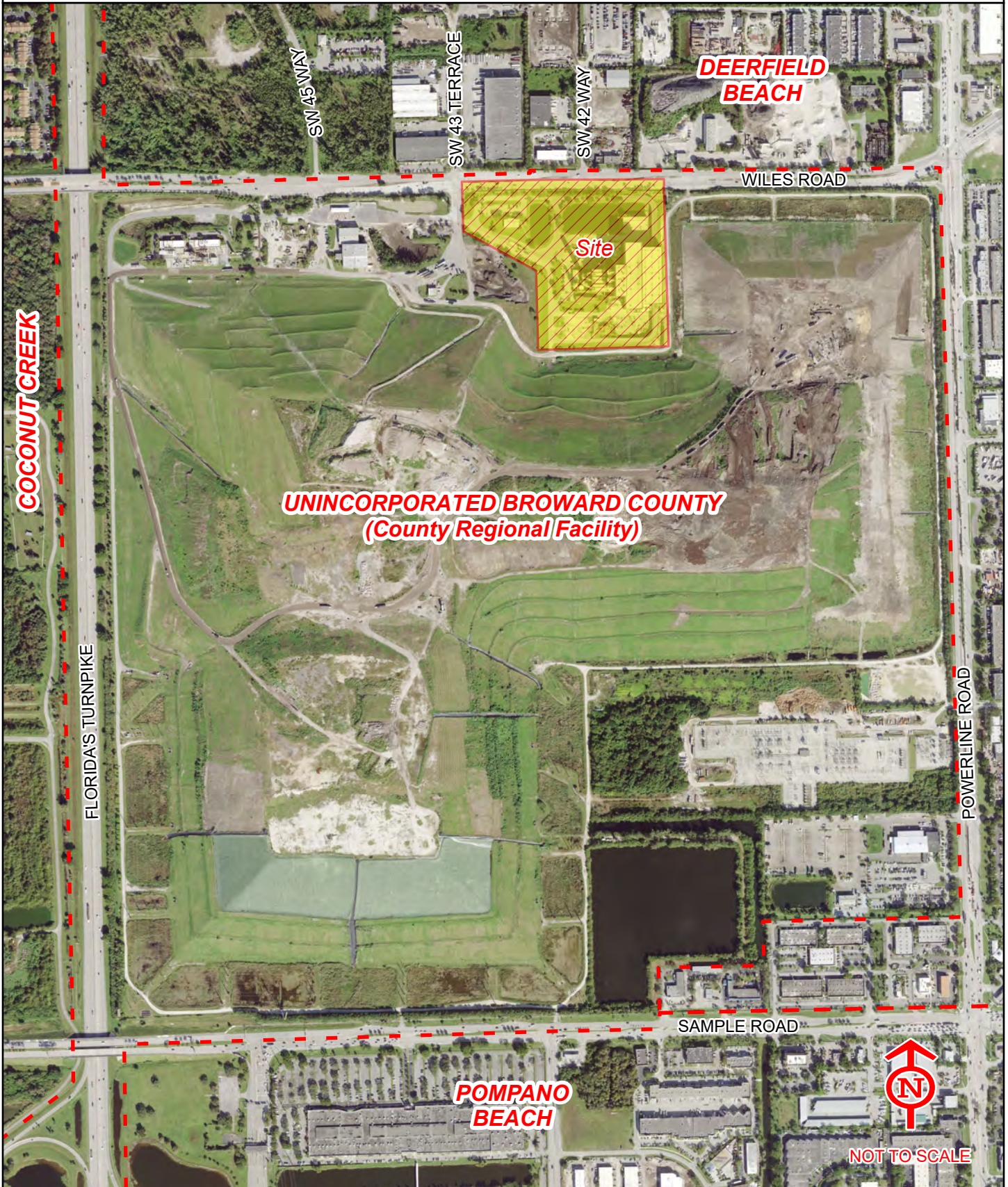
Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The proposed land use designation allows a significant percentage of impervious area on the property (up to 85%). Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 65% impervious surface on the property, causing a net increase in runoff from the impervious surfaces and a net decrease in recharge area. However, the change in recharge capacity resulting from development under the proposed designation is expected to be minor.

Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 22-5**



BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant/Agent: Waste Management Inc. of Florida
Amendment No.: PC 22- 5

Jurisdiction: Broward Municipal Services District
Size: Approximately 24.2 acres
Existing Use: Non-operational waste-to-energy incinerator facility and solid waste transfer station

Current Land Use Designation: Electrical Generation Facilities

Proposed Land Use Designation: Commerce

Estimated Net Effect: **Addition of** 24.2 acres of commerce use
Reduction of 24.2 acres of electrical generation facilities use.

Location: In Section 16, Township 48 South, Range 42 East; generally located on the south side of Wiles Road/Northwest 48 Street, between Powerline Road and the Florida's Turnpike.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

- A. Are wetlands present on subject property? No***
- B. Describe extent (i.e. percent) of wetlands present on subject property.***
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License? No***
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?***

III. Comments:

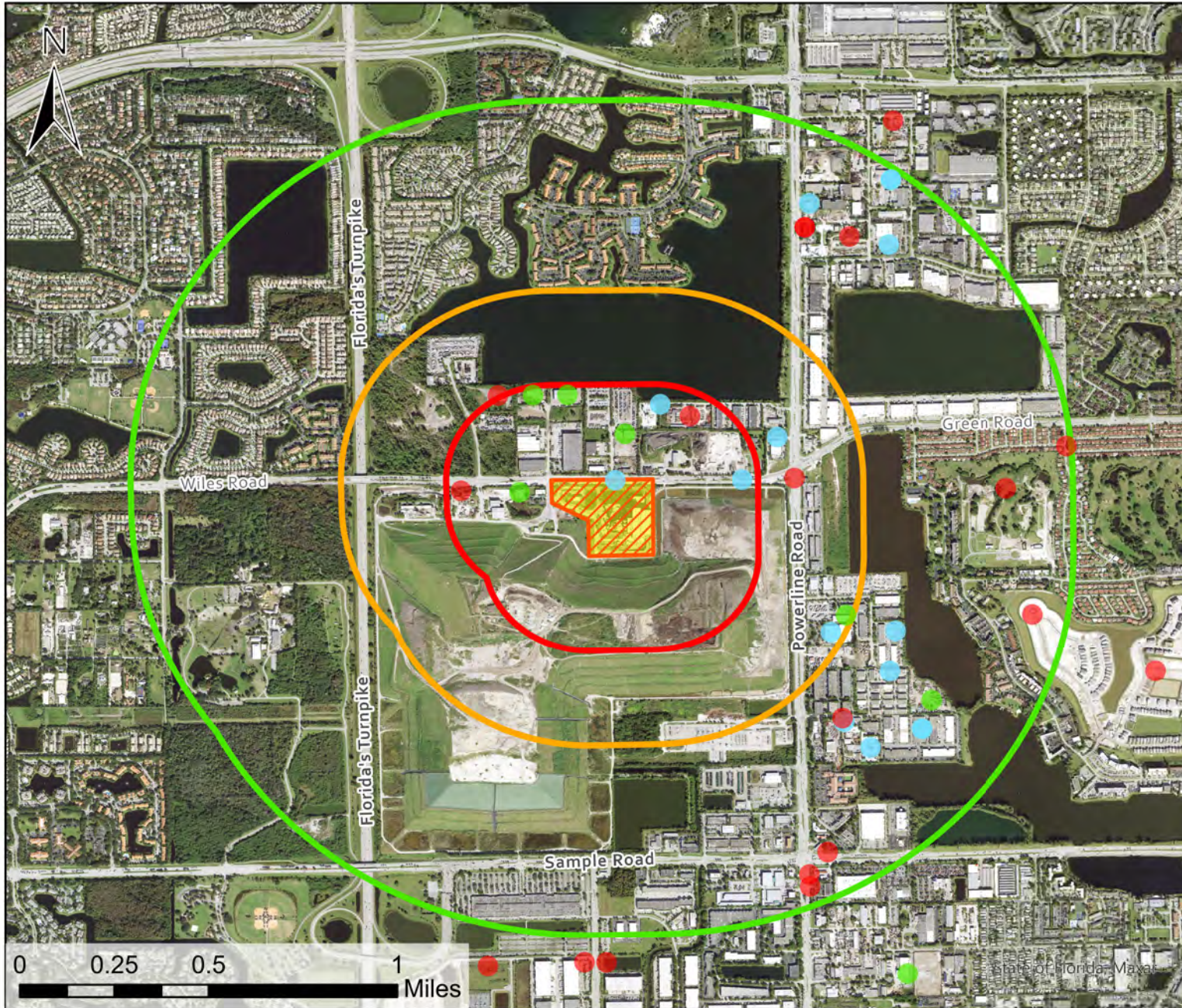
The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: *Linda Sunderland, PWS*

Land Use Amendment Comments Site PC22-5



	Proposed Site
	Contaminated Sites
	Air State Permitted Facilities
	Solid Waste Facilities
	Quarter Mile Buffer
	Half Mile Buffer
	One Mile Buffer

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facilities.

Prepared by: LAKINCI 7/8/2022
Natural Resources Division

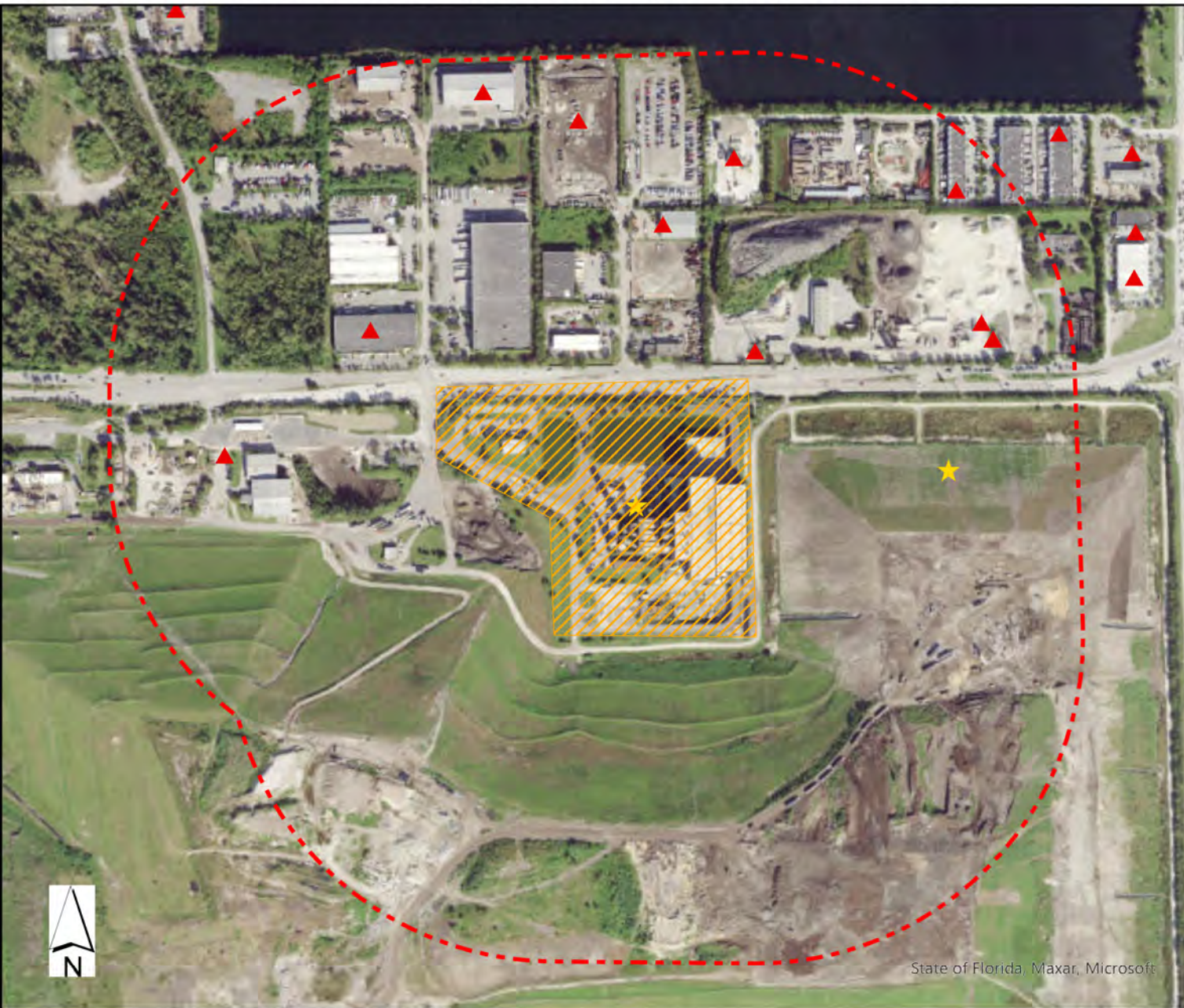
Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-0010	CENTRAL DISPOSAL SANITARY	3000 WILES RD	Pompano Beach	33073	Mixed Product	Landfill	68622531	Y
NF-2083	Sun Recycling 7	1815 S POWERLINE RD	Deerfield Beach	33442	Metals	Landfill	<Null>	Y
NF-2886	Ric-Man International, Inc. (LAKEFILL)	1802 SW 45TH WAY	Deerfield Beach	33442	Metals; Phenols	Other	<Null>	Y

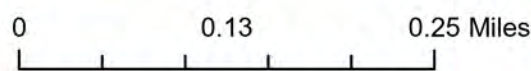
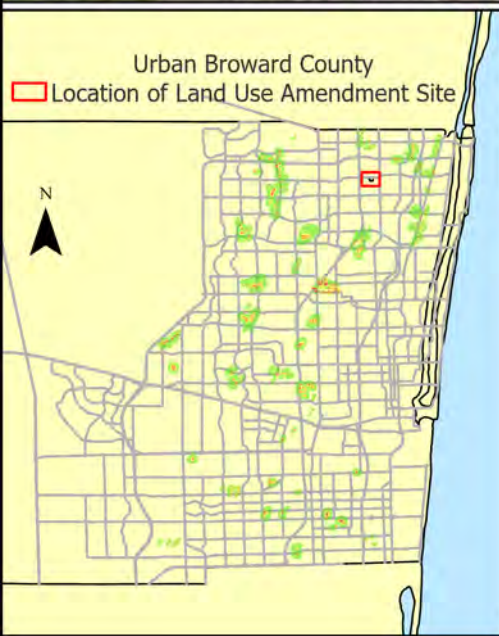
Solid Waste Facilities

Facility	Street Address	City	Zip Code	Nature of Facility	Job Status
WM Recycling Deerfield	1750 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
All County Waste Recycling	1810 SW 42ND WAY	Deerfield Beach	33442	Waste Processing Facility	Active
Lanzo Industrial Center Addition Parcels C & D	4200 NW 19TH AVE	Deerfield Beach	33064	Borrow Pit Reclamation Project	Active
Deerfield Beach Recycling & Transfer	1751 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
Miranda's Tire Inc.	1982 NW 44TH ST	Deerfield Beach	33064	Waste Tire Facility	Active
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Landfill	Active

Land Use Amendment Site: PC 22-5



State of Florida, Maxar, Microsoft



Date Prepared: 7/11/2022 3:41 PM

Prepared by: schristine

Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Hazardous Materials Facility
- SARA Title III
- Proposed Amendment Site
- 0.25 Mile Buffer

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is". The division does not accept responsibility for damages suffered as a result of using, modifying,

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on	Type of License
T-Mobile - 6FB1435M	2501 NW 48TH ST, Deerfield Beach, FL 33073	4812 - Radiotelephone Communication	Hazardous Material
Sprint MI03XC188-Pavex Corporation	2501 NW 48TH ST, Deerfield Beach, FL 33442	4812 - Radiotelephone Communication	Hazardous Material
Ranger Construction	2501-03 NW 48TH ST, Deerfield Beach, FL 33442	1611 - Highway and Street Construction, Except Elevated Highways	Hazardous Material & Storage Tank
Environmental Products Group Inc.	1907 SW 43RD TER, #EFGH, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material
Blacklidge Emulsions	2501 WILES RD, Deerfield Beach, FL 33442	2951 - Asphalt Paving Mixtures and Blocks	Hazardous Material
All County Waste Recycling	1810 SW 42ND WAY, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material
Henderson Machine Inc.	1809 S POWERLINE RD, #110, Deerfield Beach, FL 33442	3599 - Industrial and Commercial Machinery and Equipment	Hazardous Material
Central Concrete Supermix, Inc. (Plant No. 6)	1817 POWERLINE RD, Deerfield Beach, FL 33442	3273 - Ready-Mixed Concrete	Hazardous Material & Storage Tank
Waste Management Inc. of Florida	1801 SW 42ND WAY, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material
WM Recycling Deerfield	1750 SW 43RD TER, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material

**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward Planning Council
Applicant: Waste Management Inc. of Florida
Amendment No.: PC 22-5
Jurisdiction: Broward Municipal Services District
Size: Approximately 24.2 acres
Existing Use: Non-operational waste-to-energy incinerator facility and solid waste transfer station
Current Land Use Designation: Electrical Generation Facilities
Proposed Land Use Designation: Commerce
Estimated Net Effect: **Addition of 24.2 acres of commerce use**
Reduction of 24.2 acres of electrical generation facilities use.

Location: In Section 16, Township 48 South, Range 42 East; generally located on the south side of Wiles Road/Northwest 48 Street, between Powerline Road and the Florida's Turnpike.

County. Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 20 percent or the equivalent of 4.84 acres of impervious for this site.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 85 percent or the equivalent of 20.57 acres for this site.

C. General impacts of the proposed land use change on water recharge:

The change in land use could potentially result in an increase of 65% impervious surface on the property, which is the equivalent of an increase of 15.73 acres of impervious surface.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows a significant percentage of impervious area on the property (up to 85%). Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 65% impervious surface on the property, causing a net increase in runoff from the impervious surfaces and a net decrease in recharge area. However, the change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

IV. Comments

Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: Monica Pognon, Broward County Natural Resources Division (8/5/2022).



Transportation Department

TRANSIT DIVISION- Service and Strategic Planning

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

VIA EMAIL

July 7, 2022



Julie Bernal
Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

RE: LUPA Report for Monarch Hill PC 22-5 - SBBC #3371-2022

Dear Ms. Bernal:

Broward County Transit (BCT) has reviewed your correspondence dated July 7, 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 954-357-8554 or email me at Rjustafort@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Romary S. Justafort

Romary Justafort
Service planner
Service and Strategic Planning



Resilient Environment Department
URBAN PLANNING DIVISION

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



DATE: August 24, 2022

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Urban Planning Division *J. Sesodia*

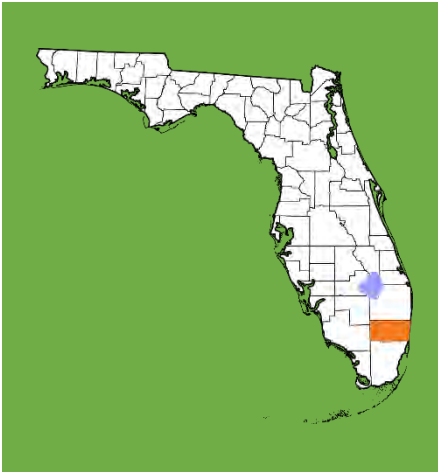
SUBJECT: *Review of Proposed Amendment PC 22-5 for Waste Management*

Urban Planning Division has reviewed Land Use Plan Application PC 22-5 submitted by Waste Management, Inc. A companion item to this amendment has been filed with Urban Planning Division to change the Broward Municipal Services District (BMSD) Future Land Use Map designation from Electrical Generation Facility use to Industrial use (20-M1).

Staff provided the attached staff report to the Board of County Commissioners at the time of transmittal to the Planning Council (Agenda Item 95 on 8/24/2021). I would request that the staff analysis and related exhibits be included in the Planning Council's review of PC 22-5.

Please let me know if you have any questions.

Attach: Staff report 20-M1 and Exhibits



Transmittal of Amendment to the Broward County Land Use Plan in Unincorporated Broward County

2020-M1: Waste Management

Contents:

- Attachment A: Draft Local Planning Agency minutes
- Attachment B: Board of County Commissioners December 7, 2021 Agenda Item 79, including:
 - Agenda Item
 - Staff Report
 - Proposed Review Dates
 - Additional Material: Item 98 on the June 15, 2021 Agenda
 - Additional Material: Item 98(2) on the June 15, 2021 Agenda
 - Additional Material: Item 79 on the December 7, 2021 Agenda
 - Additional Material: Item 79(2) on the December 7, 2021 Agenda
- Attachment C: Additional Comments Received December 3, 2021
- Attachment D: Updated Environmental Review Agency Comments
- Attachment E: Board of County Commissioners Minutes: December 7, 2021 [will be provided under separate cover when available]

December • 2021



**Resilient Environment Department
Urban Planning Division**



SUMMARY MINUTES

Local Planning Agency (LPA) Public Hearing
Broward County Government Center West, 2nd Floor Hearing Room
I 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 Khoury, 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	1 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.

Meeting Date: December 7, 2021

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment

Division: Urban Planning Division

Information

Requested Action

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.

Why Action is Necessary

The Broward County Land Use Plan Administrative Rules require the Board to transmit proposed Broward County Land Use Plan amendments within the Broward Municipal Services District (unincorporated area) to the Broward County Planning Council for review.

What Action Accomplishes

Transmits the above-referenced amendment to the Broward County Planning Council for review.

Is this Action Goal Related

No

Previous Action Taken

June 15, 2021: Deferred (Item No. 98)

August 24, 2021: Deferred (Item No. 95)

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT (FORMERLY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT) LOCAL PLANNING AGENCY, AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

The application site is located in unincorporated Broward County. Please find staff report at Exhibit 1. Land use is regulated by both the countywide Broward County Land Use Plan (BCLUP) and by the Broward Municipal Services District Future Land Use Map (BMSD FLUM) in the Broward County Comprehensive Plan (BCCP). All land use plan amendments in the Broward Municipal Services District (unincorporated area) must be consistent with both documents. This amendment proposes to change the BMSD FLUM designation of an approximately 24.2-acre site from Electrical Generating Facility to Industrial. The proposed change will also require an amendment to the Broward County Land Use Plan.

The site is the former Wheelabrator North Resource Recovery Facility that is owned and operated by Waste Management, Inc. of Florida. It is located adjacent to the Monarch Hill Landfill. It is bounded by landfill use to the south, east, and west. The primary use on the site is the waste to energy plant that is no longer operating. In 2015, the use was discontinued following approval of a Global Amendment among Environmental Protection and Growth Management Department Broward County, Waste Management Inc. of Florida, Wheelabrator Environmental Systems Inc., Wheelabrator South Broward Inc., and related parties regarding solid waste disposal services (Board Agenda Item No. 42, May 19, 2015). The site is currently used as a solid waste transfer station consistent with the Global Amendment which term expires on July 2, 2023. The Global Amendment has renewal provisions, but use of the site for a solid waste transfer station beyond 2023 is uncertain. A land use plan amendment is necessary to provide for demolition of the waste to energy plant and the continued operation of the solid waste transfer station as a primary use.

The Environmental Protection and Growth Management Department Local Planning Agency (LPA) met on June 2, 2021 to consider this item and receive comments from the interested parties and the public (Exhibits 3 and 4). The LPA:

1. Recommends the Board transmit the application to the Broward County Planning Council for their consideration; and
2. Advises 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.

Following review by the Broward County Planning Council, this application will be scheduled for a public hearing before the Board (a tentative schedule is shown in Exhibit 6). This amendment will be processed as a small-scale amendment, under Section 163.3187 Florida Statutes, and therefore will not be subject to review by State agencies or the South Florida Regional Planning Council. This change results from HB 487 in the last legislative session.

Source of Additional Information

Josie P. Sesodia, AICP, Director, Urban Planning Division (954) 357-6602

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.

Attachments

Exhibit 1 - Staff Report, Exhibit 2 - Attachments to the Staff Report, Exhibit 3 - City Letters, Exhibit 4 - Public Comments, Exhibit 5 - Additional Information Submitted to LPA, Exhibit 6 - Proposed Review Dates, Additional Material from Item No. 98 on 6/15/21 Agenda, Additional Material from Item No. 98 on 6/15/21 Agenda, Additional Material - Information, Additional Material - Information, Agenda Report, Agenda Report, Master, Agenda Report

I. Applicant's Request.

Waste Management, Inc., seeks to change the future land use designation of the property identified below, and described in the application, from Electric Generation Facility to Industrial. The applicant's Letter of Intent (Attachment B), states that the request will provide continued use of the site as a municipal solid waste transfer station, and to allow for the future expansion of the existing, adjacent landfill once the power generation facility is dismantled. Solid waste transfer station and landfill use are not permitted as primary uses in the Electrical Generation Facility land use.

Figure 1: General Location Map

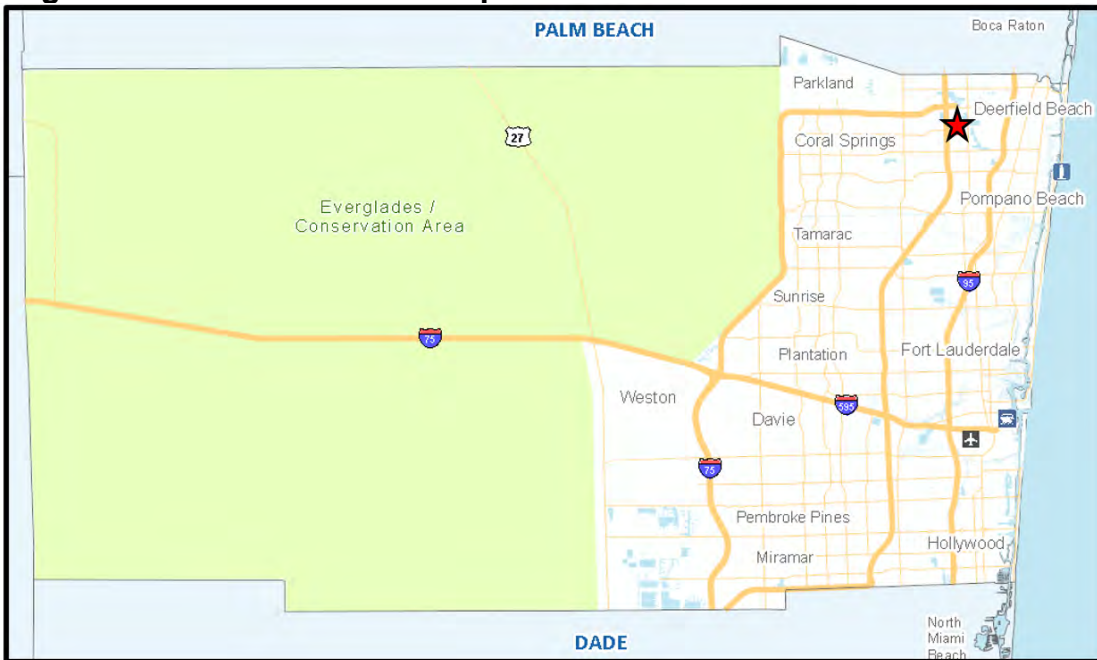


Figure 2: Specific Location Map



II. Staff Recommendation.

Staff recommendations are based upon a review of comprehensive plan goals, objectives, and policies concerning the uses allowed by the current future land use designation and the uses allowed by the proposed future land use designation. Considerations include compatibility with surrounding land uses, availability of public services and facilities, environmental impacts, and solid waste management.

The role of the Local Planning Agency (LPA) is to make recommendations to the Board of County Commissioners as to whether the proposed amendment is consistent with the Broward County Comprehensive Plan.

The Environmental Protection and Growth Management Department's Planning and Development Management Division:

- Recommends the Local Planning Agency (LPA) transmit the proposed amendment to the Board of County Commissioners (Board), with the recommendation that the Board transmits to Broward County Planning Council for their consideration; and
- Advises the LPA and 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.

III. Item Summary

The application site and Monarch Hill Landfill are located in unincorporated Broward County. Land use is regulated by both the countywide Broward County Land Use Plan (BCLUP) and by the Broward Municipal Services District Future Land Use Map (BMSD FLUM) in the Broward County Comprehensive Plan (BCCP). All land use plan amendments in the Broward Municipal Services District (unincorporated area) must be consistent with both documents.

This amendment proposes to change the BMSD FLUM designation of an approximately 24.2-acre site from Electrical Generating Facility to Industrial (Figure 1: General Location Map, Figure 2: Specific Location Map, Figure 3: Proposed Amendment Details, and Attachment A: Site Location Map). The proposed change also requires an amendment to the Broward County Land Use Plan. However, at this time, the applicant has not yet submitted an application to amend the BCLUP.

The site is the former Wheelabrator North Resource Recovery Facility that is owned and operated by Waste Management, Inc. of Florida. It is located adjacent to the Monarch Hill Landfill. It is bounded by landfill use to the south, east, and west.

The primary use on the site is the waste to energy plant that is no longer operating. In 2015, the use was discontinued following approval of a Global Amendment among

Broward County, Waste Management Inc. of Florida, Wheelabrator Environmental Systems Inc., Wheelabrator South Broward Inc., and related parties regarding solid waste disposal services (Broward County Commission Agenda Item No. 42, May 19, 2015.) The site is currently used as a solid waste transfer station consistent with the Global Amendment which term expires on July 2, 2023. The Global Agreement has renewal provisions, but use of the site for a solid waste transfer station beyond 2023 is uncertain. A land use plan amendment is necessary to provide for demolition of the waste to energy plant and the continued operation of the solid waste transfer station as a primary use.

Figure 3: Proposed Amendment Details

Commission District	4
Applicant and Property Owner	Waste Management, Inc.
Current Future Land Use Designation	Electrical Generation Facility
Proposed Future Land Use Designation	Industrial
Size	24.2 acres
Effect of Proposed Change	Allow waste transfer station and expansion of landfill
Existing Land Use	Inactive waste-to-energy facility
Current Zoning Districts	PUD and M-4
Address	2600 Wiles Road, Unincorporated Broward County
Folio Number	484216090010

IV. Analysis.

The following analysis reviews the Applicant’s request for consistency with the Broward County Land Use Plan (BCLUP) and the Broward County Comprehensive Plan (BCCP), inclusive of the BMSD Land Use Plan element. Analysis of the applicant’s request is divided into three parts:

- A. Land Use Compatibility;
- B. Consistency with policies in other Elements of the BCLUP and BCCP; and
- C. Other Planning Considerations.

A. Land Use Compatibility. Compatibility is a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition. Broward County Land Use Plan (BCLUP) Policy 2.10.2 requires compatibility of existing and future land uses be the primary consideration when considering local amendments.

Compatibility reviews involve evaluating the existing and proposed future land use designations in comparison with surrounding existing and planned land uses. Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding existing and planned uses. This review includes policies from the BCCP.

1. Policies: The following policies from the adopted Broward County Land Use Plan (BCLUP) and Broward County Comprehensive Plan (BCCP) address land use compatibility:

- BCLUP Policy 2.10.2: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.
- BCLUP Policy 2.10.3: 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.
- BCCP, Broward Municipal Services District and Community Planning Element Policy 2.11.8: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

2. Analysis: The proposed amendment site is bound on the east, west, and south sides by an existing landfill with an Industrial land use designation. On the north, there are existing and planned industrial and commercial uses in the City of Deerfield Beach as shown in Attachments C, D, and E (maps). The proposed land use plan designation is the same as adjacent properties on three sides.

Figure 4 identifies the existing uses, zoning districts, and future land use designations of the proposed amendment site and surrounding area. The area surrounding the proposed amendment site is predominantly utilized and planned for industrial uses. The BCLUP Commerce designation allows industrial uses, such as manufacturing, wholesaling, storage, warehouse, and other uses, provided the local government determines that such uses are compatible with surrounding planned uses.

Figure 4: Site and Surrounding Land Uses

Location	Existing Use	Current Zoning	Future Land Use (BCCP)*	Future Land Use BCLUP*
Subject Site	Waste to energy plant	PUD: Planned Unit Development & M-4: Heavy Industrial	Electrical Generation Facility	Electrical Generation Facility
North (Deerfield Beach)	Warehouse Light manufacturing	I-2: Limited Heavy Industrial	Industrial	Commerce
East	Vacant Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce

Location	Existing Use	Current Zoning	Future Land Use (BCCP)*	Future Land Use BCLUP*
South	Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce
West	Trucking operations (Waste Management)	A-6: Agricultural Disposal	Industrial	Commerce

*As currently designated in the adopted map.

- a. **Existing Land Use:** Adjacent and nearby existing land uses include landfill, industrial uses such as warehouses, light manufacturing, and trucking operations (Attachment E.)
- b. **Zoning:** The proposed Industrial future land use designation is consistent with the heavy industrial and agricultural disposal zoning districts located adjacent to and within the vicinity of the proposed amendment site (Attachment F.)
- c. **Future Land Use:** The proposed Industrial future land use designation is consistent with the Industrial future land use designations located adjacent to and within the vicinity of the proposed amendment site. However, it reduces the number of sites designated for Electrical Generating Facilities within Broward County from five (5) to four (4), (further analysis provided below).

Future land use designations within comprehensive plans provide for general types of uses that are allowed, but they do not include specific development regulations associated with any use nor create a vesting of rights to any particular allowed use. Zoning, Land Development Regulations and licensing provisions provide for that level of specificity. Hence, while landfill and waste transfer facilities are allowed within an Industrial future land use designation, actual siting, development and operation of those uses would be regulated by zoning, site planning, permitting, licensing, inspection, and enforcement.

Industrial uses, including the those intended by the Applicant, have the potential to generate negative impacts on surrounding land uses. These include the generation of noise, odors, heavy truck traffic, unsightly aesthetics, and emissions. Consideration of such impacts is applied to how they may affect the adjacent land uses. Given the surrounding land uses are already industrial, it is likely the impact will be no greater than that created by the adjacent uses.

Landfills also have the potential to generate leachate, a form a water pollution. However, new landfills include leachate collection systems and liners to protect groundwater. Potential negative impacts on adjacent and surrounding land uses should be mitigated through the site planning process and compliance with all applicable local and state permitting and licensing requirements.

3. **Findings:** *Staff finds that Industrial use would be compatible with the surrounding existing industrial land uses and that the proposed amendment is consistent with BCCP and BCLUP policies that address compatibility.*

B. Consistency with Policies in Other Elements of BCLUP and BCCP. The proposed amendment, from Electrical Generation Facility to Industrial use, would allow the applicant to demolish existing buildings and expand Monarch Hill Landfill onto the amendment site. The applicant has indicated that this is the long-term intent (see Attachment B.) As such, this portion of the analysis is divided into two parts. The first addresses Solid Waste Policies, and the second addresses Electric Generation Policies.

1. **Solid Waste Policies:** The following BCCP and BCLUP policies address solid waste and are applicable to the proposed amendment:

- 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 2.20.3: Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, an increased efficiency of utilizing water and energy resources to reduce the consumption of water and fossil fuel energy and the production of waste materials via techniques such as efficient design, renewable energy, efficient equipment and green infrastructure management systems.
- 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.
- BCLUP Policy 2.20.16: Broward County shall pursue strategies to diversify energy sources in order to reduce greenhouse gas emissions within Florida.
- BCCP Climate Change Element: Policy 2.16: Broward County shall continue to pursue the source reduction, reuse, recycling, and recovery model of waste management, consistent with the Solid Waste Element of the Broward County Comprehensive Plan, in order to meet the State of Florida goal of recycling seventy-five percent of municipal solid waste (including net waste combusted) by 2030; work towards the zero waste by 2030 goal established in the Broward County Climate Change Action Plan; and continue to provide the environmental and social benefits of lowering GHG emissions, producing alternative energy, and reducing toxins in our land and water.

- BCCP Climate Change Element: Policy 2.17: Broward County should develop, in conjunction with local municipalities and business, a sustainable and energy-efficient materials economy through cooperative materials management systems and infrastructure, in order to maximize the recovery and reuse of waste, water, wastewater, and other materials in ways that capture their economic value, conserve embedded energy, and minimize net life-cycle emissions of GHG and other pollutants.
- 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 6.3.4. Potential expansion of the Central Disposal Sanitary Landfill (CDSL) [*Monarch Hill*] shall be governed by the following:
 - (a) Broward County shall not approve a solid waste license or a zoning application which would allow the CDSL [*Monarch Hill*] to expand horizontally beyond the confines of the major roadways that currently constitute its boundaries: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
 - (b) Prior to January 1, 2018, Broward County shall not accept a solid waste license or zoning application which would allow the CDSL [*Monarch Hill*] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes as those applicable slopes are defined in Chapter 62-701 of the Florida Administrative Code in effect on September 13, 2010, and within the confines of the following major roadways: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
 - (c) On or after January 1, 2018, the County may approve an application for a solid waste license or a zoning approval which would allow the CDSL [*Monarch Hill*] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes, as set forth in (b) above, only if said approval restricts the waste to be accepted at CDSL [*Monarch Hill*] to Summit Waste, as defined in (d) below, except in the following limited circumstances:
 - (i) The North Waste-to-Energy facilities located at 2600 Wiles Road, Pompano Beach, FL and/or the South Waste-to-Energy facilities located at 4400 South State Road 7, Fort Lauderdale FL are not operational;
 - (ii) There exists a declared disaster pursuant to a Federal, State of Florida, or Broward County declaration.
 - (iii) The waste must be disposed of at the CDSL [*Monarch Hill*] pursuant to an already existing contract between the operator of CDSL [*Monarch Hill*] and Miami Dade County, including any renewals or extensions


thereto based on Miami Dade County exercising any option it has in the already existing contract;

- (iv) There is a de minimis amount of processable waste that must be delivered to the CDSL [Monarch Hill] as a result of a hauler, truck or equipment breakdown; or
 - (v) Processable waste is inadvertently mixed in with bulk pick-up loads as a result of consumer error.
- (d) The term “Summit Waste” shall mean and include all types of non-hazardous solid waste which are authorized by the current (as of September 13, 2010) solid waste license for the CDSL [Monarch Hill] issued by Broward County, except “garbage” as defined by 62-701.200(34) of the Florida Administrative Code in effect as of September 13, 2010. Summit Waste shall include, but is not limited to ash, construction and demolition debris, Class III waste (as defined in Rule 62-701.200(14) F.A.C.), non-hazardous soils, and sludge (as defined in Rule 62-701.200(106) F.A.C., but excluding liquids).
- 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.

2. Solid Waste Analysis: The BCLUP policies listed above were adopted by the Board of County Commissioners on April 25, 2017, and the BCCP Climate Change Element was adopted on March 28, 2019. (These updates were also referred to as BrowardNEXT and BrowardNEXT 2.0 respectively.) The Solid Waste Element was not revised as part the BCCP update. Therefore, the goals objectives and policies adopted on September 28, 2010, for Solid waste, remain in effect. This information was included in the County’s October 19, 2018 letter transmitting the BrowardNEXT 2.0 BCCP to the Florida Department of Economic Opportunity and other required state agencies.

The United States Environmental Protection Agency (EPA) recommends an integrated, hierarchical approach to solid waste management, as shown in Figure 5. The hierarchy is intended to provide a mixture of solid waste disposal methods, that, when used in combination, will result in the safe and effective handling of municipal solid waste with the least adverse impacts on human health and the environment.

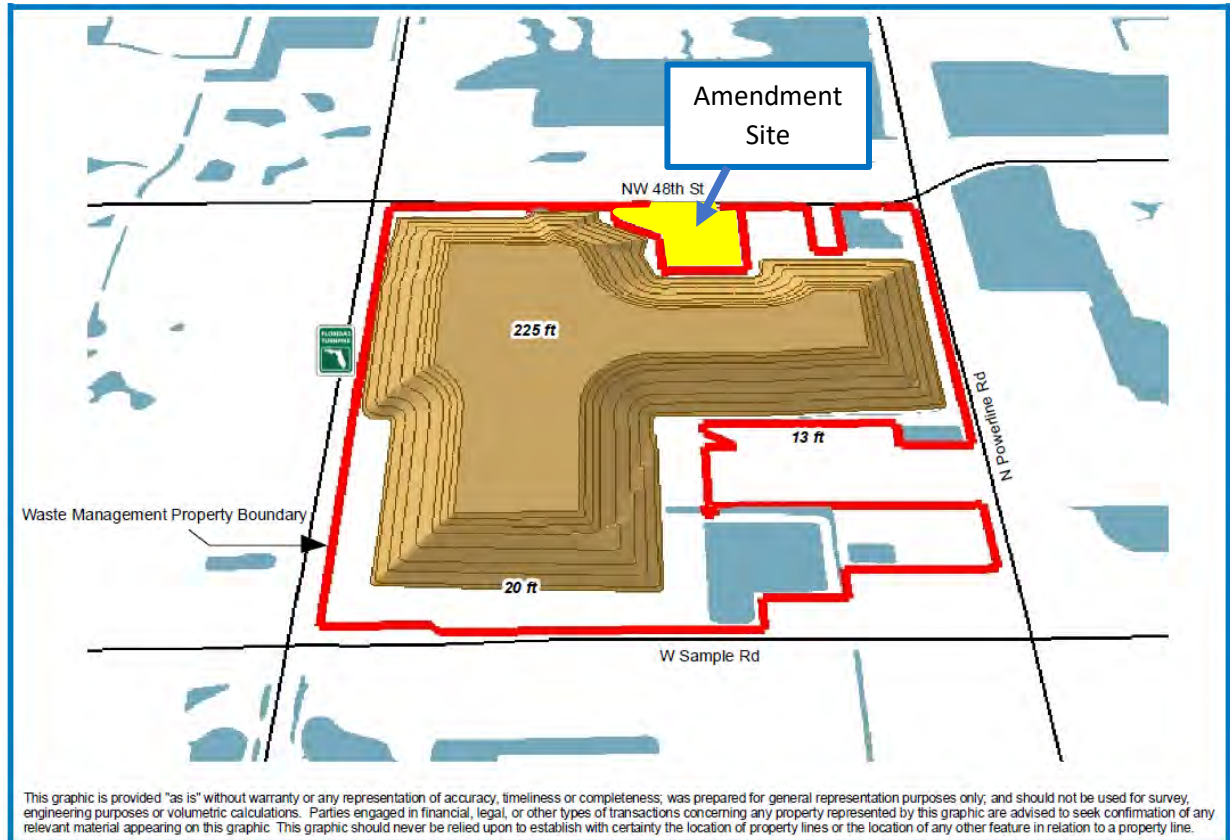
Figure 5: Integrated Solid Waste Management Hierarchy

	1. Source reduction and reuse (reduce volume and toxicity, increase product life)
	2. Recycling and composting (diverts waste from landfills and incinerators)
	3. Energy recovery (reduce volume, recover energy)
	4. Treatment and disposal (final disposal nonrecyclable and noncombustible materials)
https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials	

The adopted BCLUP policies and BCCP Climate Change Element policies reflect the Board's strong commitment to resiliency and sustainability. The intent is to implement energy conservation, recycling, and environmental protection. They aim for a regional approach to coordination of environmental matters. The applicant's site is part of that regional planning effort and its current operations, inclusive of the 2015 Global Amendment are reflective of that intent. It is not clear how a permanent change in use, specifically, the applicant's long-term plan to expand Monarch Hill Landfill, fulfills those policies. The site is part of a regional waste management system, any change to that system must fully address and be responsive to the community's needs in a regional context.

Figure 6 shows the extent of the Monarch Hill Landfill footprint based on current licenses and permits. The proposed amendment site would allow northward and eastward expansion of the landfill footprint (subject to rezoning, and issuance of required licenses and permits.) The applicant has not submitted data indicating the need for the expansion, its volume or proposed timing. Staff notes that Waste Management Inc. of Florida also owns the property to the southeast of the current Monarch Hill Landfill that is not currently under consideration for landfill expansion.

Figure 6: Monarch Hill Landfill Elevation



The Solid Waste Element of the BCCP is intended to address short and long-term policies to meet regional solid waste needs. The current policies of the element were adopted and implemented during the existence of the Resource and Recovery Board which helped guide the County's waste management system. The agency is no longer in existence and the County and its municipal partners are now in negotiations to create a new entity to manage solid waste countywide (ILA, dependent or independent board). With that new agreement, Broward County will then be able to update the Solid Waste Element as required by, and consistent with, State Statute.

Broward County and partner municipalities have been meeting for several months to identify the future solid waste management system. The recent Arcadis Study (Solid Waste and Recycling Issues Study, December 13, 2018) identified the following:

- a. Need for recovered materials processing facilities and additional transfer stations to improve capture and flow of recyclables, construction and debris, bulk and yard waste.
- b. Need to increase waste-to-energy capacity, including supplemental incinerator operations. This need is identified as a priority to reduce the volume of material that is disposed in landfills. Siting for these facilities has yet to be determined and there are few compatible locations in Broward County; the proposed amendment would remove one of the potential sites.

An essential element of an update Solid Waste Element is the need for resource recovery facilities to meet the State goal of recycling 75 percent of municipal solid waste. To accomplish this, further analysis at a countywide scale is needed, and will occur, in conjunction with the Solid Waste Element update. Allowing additional landfill capacity, by expansion beyond the permitted footprint, may be inconsistent with the County's goals to reduce the volume of solid waste disposed of in landfills and meet the State's 75% threshold. Again, the use proposed and the site's impact on surrounding communities are part of the regional solid waste planning effort. Decisions regarding the future use of an individual regional solid waste facility, without considering regional needs, may constrain Broward County's long-term ability to provide for efficient and cost-effective solid waste disposal.

3. Electrical Generation Facilities Policies: The following BCLUP policy addresses Electrical Generation Facilities:

- Broward County Land Use Plan Policy 2.11.9: Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

4. Electrical Generation Facilities Analysis: The Electrical Generation Facility future and use category and corresponding Future Land Use Map amendments were adopted into both the BCLUP and the BCCP Land Use Element on November 12, 2002. The

amendments were in response to compatibility issues raised concerning proposals to site new electrical generating facilities. In addition, the amendments specifically excluded electrical generating facilities from Utilities, Industrial, Commercial, Agricultural, and Residential categories. Since that time, the BCLUP has collapsed the Utilities, Industrial, and Commercial land use categories into the Commerce designation. However, the BCCP retains the separate categories. Hence, there remains a distinction between Electrical Generation Facility land use and other designations within both the BCCP Future Land Use Element and the BCLUP

The proposed amendment would result in the loss of one (1) of only five (5) sites in Broward County that are designated for electrical generation facility use consistent with Florida Power Plan Siting Act. Prior to its decommissioning in August 2015, the Wheelabrator North Broward waste to energy facility was one of the five (5) electrical generating facilities that served Broward County (Figure 7).

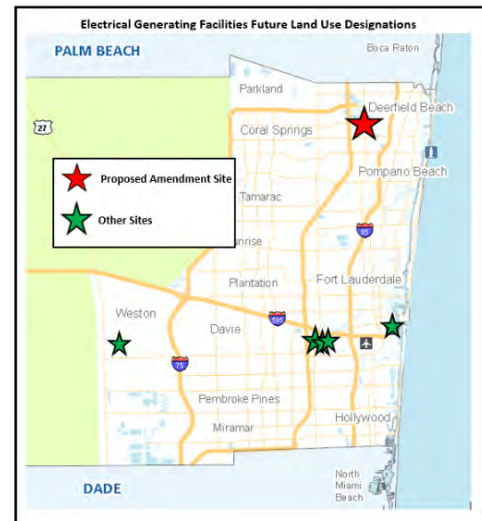
Figure 7: Energy Production Facilities Location, Type, and Production

Plant	Future Land Use ²	Operator	Municipality	Primary Fuel	Acres	Capacity (MW)
Wheelabrator North Broward ¹	EGF	WM Renewable Energy, LLC	Unincorporated	Municipal Solid Waste	24.2	67.6 (retired)
Csl Gas Recovery ¹	Industrial	WM Renewable Energy, LLC	Unincorporated	Landfill Gas	15.6	11.2
Lauderdale ¹	EGF	Florida Power and Light Co.	Dania Beach, Hollywood	Natural Gas	375.4	2,258.3
Port Everglades ¹	EGF	Florida Power and Light Co.	Hollywood	Natural Gas	54.8	1,352
Wheelabrator South Broward ¹	EGF	Wheelabrator Environmental Systems	Unincorporated	Municipal Solid Waste	50.4	66
Broward County Landfill	EGF	None	Unincorporated	N/A	45.6	0
Total					566.0	3,755.1

The five (5) plants together had a combined electrical generating capacity of 3,755.1 megawatts. The proposed amendment site previously generated 67.6 megawatts or approximately 1.8% of the energy generated in Broward County. Broward County is still served by the remaining four (4) electrical generating facilities with a combined electrical generating capacity of 3,687.5 megawatts. (Figure 8)

Figure 8: Broward County Electrical Generating Facilities Future Land Use Designations and Electricity Generated

Broward County Electrical Generating Facilities (EGF)	
Type	Number
Facilities with EGF Future Land Use	5
Existing EGF	4
Existing EGF with EGF Future Land Use	4
Daily Energy Output (Megawatts)	
Type	Amount
Total Daily Output, including former Monarch Hill EGF	3,775.1
Former Monarch Hill EGF	67.6
Former Monarch Hill EGF Output as Percent of Total Daily Energy Output	1.8%
Current Total Daily Output	3,687.5



5. Findings: *The proposed amendment is not generally consistent with BCCP and BCLUP policies related to expansion of landfill. Further, approval of land fill expansion at this time should be deferred until an updated Solid Waste Element is adopted by the Board of County Commissioners.*

C. Other Planning Considerations

The proposed amendment was reviewed by the various agencies that provide public infrastructure and facilities and natural and historic resource protection.

1. Policies:

The various elements of the BCCP and BCLUP are implemented through myriad policies of the BCCP, including, but not limited to, those referenced in this Staff Report.

2. Analysis:

a. Mobility. Broward County supports Complete Streets and the expansion of bicycle, pedestrian, and greenway networks (See Attachment G). The proposed amendment site is bounded by Wiles Road, NW 120th Avenue, and Coral Ridge Drive. The 2019-2028 Vision Plan component of the BCT Transit Development Plan includes new local routes, community shuttle improvements, and maintenance of local status quo routes. Bicycle lanes are not present on and adjacent to the amendment site and sidewalks are inconsistent. The existing sidewalk and bicycle infrastructure adjacent to the proposed amendment site needs improvement.

Staff recommends the applicant consider making improvements through the following:

- Collaborate with the City of Coral Springs, Florida Department of Transportation, Broward Metropolitan Planning Organization, and Broward County to construct sidewalks and dedicated bicycle facilities concurrent with new development.
 - Design the site to include safe and convenient connections to the surrounding transportation network.
 - Consider installing amenities, such as bus stops, pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development.
 - Consider providing electric vehicle charging stations.
- b. Potable Water.** The Broward County Water and Wastewater Management Division stated it has the capacity to provide potable water services (Attachment H). It is estimated that demand for potable facilities will decline as a result of the proposed amendment.

Figure 9: Potable Water Impacts

Service Provider	Broward County Water and Wastewater Services Division-District 2
Treatment Plant	Broward County Water Treatment Plant 2A
Impact	-0.0081 MGD

- c. Sanitary Sewer.** The Broward County Water and Wastewater Management Division stated it has the capacity to provide wastewater treatment services. It is estimated that demand for sanitary sewer facilities will decline as a result of the proposed amendment (Attachment H).

Figure 10: Sanitary Sewer Impacts

Service Provider	Broward County Water and Wastewater Services Division
Treatment Plant	Broward County North Regional Wastewater Treatment Plant
Impact	-0.0063 MGD

- d. Solid Waste Generation.** The proposed amendment is expected to have a neutral impact on solid waste generation. Staff concludes adequate solid waste disposal facilities exist to serve the proposed amendment site. Broward County’s Solid Waste and Recycling Services Division reviewed the proposed amendment and is neutral about impacts to solid waste generation rates (Attachment I).

Figure 11: Solid Waste Impacts

Future Land Use	Generation Rate¹	Total	Impact
<u>Current</u> : Electrical Generation Facility	2 lbs. per 100 sq. ft. per day	4,820.2 lbs. per day	N/A
<u>Proposed</u> : Industrial	2 lbs. per 100 sq. ft. per day	4,820.2 lbs. per day	0

¹Broward County Comprehensive Plan, Solid Waste Element, Table 6-A: Solid Waste Generation Rates for Development Review.

- e. **Drainage and Aquifer Recharge.** Pursuant to Florida Power Plant Siting Act, the Florida Department of Environmental Protection regulated surface water management. With the cessation of the power plant use, it is expected that Broward County will regulate surface water management. Due to changes in the site and surrounding area since the original license was issued, the license and permit may need to be recertified or modified. (Attachment J)

The proposed amendment site is located within the Hillsboro Canal Drainage Basin, the jurisdictions of Broward County Water Control District 2 and the South Florida Water Management District. Development is required to meet the drainage standards of both. Compliance should reduce the potential for flooding and ensure surface water quality is maintained. An environmental resource modification permit may be required. (Attachment K)

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone X or areas determined to be outside the 0.2% annual chance floodplain. (Flood Insurance Rate Map (FIRM)12011C0166H, Effective August 18, 2014) (Attachment K)

Development consistent with the proposed future land use designation would increase the percentage of impervious area from 20% to 72%. Consequently, the volume of water available for recharge would decrease. The change in recharge capacity would be moderate. (Attachment K)

- f. **Air Quality.** The proposed amendment is not expected to generate additional peak hour trips. Based upon the preliminary traffic analysis and the projected levels of service on surrounding roadways, the proposed amendment can reasonably be assumed to have minimal impact on air quality. (Attachment K)
- g. **Wellfield Protection.** The proposed amendment is not expected to negatively impact wellfields. The proposed amendment is not located within a wellfield zone of influence. (Attachment K)
- h. **Specially Designated Areas.** The proposed amendment is not expected to negatively impact specially designated areas. The proposed amendment site does not contain, Areas with special county designations, such as Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, and Urban Wilderness Inventory Sites. (Attachment K)
- i. **Protected Natural Land.** The proposed amendment is not expected to negatively impact protected natural land. The proposed amendment site does not contain any land and is not adjacent to any land identified in the Protected Natural Lands Inventory. The closest site included in the Protected Natural

Lands Inventory is one of the Tradewinds Park Natural Areas, located approximately ½-mile west of the proposed amendment site. (Attachment K)

- j. **Wetlands.** The proposed amendment is not expected to negatively impact wetlands. Broward County staff has not identified any wetlands on the proposed amendment site. Any work in, on, or under waters or wetlands of Broward County will require a license. (Attachment K)
- k. **Upland Resources (Tree Preservation).** The proposed amendment is not expected to negatively impact upland resources. Aerial photographs indicate the presence of mature tree canopy. Site development must comply with the Broward County Code of Ordinances, Chapter 27-Pollution Control, Article XIV-Broward County Tree Preservation and Abuse Ordinance. The tree removal licensing process requires the applicant to minimize the number of trees removed by incorporating suitable existing trees in the site plan design. Suitable existing trees that cannot be incorporated into the site plan must be relocated. Trees permitted for removal must be replaced. The applicant's compliance with Broward County's Tree Preservation and Abuse ordinance is expected to mitigate any potential negative impacts on upland resources.

Staff notes that Broward County's NatureScape Program is geared toward creating Florida-friendly landscapes and guidance materials are available at www.broward.org/NatureScape/Pages.Default.aspx. (Attachment K)

- l. **Marine and Riverine Resources.** The proposed amendment is not expected to negatively impact marine or riverine resources. (Attachment K)
- m. **Proximity to Solid Waste Facilities, Contaminated Sites, SARA Title III (Community Right to Know) Facilities, Hazardous Materials Facilities.** (Attachment K)
No known SARA Title III Facilities are on or adjacent to the proposed amendment site. Hazardous Materials Facilities Eleven (11) hazardous materials and storage tank facilities located within ¼-mile of the proposed amendment site:
- Eight (8) hazardous materials facilities.
 - Three (3) facilities with both hazardous materials and storage tanks.
- n. **Historic Resources.** Broward County's archaeological consultant determined that the proposed project will not affect any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. However, in the event that unmarked burials are discovered, all activity that may disturb the unmarked burial shall cease immediately and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. (Attachment L)

- o. Endangered, Threatened or Species of Special Concern; Plants Listed in the Regulated Plant Index.** Protected species are not known to exist on the proposed amendment site.
- p. Priority Planning Areas for Sea Level Rise.** The site is not included in a designated Priority Planning Area for sea level rise. (Attachment K)
- q. Hurricane Evacuation.** The proposed amendment site is not located within an evacuation zone.
- r. Redevelopment and Urban Infill.** The proposed amendment site is not located within a Community Redevelopment Area and is not an urban infill project.

3. Findings: *The proposed amendment is consistent with BCCP and BCLUP policies that address public infrastructure and facilities and that no negative impacts on adjacent natural and historic resources have been identified.*

V. Intergovernmental Coordination and Public Notice.

Staff solicited comments from City Commissioners, Managers, and Planning Directors of Coconut Creek, Deerfield Beach, and Pompano Beach. Comments have been received from two (2) cities and were forwarded to the applicant:

- A. Coconut Creek Response:** The City issued a letter opposing the proposed amendment. (Attachment M)
- B. Deerfield Beach Response:** The City issued a letter opposing the proposed amendment. (Attachment N)
- C. Public Notice.** The required newspaper legal ad for the Local Planning Agency public hearing was published in the Sun-Sentinel. The cities of Coconut Creek, Deerfield Beach and, Pompano Beach also were provided notice via letter. (Attachment O)

VI. Attachments

- A: Site Location Map
- B: Applicant's Letter of Intent
- C: Current Future Land Use Map
- D: Proposed Future Land Use Map
- E: Site Location Aerial Map
- F: Zoning Map
- G: Mobility comments
- H: Water and Wastewater comments
- I: Solid Waste and Recycling Services Division comments
- J: Drainage comments
- K: Environmental Resource comments
- L: Historic Resource comments
- M: City of Coconut Creek comments

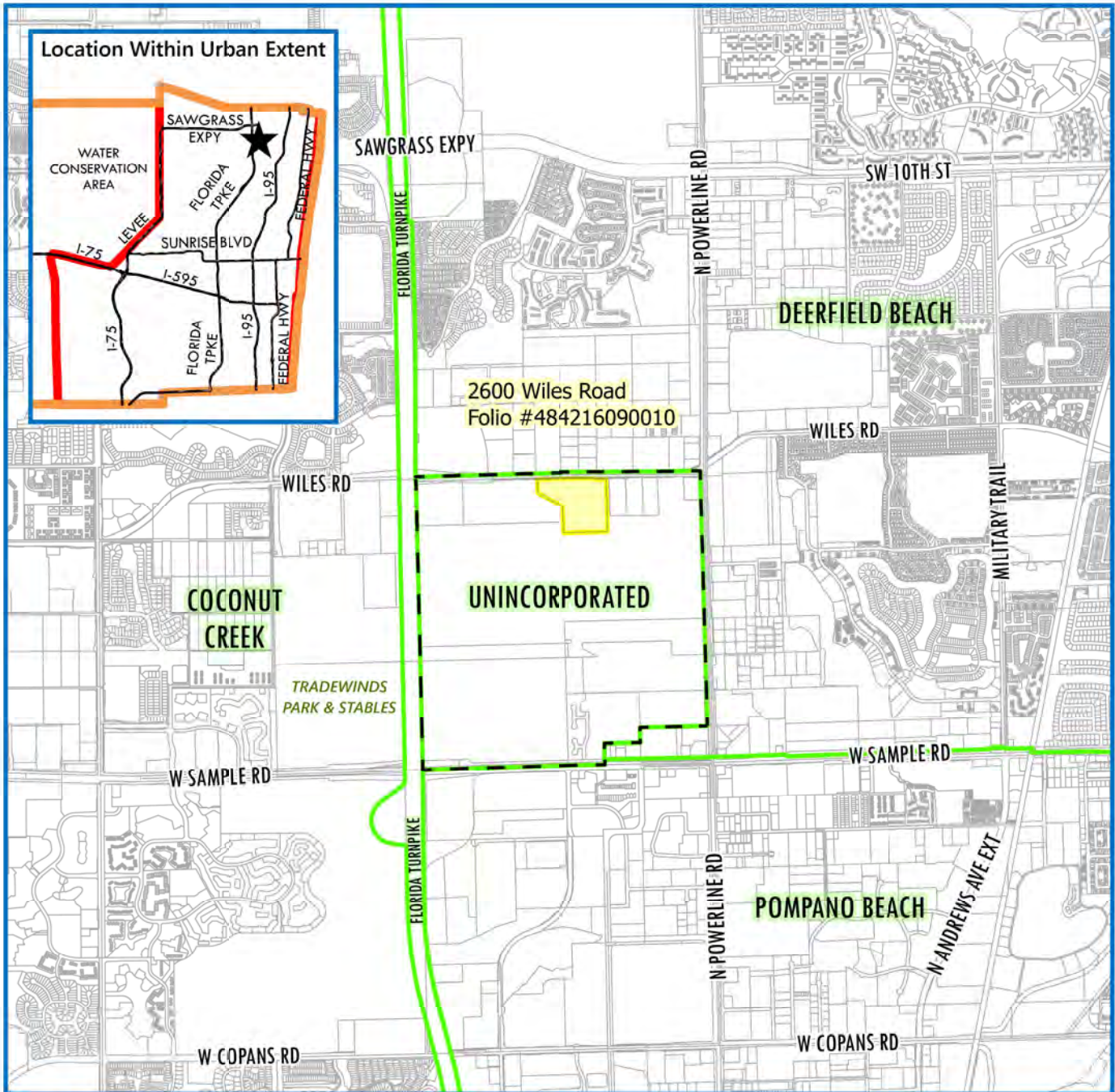
N: City of Deerfield Beach comments

O: Pompano Beach Request for Comments

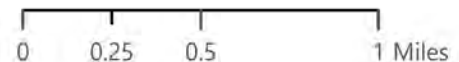
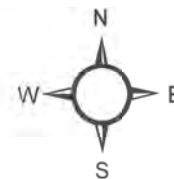
P: Public Notice (Newspaper Notice and Notices to Coconut Creek, Pompano Beach,
and Deerfield Beach)



Amendment 20-M1 Site Location Map



- Broward County Boundary
- Broward County Urban Extent Boundary
- Site Location Within Urban Extent
- Municipal Boundary
- Unincorporated Area Boundary
- Site Location - 2600 Wiles Road



Prepared by:
Planning and Development Management Division
Environmental Protection and Growth Management Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.

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OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEGEL, P.A.

Project: Monarch Hill Renewable Energy Park
Applicant: Waste Management, Inc. of Florida
Application: Broward Municipal Services District (BMDS)
Future Land Use Map (FLUM)
Application for Regular Amendment
Date: February 6, 2020

LETTER OF INTENT

Waste Management, Inc. of Florida (WM) owns the Monarch Hill Renewable Energy Park located in unincorporated Broward County. The site is primarily a landfill bounded on the north by Wiles Road, on the south by Sample Road, on the east by Powerline Road, and the west by the Florida Turnpike. The overall site consists of approximately 500 acres. The southeastern section of this quadrant is not included within Monarch Hill, but rather is made up of office and commercial uses.


Included in the site is the former Wheelabrator North Broward location, which was a trash-to-energy incinerator facility. Although this is now closed, WM is required to lease this property to Wheelabrator for the operation of a Transfer Station on the site through July 2, 2023. As a result, WM is filing a Land Use Plan Amendment (LUPA) with the Broward County Environmental Protection and Growth Management Division for this 24-acre parcel at 2600 Wiles Road to change the use from Electrical Generation to Industrial.

As certification of the property under the Power Plan Siting Act (PPSA) ends, the LUPA is needed to comply with the site's current

use as a county-designated MSW (municipal solid waste) Transfer Station. Along with the LUPA, WM will be seeking a zoning change from M4 and PUD to A6 for the property in order to also comply with the site's current use as a county designated MSW Transfer Station.

While not part of the current process, Waste Management does foresee taking down the closed waste-to-energy plant in the future and seeking additional approvals and permits to complete the footprint of the Monarch Hill landfill to provide additional landfill capacity for Broward County municipalities and businesses. This would be accomplished without increasing the footprint of the Monarch Hill site and no expansion outside of the Monarch Hill boundaries would be required to accomplish this.

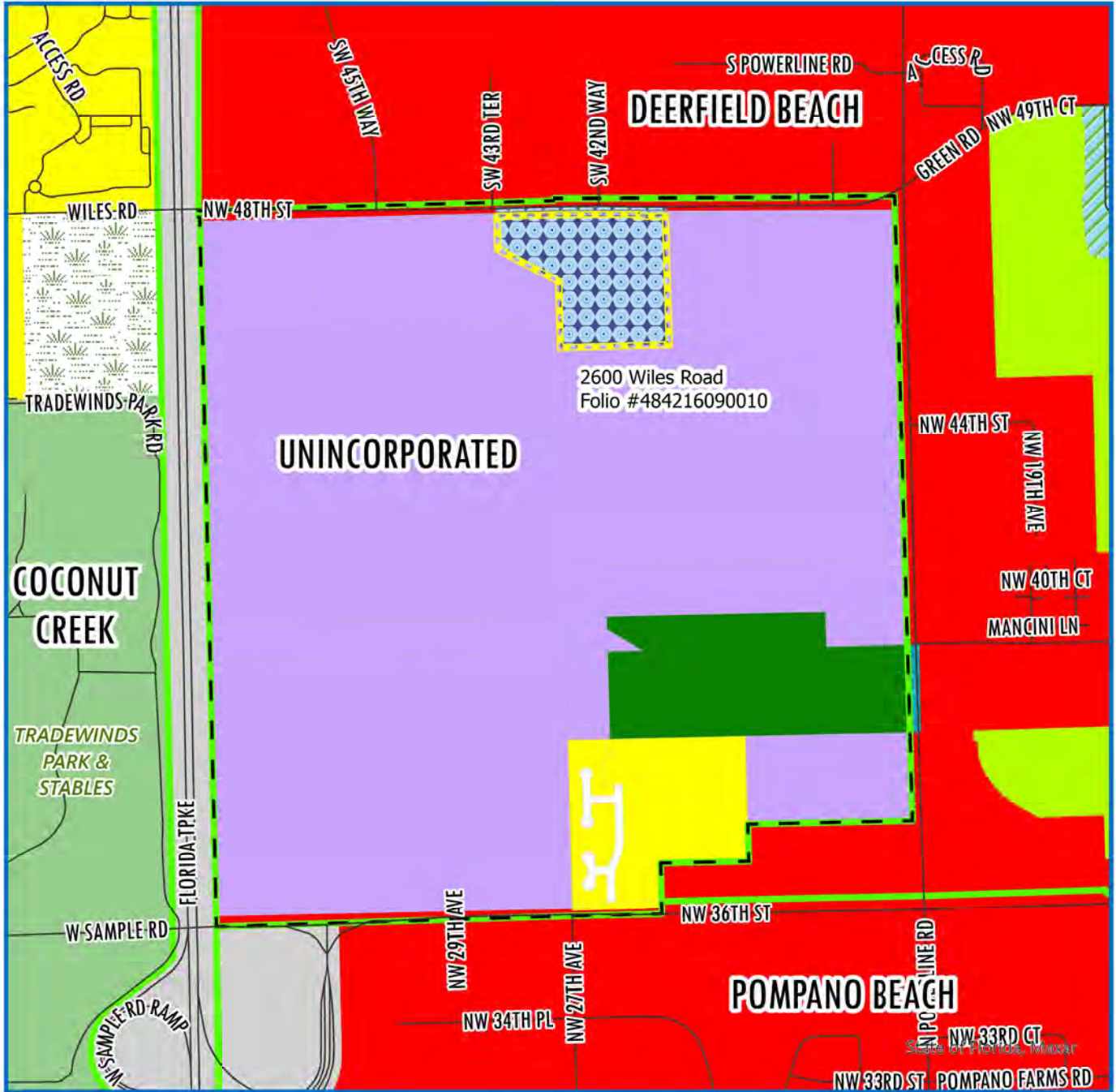
Respectfully submitted,



BILL LAYSTROM
JOHN D. VOIGT, ESQUIRE
Doumar Allsworth



Amendment 20-M1 Current Future Land Use Map



- | | | | |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| — Streets | Unincorporated Future Land Use | Broward County Future Land Use | Community |
| Site Location - 2600 Wiles Road | Low (5) Residential | Low (5) Residential | Electrical Generation Facilities |
| Unincorporated Area Boundary | Electrical Generation Facilities | Irregular Residential | Transportation |
| Broward Municipalities | Industrial | Commerce | |
| | Transportation | Conservation - Natural Reservations | |
| | Utilities | Recreation and Open Space | |
| | Right of Way | Commercial Recreation | |

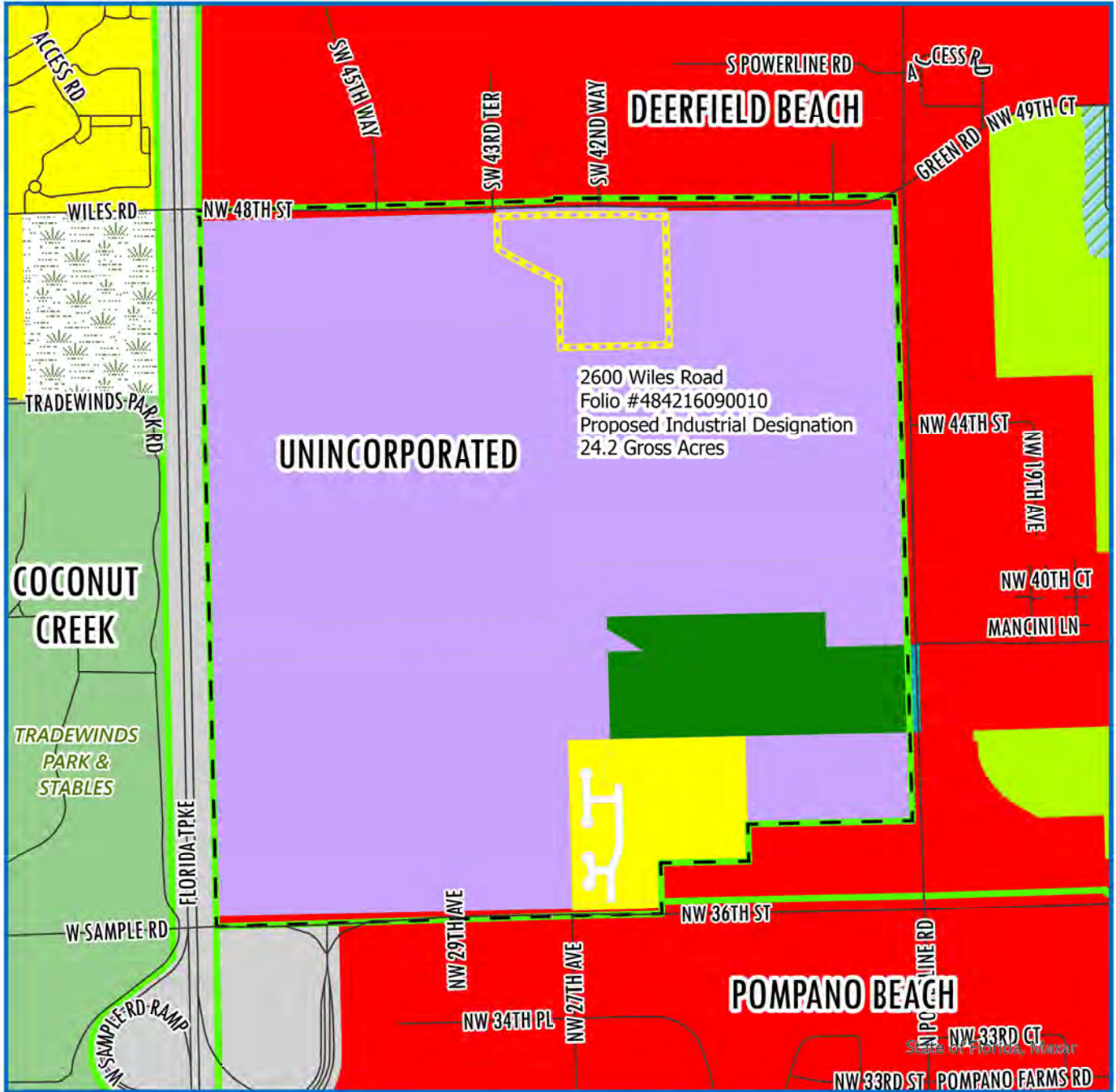
Prepared by:
Planning and Development Management Division
Environmental Protection and Growth Management Department

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Amendment 20-M1 Proposed Future Land Use Map



- | | | | |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| — Streets | Unincorporated Future Land Use | Broward County Future Land Use | Community |
| Site Location - 2600 Wiles Road | Low (5) Residential | Low (5) Residential | Electrical Generation Facilities |
| Unincorporated Area Boundary | Electrical Generation Facilities | Irregular Residential | Transportation |
| Broward Municipalities | Industrial | Commerce | |
| | Transportation | Conservation - Natural Reservations | |
| | Utilities | Recreation and Open Space | |
| | Right of Way | Commercial Recreation | |

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Environmental Protection and Growth Management Department

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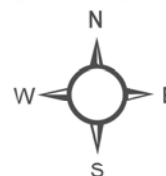




Amendment 20-M1 Site Location Aerial Map



- Municipal Boundary
- Unincorporated Area Boundary
- Site Location - 2600 Wiles Road
- Parcel Boundary

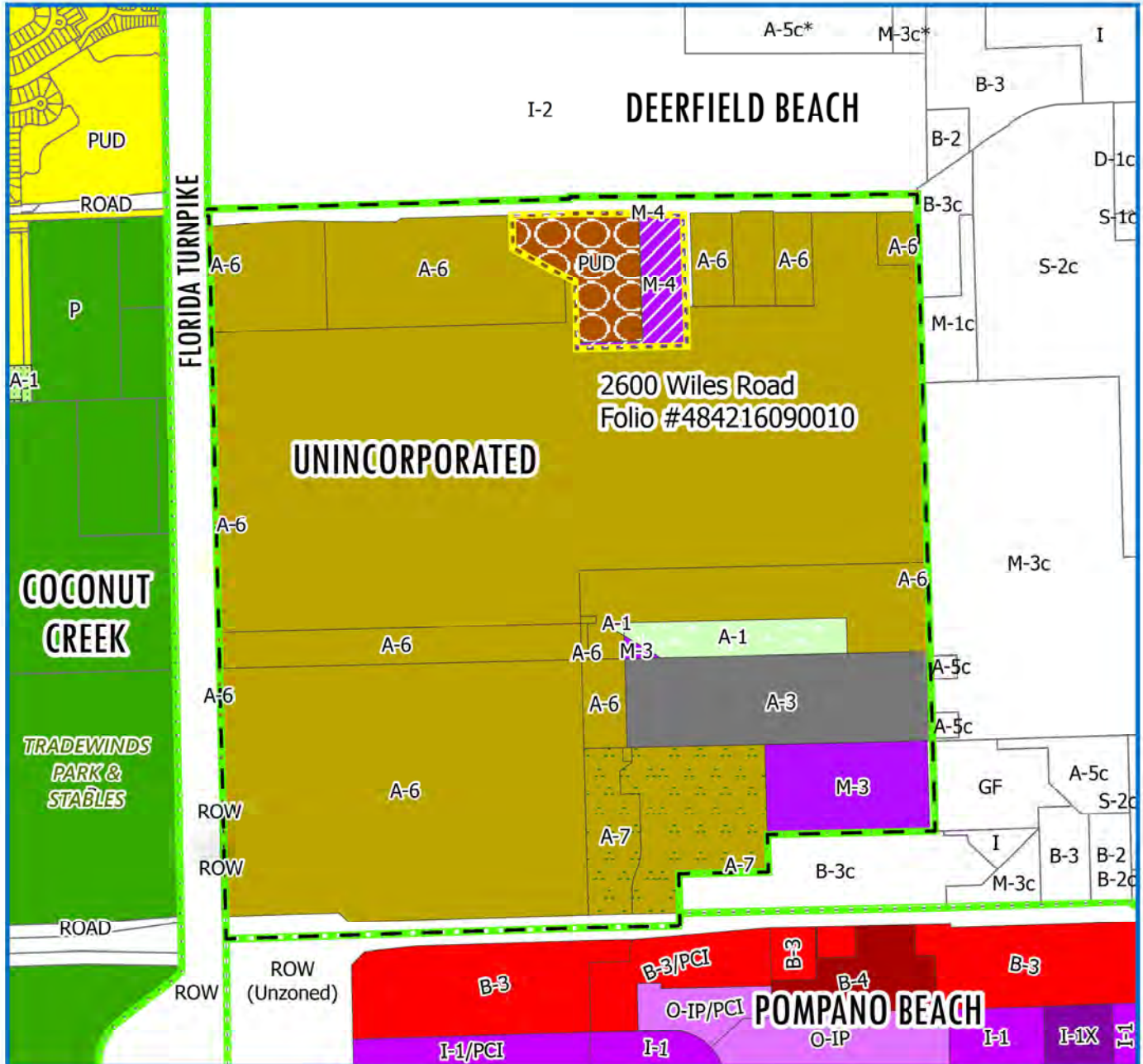


0 500 1000 2000 US Feet

Prepared by:
Planning and Development Management Division
Environmental Protection and Growth Management Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Amendment 20-M1 Zoning Map By Jurisdiction




- | | | | | | |
|--|--|--|--|--|---|
| <ul style="list-style-type: none"> Municipal Boundary Unincorporated Area Boundary Site Location - 2600 Wiles Road <p>BMSD Unincorporated Zoning</p> <ul style="list-style-type: none"> A-1: Agricultural Estate A-3: Agricultural and Utilities A-6: Agricultural-Disposal A-7: Agricultural-Restricted Disposal M-3: Intense Manufacturing and Industrial M-4: Limited Heavy Industrial PUD: Planned Unit Development ROW: Right-of-Way/Unzoned | <p>Deerfield Beach Zoning</p> <ul style="list-style-type: none"> A-5c: Agricultural - Excavation A-5c*: Agricultural - Excavation B-2: Business, Highway B-2c: General Commercial Business B-3: Business, General B-3c: Intense Commercial Business | <ul style="list-style-type: none"> D-1c: Special One-Family District GF: Government Facility I: Industrial I-2: Limited Heavy Industrial M-1c: Limited Manufacturing & Industrial M-3c: Intense Manufacturing & Industrial M-3c*: Intense Manufacturing & Industrial | <p>Pompano Beach Zoning</p> <ul style="list-style-type: none"> B-3: General Business B-3/PCI: General Business, Planned Industrial Overlay B-4: Heavy Business I-1X: Special Industrial I-1: General Industrial | <p>Coconut Creek Zoning</p> <ul style="list-style-type: none"> A-1: Agricultural P: Parks and Recreation PUD: Planned Unit Development Road | <ul style="list-style-type: none"> I1/PCI: General Industrial, Planned Industrial Overlay O-IP: Office Industrial Park O-IP/PCI: Office Industrial Park, Planned Industrial Overlay |
|--|--|--|--|--|---|

Prepared by: Planning and Development Management Division
Environmental Protection and Growth Management Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment G

Mobility Comments

From: [Sofoul, Nicholas](#) 
To: [Cunniff, Heather](#)
Cc: [Facuse, Valentina](#); [Severyn, Josette](#)
Subject: FW: LUPA Draft Comments
Date: Friday, February 28, 2020 12:52:27 PM
Attachments: [image001.png](#)

Heather – See below for LUPA comments.

-Nick

From: Facuse, Valentina <VFACUSE@broward.org>
Sent: Thursday, February 27, 2020 11:26 AM
To: Sofoul, Nicholas <NSOFOUL@broward.org>
Subject: LUPA Draft Comments

Good morning Nick!

I have completed the LUPA draft comments.

Please see comments below for PC 20-6:

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The 2019-2028 Vision Plan component of the BCT Transit Development Plan includes new local routes, community shuttle improvements, and maintenance of local status quo routes.

The amendment site is bounded by Wiles Road, NW 120th Avenue and Coral Ridge Drive. Existing sidewalk and bicycle infrastructure adjacent to amendment site needs improvement. There are no bicycle lanes on and adjacent to the amendment site and inconsistent sidewalks. PDMD staff recommends that the developer collaborate with the City of Coral Springs, FDOT, MPO and Broward County to construct sidewalks and dedicated bicycle facilities concurrent with new development. PDMD recommends that development within the site be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as bus stops, pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

Thank you,



VALENTINA A. FACUSE, INTERN

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Ave Rm. 329K | Fort Lauderdale, FL 33301
vfacuse@broward.org | 954.357.5506

Broward.org/Planning | [#BrowardNEXT](https://twitter.com/BrowardNEXT) |



Attachment H Water and Wastewater Management Division Comments

From: Nigaglioni, Rolando <RNIGAGLIONI@broward.org>

Sent: Monday, March 16, 2020 9:25 AM

To: Forelle, Sara <SFORELLE@broward.org>

Cc: Bodmann, Susan <SBODMANN@broward.org>

Subject: FW: Proposed Future Unincorporated Area land Use Element Map Series Amendment 20-M1: Monarch Hill

Sara,

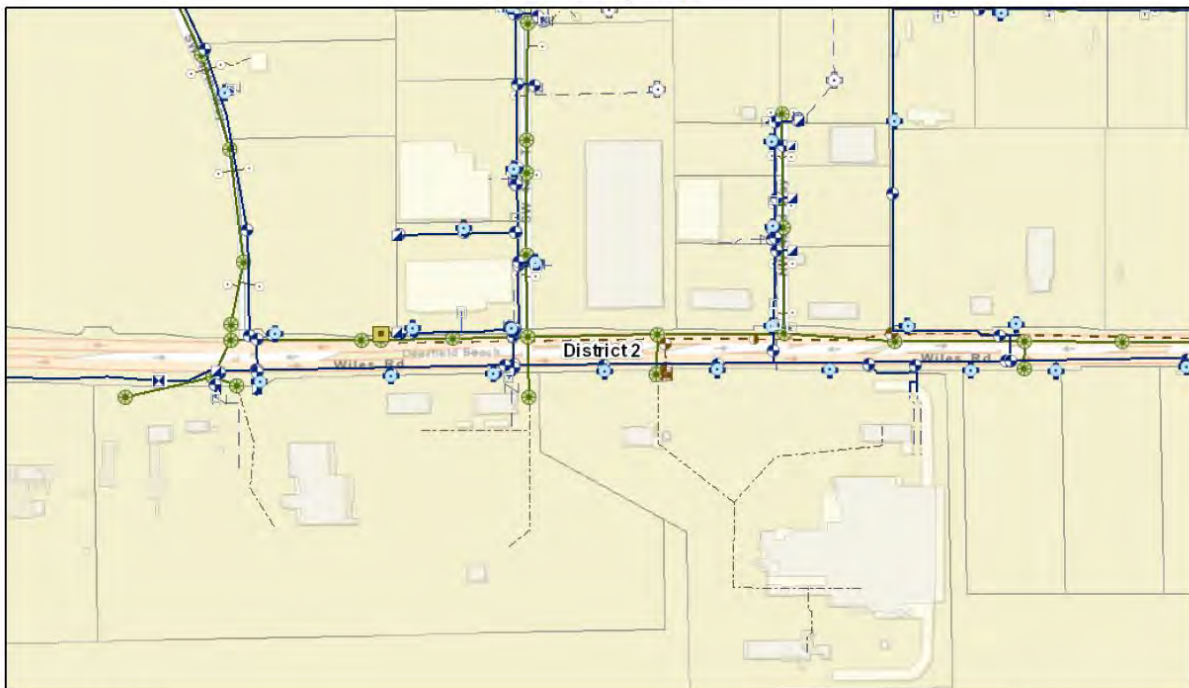
We have completed the review of the proposed land use change and found that Broward County Water and Wastewater Services (WWS) is currently providing potable water and wastewater utility services to this property (See attached Map). The proposed land use change will not affect the ability of WWS to provide potable water and wastewater services to this property. Besides, WWS has the water and wastewater treatment plant capacity to serve this property. Therefore, WWS has no objection to the proposed land use change.

If you have questions or need additional information, do not hesitate to contact me.



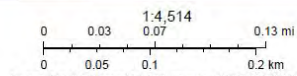
Rolando Nigaglioni, P.E., BCEE, PMP
Planning and Development Manager
Public Works, Water and Wastewater Services
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office: 954-831-0882
www.broward.org/waterservices

WWS Utility Map



3/16/2020, 8:47:20 AM

- - PW Abandoned Pipe
- - PW Private Pipe
- - PW Service Connection Pipe



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

WWS/WWED
Esri, HERE, Garmin, INCREMENT P, NSA, USGS I

Attachment I

Solid Waste and Recycling Services Comments

From: [Turpin, Jeff](#)
To: [Cunniff, Heather](#)
Cc: [Baron, Keoki](#); [Hammond, Steve](#)
Subject: FW: Proposed Future Unincorporated Area land Use Element Map Series Amendment 20-M1: Monarch Hill
Date: Friday, February 28, 2020 12:25:32 PM
Attachments: [Broward County Reviewers-Signed.pdf](#)
[image001.png](#)
[Application.Executed.020620.pdf](#)
[BMSD LUPA.020620.FINAL.COMPLETE.pdf](#)
[Letter of Intent - Final.pdf](#)
[Property Deed.pdf](#)
[Sketch and Legal Description.pdf](#)

Heather, Solid Waste and Recycling Services reviewed the proposed amendment application and we have no comments.



Jeff Turpin, Director
Solid Waste and Recycling Services
1 N. University Dr., Suite 400
Plantation, FL 33324
Office: 954-474-1849

From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Tuesday, February 18, 2020 4:59 PM
To: Bodmann, Susan <SBODMANN@broward.org>; Carrano, Susanne <SCARRANO@broward.org>; Ferrer, Richard <RFERRER@broward.org>; Rudolph, Robert <RRUDOLPH@broward.org>; Sofoul, Nicholas <NSOFOUL@broward.org>; Turpin, Jeff <JTURPIN@broward.org>; Walton, Chris <CWALTON@broward.org>; West, Dan <danwest@broward.org>
Cc: Forelle, Sara <SFORELLE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>
Subject: Proposed Future Unincorporated Area land Use Element Map Series Amendment 20-M1: Monarch Hill

Attached is a proposed amendment to the Future Unincorporated Area Land Use Element Map Series for your review. Please provide comments to me by **February 28, 2020**.



HEATHER E. CUNNIFF, AICP, SENIOR PLANNER
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Ave Rm 329K | Fort Lauderdale, FL 33301
hcunniff@broward.org | 954.357.5657



Attachment J

Drainage Comments

Heather E. Cuniff, 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:

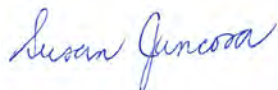
The report submitted as part of the application for the Land Use Map Amendment entitled “Monarch Hill”, prepared by Craven Thompson & Associates, Inc., dated February 2020 has been reviewed by the Water Management Division. Section III.C “Drainage Analysis”, appears to be substantially correct. However,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



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 DNRP 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\ISWM90_51.WPD

Attachment K
Environmental Resource Comments

**ENVIRONMENTAL PROTECTION &
GROWTH MANAGEMENT DEPARTMENT
REVIEW AND COMMENTS ON
PROPOSED FUTURE LAND USE PLAN MAP AMENDMENT**

For: Broward County Development Management Division (PDMD)

Applicant: Doumar, Allsworth, Lahstrom, and Voigt/Waste Management Inc.

Amendment No.: PDMD- 20-M1

Jurisdiction: Unincorporated Broward **Size:** Approximately 24.2 acres

Existing Use: Inactive waste-to-energy facility

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

Location: South side of Wiles Road and east of the Florida Turnpike

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

There are no wetlands on site. Any work in, on, or under waters or wetlands of Broward County will require a license.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree

Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in 0 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are five air permitted facilities located within half a mile of the proposed amendment site. Three permitted facilities have had air quality complaints. However, all complaints have been closed. (MO 02/26/2020)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Four** listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site. (MO 02/25/2020)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are **eight** active solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site. (MO 02/25/2020)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 02/25/2020)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on or adjacent to the proposed amendment site. (VM 02/25/2020)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, eight (8) are hazardous material facilities and three (3) are facilities that have both hazardous materials and storage tanks. (VM 02/25/2020)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. At the edge of the half mile buffer to the west of the project site lies one of the two Tradewinds Park Natural Areas, a forested freshwater wetland which is included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan

amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of Broward County Water Control District 2 and South Florida Water Management District. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. An environmental resource modification permit may be required.

The tract within the proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone X.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the

volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be moderate.

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

See Attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** FLUMA 20-M1
- B. *Municipality:*** Unincorporated
- C. *Applicant:*** Doumar, Allsworth, Lahstrom, and Voigt/Waste Management Inc.

II. Site Characteristics

- A. *Size:*** 24.2 acres
- B. *Location:*** South side of Wiles Road and east of the Florida Turnpike
- C. *Existing Use:*** Inactive waste-to-energy facility

III. Broward County Land Use Plan Designation

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Electrical Generating Facility. A typical value for an impervious area produced by this type of development is approximately 20 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Industrial. A typical value for an impervious area produced

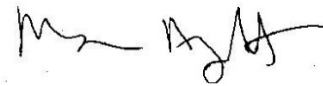
by this type of development is approximately 72 percent.

V. Impact of Change in Land Use Designation

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

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

VI. Comments



By: _____

Date 2/25/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

WETLAND RESOURCE QUESTIONNAIRE

as completed by the

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:* LUMA_20-M1
- B. *Municipality:* Unincorporated
- C. *Project Name:* Waste Management Inc. landfill

II. Site Characteristics

- A. *Size:* 24.2 acres
- B. *Location:* Unincorporated Broward
- C. *Existing Use:* Inactive waste-to-energy facility

III. Broward County Land Use Plan Designation

- A. *Current Designation:* Electrical Generating Facility
- B. *Proposed Designation:* Industrial

IV. Wetland Review

- A. *Are wetlands present on subject property?* No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?* No
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Unknown at this time

V. **Comments:**

Any work in, on, or under waters or wetlands of Broward County will require a license.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

Contaminated Sites

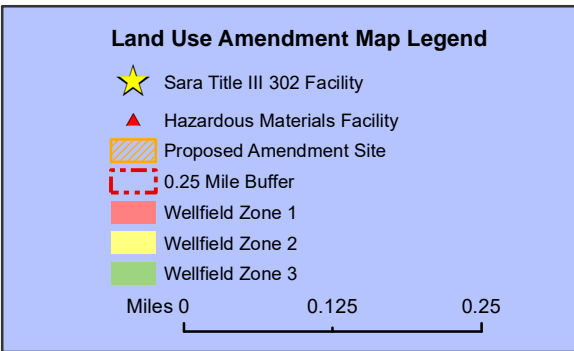
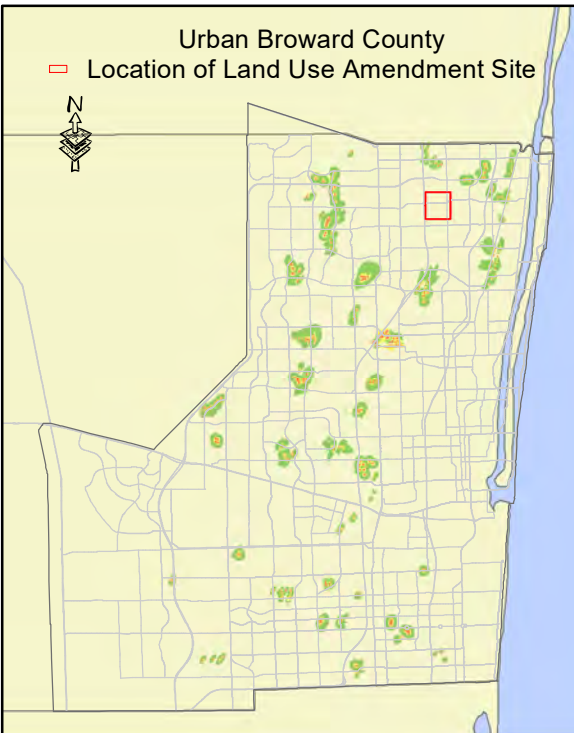
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-2810	Wheelabrator North Broward	2600 NW 48TH ST	Fort Lauderdale	33073	Unknown	Landfill	69100744	N
NF-1364B	Monarch Hill	2700 WILES RD	Pompano Beach	33073	Organic Metals	Landfill		N
NF-2083	Sun Recycling 7	1815 S POWERLINE RD	Deerfield Beach	33442	Metals	Landfill		Y
NF-0010	CENTRAL DISPOSAL SANITARY	3000 WILES RD	Pompano Beach	33073	Mixed Product	Landfill	68622531	Y

Active Solid Waste Facilities

Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Mirandas Tire Inc	1982 NW 44TH ST	Deerfield Beach	33064	Waste Tire Facility	Active
Lanzo Industrial Center Addition Parcels C & D	4200 NW 19TH AVE	Deerfield Beach	33064	Borrow Pit Reclamation Project	Active
Deerfield Beach Recycling & Transfer	1751 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Borrow Pit Reclamation Project	Review Pending
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Landfill	Active
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Borrow Pit Reclamation Project	Active
WM Recycling Deerfield	1750 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
All County Waste Recycling	1810 SW 42ND WAY	Deerfield Beach	33442	Waste Processing Facility	Active

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
All County Waste Recycling	1810 SW 42ND WAY Deerfield Beach 33442	4953 - Refuse Systems	Hazardous Materials
Blacklidge Emulsions	2501 WILES RD Deerfield Beach 33442	2951 - Asphalt Paving Mixtures and Blocks	Hazardous Materials
Central Concrete Supermix, Inc. (Plant No. 6)	1817 POWERLINE RD Deerfield Beach 33442	3273 - Ready-Mixed Concrete	Hazardous Materials and Storage Tank
Eagle Roofing Products South Florida Stocking Yard	1801 SW 42ND WAY Deerfield Beach 33442	3272 - Concrete Products, Except Block and Brick	Hazardous Materials
Environmental Products Group Inc.	1907 SW 43RD TER, #EFGH Deerfield Beach 33442	7538 - General Automotive Repair Shops	Hazardous Materials
Henderson Machine Inc.	1809 S POWERLINE RD, #110 Deerfield Beach 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Monarch Hill /Central Disposal	3000 WILES RD Unincorporated 33073	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Ranger Construction	2501-03 NW 48TH ST Deerfield Beach 33442	1611 - Highway and Street Construction, Except Elevated Highways	Hazardous Materials and Storage Tank
Sprint MI03XC188-Pavex Corporation	2501 NW 48TH ST Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
T-Mobile - 6FB1435M	2501 NW 48TH ST Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
WM Recycling Deerfield	1750 SW 43RD TER Deerfield Beach 33442	4953 - Refuse Systems	Hazardous Materials

Land Use Amendment Site: LUMA 20-M1



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - February 2020
 Environmental and Consumer Protection Division





Attachment L Historic Resource Comments

850.296.3669 | paleowest.com | 916 East Park Ave | Tallahassee, FL 32301

Friday, February 21, 2020

Heather E. Cunniff
Senior Planner
Planning and Development Management Division
Environmental Protection and Growth Management Department
Planning and Development Management Division
115 S. Andrews Ave, Rm 329K
Fort Lauderdale, Florida 33301

Re: Historic Resource Review
Land Use Map Amendment: 20-M1: Monarch Hill Landfill

Dear Heather E. Cunniff,

In my capacity as the County's archaeological consultant I have reviewed the proposed future land use map amendment. The subject site is located in the Broward Municipal Services District involving approximately 24.2 acres. The amendment proposes:

Current Designations: Electrical Generation Facility

Proposed Designations: Industrial

IV – Analysis of Historic and Environmental Resources, items A, B, and D

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will have no effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the Broward Municipal Services District and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
- C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Respectfully,



Sunshine Thomas, Ph.D., Project Director
PaleoWest archaeology

In capacity as:

County Archaeological Consultant
Planning and Development Management Division
115 S. Andrews Ave, Room 329K
Fort Lauderdale, Florida 33301
Tel.: (954) 357-5506
Email: mdefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Planning and Development Management Division



SHEILA N. ROSE
DEPARTMENT DIRECTOR

February 27, 2020

Ms. Heather E. Cunniff
Senior Planner
Broward County
115 South Andrews Avenue, Suite 329-K
Fort Lauderdale, FL 33301

**RE: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill
City of Coconut Creek Comments**

Dear Ms. Cunniff:

As you know, the City of Coconut Creek ("City") has suffered with the negative impacts of the Monarch Hill Landfill for years. The City also has received repeated commitments that no further expansion, either horizontally or vertically, of the landfill would be allowed. Given this backdrop, the City will vigorously oppose any proposal that once again opens the door for an expansion of the landfill and/or an extension of the life of the landfill.

As part of the Broward Next planning process, the City expressed its concerns related to the very property that is the subject of this application. We were assured that this issue would be addressed as part of the update of the Solid Waste Element of the County's Comprehensive Plan. Based on our review of the County's website, it appears that this update is on hold. It is unconscionable to now consider a proposal that would circumvent the very planning process that should be used to determine if an expansion of the landfill is appropriate.

The remainder of this letter identifies a number of general concerns that the City has regarding this application for a Land Use Map Amendment. Among other things, there is an overarching failure of the application to address the actual maximum development impacts of the proposed land use amendment – i.e., the impacts that will occur when the property is used as a landfill for the disposal of garbage and other wastes. The application must be deemed incomplete because it completely fails to address these actual maximum development impacts. Based on the limited information provided to date, the City offers the following comments for the County's consideration. The City may submit additional comments to the County in the future if the County receives a more complete and transparent application for this proposal. In addition, the City looks forward to providing additional input at the Local Planning Agency meeting in April should this application move forward.

Land Use Compatibility (Section II of the development application)

1. Maximum development potential is listed as a generic “242,000 square feet of industrial use”. Given what is surrounding the subject property and the applicant’s well-established intent to maximize its use of the existing landfill, it is clear that the application needs to analyze land use compatibility based on the use of the site under its *maximum development potential* – i.e., as an expansion of the adjacent landfill. The application must address all of the potential impacts associated with the use of the site as a landfill for the disposal of residential and commercial garbage, because these impacts will occur when the site is used for its maximum development potential. Similarly, the County’s analysis of this proposal must address these impacts.
2. Assuming that the proposed land use change will result in an effort to expand the landfill, the applicant’s statement in Section II.4. (“no incompatibility is expected”) is not sufficient or credible. Under a development scenario where the landfill is expanded, the issue of compatibility and mitigation must be thoroughly evaluated. In addition, any such expansion must be viewed in the context of the entire Monarch Hill Landfill, not just the development application site.

Analysis of Public Facilities (Section III of the development application)

3. Given what is surrounding the subject property, it is reasonable to assume that the applicant will pursue expansion of the landfill. Indeed, it would be unreasonable to assume otherwise, unless the County imposes a land use restriction that precludes a landfill expansion. This section of the application should address the potential for such a development scenario. Particular emphasis should be given to (D.) Natural Groundwater Aquifer Recharge Analysis and (G.) Traffic Circulation Analysis.

The applicant states in Section III.D.1., that the existing facility on the site is 95% impervious and that development under the proposed land use plan amendment should not reduce the insignificant permeable areas of the property or have an adverse impact on the aquifer recharge rate. The applicant’s response fails to address the impacts on groundwater resources that will occur if the applicant is allowed to expand its landfill operations on the site. The existing landfill has degraded water quality in the aquifer beneath the site. Continuing and expanding the use of the site will increase the risk of additional adverse impacts on South Florida’s only potable aquifer. Given the serious threat of groundwater contamination posed by the ongoing operations at the landfill, the existing

conditions must be evaluated and the potential impacts of the proposed expansion must be addressed.

Given the ongoing traffic concerns and impacts on residential areas from landfill users travelling to and from the existing landfill, continuing or increasing the use of the site with the proposed land use amendment creates significant traffic and safety concerns that need to be addressed.

Analysis of Historic and Environmental Resources (Section IV of the application)

4. Given what is surrounding the subject property, it is reasonable to assume that the applicant will pursue expansion of the landfill. This section should address the potential for such a development scenario as well. Particular emphasis should be given to (H.) Wellfields and (I.) Soils, considering the serious impacts that landfill development could have on these public facilities.

Soil conditions and topography in particular will be impacted by the potential use of the site as landfill. These significant impacts should be analyzed as part of the compatibility evaluation.

Energy Conservation Analysis (Section VI. of the development application)

5. Although the waste-to-energy facility has been dismantled, this amendment precludes this use in the future. The applicant did not address this outcome in their analysis under this section. The loss of a waste-to-energy facility results in the significant reduction in local energy production. While the application states the area will be used in the gas collection and energy generation system, there is no information or analysis explaining the net loss or gain that will occur with regard to energy generation following the loss of the waste-to-energy facility. Further, in what appears to be the only acknowledgement of the expected expansion of the adjacent landfill on to the application site, the application ignores the very significant impacts of using the site for a landfill, instead citing the reduction of the carbon footprint from trucking to more remote landfills and the alleged increase in housing options due to the availability of additional solid waste disposal space. Both of these "benefits" would be obtained, in addition to numerous others, with the continued use of the existing waste-to-energy facility or the development of a new waste-to-energy plant. A much more detailed energy analysis is needed to address the requirements of this section.

Intergovernmental Coordination Analysis (Section IX of the development application)

6. The applicant too narrowly defines the local governments that are adjacent to the amendment site. Identifying Deerfield Beach as the only adjacent local government is disingenuous. Pompano Beach and Coconut Creek should be included in this analysis, consistent with local geography, the boundaries of the larger development site of which the application area is a part, the intent of this section, the compatibility and intergovernmental coordination comprehensive planning requirements, and prior commitments made regarding notification.

Consistency with Goals, Objectives and Policies of the County Land Use Plan
(Section X of the development application)

7. The applicant has failed to demonstrate consistency with the County Land Use Plan. The two policies cited do not provide support for this application. In fact, there are numerous policies in the County Land Use Plan that demonstrate an inconsistency. Please refer to the policies listed below under the Plan's Land Use Element, Solid Waste Element, and Climate Change Element:

Land Use Element

Policy 2.10.3 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.

Policy 2.11.9 Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

Solid Waste Element

Policy 6.1.3. Broward County shall encourage resource recovery, by the following:

- (a) To the extent allowed by law, the Interlocal Agreement (ILA) for the Broward Solid Waste District shall require all District participants to direct all processable waste to a Waste-to-Energy Plant.
- (b) Government owned landfills within Broward County shall be prohibited from accepting any processable waste, unless they are functioning as interim or contingency facilities for resource recovery plants should the plants become temporarily inoperable, or disposal is required while additional capacity is being developed.
- (c) Broward County shall strongly encourage State and Federal legislators to recognize waste-to-energy as a key renewable energy

source, and to include waste-to-energy within any established renewable energy portfolio standard.

Policy 6.3.3. Broward County, in cooperation with municipal partners, shall ensure that design and permitting of additional capacity for the existing Waste-to-Energy facilities, or for an alternative facility, shall begin no later than five years prior to the time when capacity is projected to be reached.

Based on the scenario projections contained in Section III of the Support Document for this Element, capacity may be reached at the existing Waste-to-Energy facilities:

- (a) by 2015, if municipalities representing an additional ten percent (or more) of Broward's population participate in the use of these Waste-to-Energy facilities;
- (b) by 2030, if the Waste-to-Energy share of municipal solid waste increases to 31%, in order to meet the State recycling goal of 75%.

Climate Change Element

Policy CC1.3 Broward County shall continue to promote and support the expansion of alternative and renewable energy from residential, commercial, and municipal properties by working with municipalities to reduce regulatory encumbrances, develop incentives for renewable and alternative energy installations, and support cooperative installations.

Policy CC1.4 Broward County shall increase the abundance of renewable energy projects, investments, and infrastructure across the County consistent with the County's support for a 20% renewable energy portfolio by 2030 through public-private partnerships, encouraging financing options, and County investment in solar projects.

Policy CC2.16 Broward County shall continue to pursue the source reduction, reuse, recycling, and recovery model of waste management, consistent with the Solid Waste Element of the Broward County Comprehensive Plan, in order to meet the State of Florida goal of recycling seventy-five percent of municipal solid waste (including net waste combusted) by 2030; work towards the zero waste by 2030 goal established in the Broward County Climate Change Action Plan; and continue to provide the environmental and social benefits of lowering GHG emissions, producing alternative energy, and reducing toxins in our land and water.

The City looks forward to working with you and the County on this extremely important matter. Please feel free to call me if you need additional information concerning the City's concerns.

Sincerely,



SHEILA N. ROSE, AICP, Assistant City Manager
Director of Sustainable Development

cc: Coconut Creek Commission
Karen Brooks, City Manager
Terrill C. Pyburn, City Attorney

\\pdcl\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-20028 SNR-H. Cunniff, Broward County Monarch Hill Landfill Comments.docx



February 28, 2020

Planning and Development Management Division
Heather E. Cunniff, AICP
115 South Andrews Avenue, Suite 329-K
Fort Lauderdale, FL 33301

RE: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill

Mrs. Cunniff,

The City of Deerfield Beach (the “City”) opposes any land use changes that would enable the future expansion of the existing landfill use and has the following comments related to the above referenced submittal:

- The northern boundary of the subject property is approximately 115 feet from the Deerfield Beach City limits. Yet, the applicant has not met with the City’s elected officials or staff to discuss this proposed change. The City believes that such meetings are warranted given the significance of the proposed change, particularly before any required public notices go out that may cause concern to City property owners, businesses and residents. Accordingly, the City objects to this item moving forward for public hearing until such meetings have occurred so that the neighboring communities can understand what the details are for the future uses on the property and how the applicant will mitigate adverse impacts.
- The City opposes a land use change that would replace an environmentally friendly resource recovery facility use (waste to energy) with a use providing for increased landfilling of trash. There are extremely limited opportunities to accommodate the current “Electrical Generation Facility” land use in other compatible locations in the County. The City believes this amendment moves the County in the wrong direction in terms of environmental sensitivity and responsible and sustainable waste management.
- The City is particularly concerned with quality of life impacts to the surrounding neighborhoods (ex. odor, noise), water and air quality, groundwater impacts and resources, transportation impacts and the negative impacts on recycling and resource recovery.
- The letter of intent states that the applicant intends to expand the landfill capacity on the subject property. To the extent that the County is considering approval of the proposed change (which the City opposes), the applicant should be required to demonstrate the following:

- That public meetings with adjacent municipalities be held to require the applicant to present any and all proposed uses prior to any hearing by Broward County Commission or Broward County Planning Council.
- That a traffic study be required and that a methodology for the traffic study be reviewed by adjacent municipalities prior to the submittal.
- Further, any change to the use of the site, including but not limited to increased landfill capacity, shall, at a minimum, be conditioned upon sufficient mitigation to surrounding properties including:
 - additional landscape coverage and buffers;
 - continual maintenance of adjacent roadways;
 - air and water quality studies and reports;
 - dust and debris mitigation;
 - odor control measures; and
 - other necessary off-site improvements.

Thank you in advance for your consideration.

Sincerely,



fa: Eric M. Power AICP, LIAF

Director, Planning and Development Services

Attachment O
Pompano Beach Request for Comments

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Suite 329-K, Ft. Lauderdale, FL 33301 T: 954-357-6634 F: 954-357-8655

February 18, 2020

David Recor, Development Services Director
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Subject: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill

Dear Mr. Recor:

Attached is an application to change the future land use map designation of an approximately 24.2-acre site, located in the northeastern portion of Broward County on the south side of Wiles Road and east of Florida's Turnpike from Electrical Generating Facility future land use to Industrial future land use.

Please submit comments to Heather E. Cunniff, AICP, Senior Planner by February 28, 2020. Ms. Cunniff may be reached at 954-357-5657 or hcunniff@broward.org should you have any questions.

Sincerely

Josie P. Sesodia, Director
Attachments (1)

cc: Sara L. Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division

JS/hc

February 18, 2020

Greg Harrison, City Manager
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Subject: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill

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Please submit comments to Heather E. Cunniff, AICP, Senior Planner by February 28, 2020. Ms. Cunniff may be reached at 954-357-5657 or hcunniff@broward.org should you have any questions.

Sincerely

Josie P. Sesodia, Director
Attachments (1)

cc: Sara L. Forelle, AICP, Planning Section Supervisor, Planning and Development
Management Division

SOUTH FLORIDA
SunSentinel

SUNSENTINEL.COM

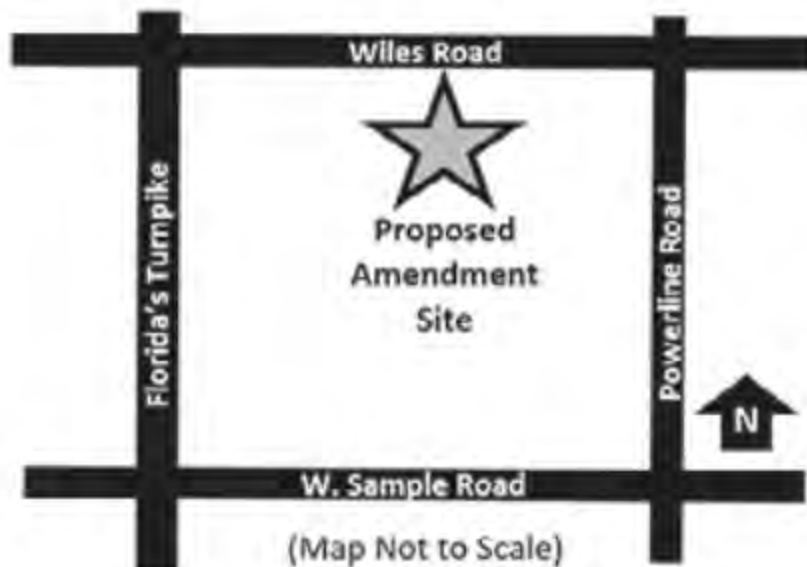
SATURDAY, MAY 8, 2021

\$4.50

NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY COMPREHENSIVE PLAN

In accordance with Section 163.3174, Florida Statutes, the Broward County Environmental Protection and Growth Management Department, Planning and Development Management Division will conduct a Local Planning Agency (LPA) public hearing on May 21, 2021 at 9:30am in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners as to whether the following item is consistent with the Broward County Comprehensive Plan:

- A Resolution of the Board of County Commissioners of Broward County, Florida, transmitting to designated state agencies a proposed amendment to the Broward County Comprehensive Plan's Future Unincorporated Area Land Use Element Map Series changing the future land use designation of an approximately 24.2-acre site, located at 2600 Wiles Road, Unincorporated Broward County, FL, 33073, from Electrical Generating Facility to Industrial; and providing for an effective date.



At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing. Comments may be made in-person; however, space is limited due to social distancing requirements and may require participation in an overflow hearing room. The public may view, but may not comment at the meeting online as follows:

Join via Microsoft Teams:

<https://bit.ly/3tgWSRZ>

If you do not have the ability to view the meeting and wish to provide public comment, please send your comments via email to PDMDinfo@broward.org or mail your comments to 1 North University Drive, Box 102, Plantation, FL, 33324 at least three (3) days before the meeting.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes. **Publish May 7, 2021.**



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

May 6, 2021

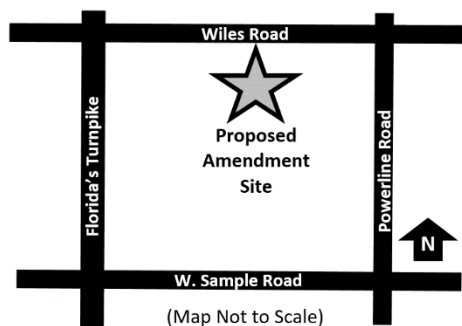
Dave Santucci, City Manager
150 NE 2nd Avenue
Deerfield Beach, FL 33441

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

Dear Mr. Santucci:

In accordance with Section 163.3174, Florida Statutes, the Broward County Environmental Protection and Growth Management Department, Planning and Development Management Division will conduct a Local Planning Agency (LPA) public hearing on May 21, 2021 at 9:30am in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners as to whether the following item is consistent with the Broward County Comprehensive Plan:

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May 6, 2021
Page 2 of 2

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Heather E. Cunniff, AICP, Senior Planner may be reached at 954-357-5657 or hcunniff@broward.org should you have any questions.

Sincerely,

Josie P. Sesodia, AICP, Director

cc:: Eric Power, Planning Director
JS/hec



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

May 6, 2021

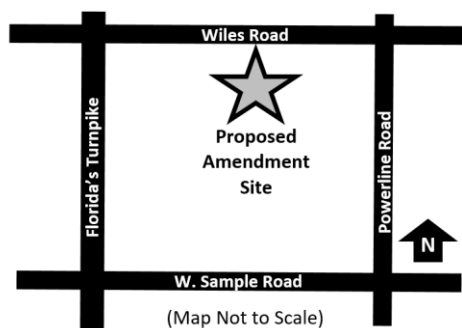
Greg Harrison, City Manager
100 West Atlantic Boulevard
Pompano Beach, FL 33060

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Sincerely,

Josie P. Sesodia, AICP, Director

cc: David Recor, Development Services Director
JS/hec

May 6, 2021

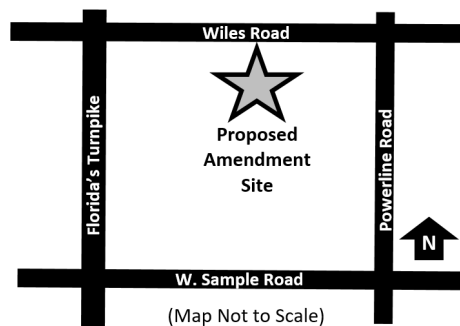
Karen Brooks, City Manager
4800 Copans Road
Coconut Creek, FL 33063

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

Dear Ms. Brooks:

In accordance with Section 163.3174, Florida Statutes, the Broward County Environmental Protection and Growth Management Department, Planning and Development Management Division will conduct a Local Planning Agency (LPA) public hearing on May 21, 2021 at 9:30am in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners as to whether the following item is consistent with the Broward County Comprehensive Plan:

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Sincerely,

Josie P. Sesodia, AICP, Director

cc: Scott Stoudemire, Director of Sustainable Development
JS/hec



SCOTT STOUDEMIRE
DEPARTMENT DIRECTOR

May 18, 2021

Ms. Heather E. Cunniff
Senior Planner
Broward County
115 South Andrews Avenue, Suite 329-K
Fort Lauderdale, FL 33301

**RE: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill
City of Coconut Creek Comments**

Dear Ms. Cunniff:

As you know, the City of Coconut Creek ("City") has suffered with the negative impacts of the Monarch Hill Landfill for years. The City also has received repeated commitments that no further expansion, either horizontally or vertically, of the landfill would be allowed. Given this backdrop, the City vigorously opposes any proposal that once again opens the door for an expansion of the landfill and/or an extension of the life of the landfill.

As part of the Broward Next planning process, the City expressed its concerns related to the very property that is the subject of this application. We were assured that this issue would be addressed as part of the update of the Solid Waste Element of the County's Comprehensive Plan. Based on our review of the County's website, it appears that this update is on hold. It is unconscionable to now consider a proposal that would circumvent the very planning process that should be used to determine if an expansion of the landfill is appropriate.

The City of Coconut Creek has worked hard to address the complicated issue of solid waste management and the landfill despite numerous hurdles. Now that the cities have come together and are working on a comprehensive Countywide plan to address solid waste disposal and recycling, please deny or delay this action until a plan is approved that addresses disposal Countywide. Monarch Hill Landfill is a relic of the solid waste industry. As the oldest currently operational landfill in the United States, pre-dating the creation of the Environmental Protection Agency and many Federal government agencies and legislation to regulate solid waste, and as the largest urban landfill in the United States, Monarch Hill has only one role to play in the future... it must be closed. The land that is subject to this Land Use Map Amendment is currently zoned for electrical generation. We would argue that is a reasonable use, but more room to expand the landfill is moving in the wrong direction.

The remainder of this letter reaffirms our original concerns that the City has regarding this application for a Land Use Map Amendment. Among other things, there is an overarching failure of the application to address the actual maximum development impacts of the proposed land use amendment – i.e., the impacts that will occur when the property is used as a landfill for the disposal of garbage and other wastes. The application must be deemed incomplete because it completely fails to address these actual maximum development impacts. Based on the limited information provided to date, the City offers the following comments for the County's consideration.

Land Use Compatibility (Section II of the development application)

1. Maximum development potential is listed as a generic "242,000 square feet of industrial use". Given what is surrounding the subject property and the applicant's well-established intent to maximize its use of the existing landfill, it is clear that the application needs to analyze land use compatibility based on the use of the site under its *maximum development potential* – i.e., as an expansion of the adjacent landfill. The application must address all of the potential impacts associated with the use of the site as a landfill for the disposal of residential and commercial garbage, because these impacts will occur when the site is used for its maximum development potential. Similarly, the County's analysis of this proposal must address these impacts.
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allowed to expand its landfill operations on the site. The existing landfill has degraded water quality in the aquifer beneath the site. Continuing and expanding the use of the site will increase the risk of additional adverse impacts on South Florida's only potable aquifer. Given the serious threat of groundwater contamination posed by the ongoing operations at the landfill, the existing conditions must be evaluated and the potential impacts of the proposed expansion must be addressed.

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Policy 2.10.3 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.

Policy 2.11.9 Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

Solid Waste Element

Policy 6.1.3. Broward County shall encourage resource recovery, by the following:

- (a) To the extent allowed by law, the Interlocal Agreement (ILA) for the Broward Solid Waste District shall require all District participants to direct all processable waste to a Waste-to-Energy Plant.
- (b) Government owned landfills within Broward County shall be prohibited from accepting any processable waste, unless they are functioning as interim or contingency facilities for resource recovery plants should the plants become temporarily inoperable, or disposal is required while additional capacity is being developed.

- (c) Broward County shall strongly encourage State and Federal legislators to recognize waste-to-energy as a key renewable energy source, and to include waste-to-energy within any established renewable energy portfolio standard.

Policy 6.3.3. Broward County, in cooperation with municipal partners, shall ensure that design and permitting of additional capacity for the existing Waste-to-Energy facilities, or for an alternative facility, shall begin no later than five years prior to the time when capacity is projected to be reached.

Based on the scenario projections contained in Section III of the Support Document for this Element, capacity may be reached at the existing Waste-to-Energy facilities:

- (a) by 2015, if municipalities representing an additional ten percent (or more) of Broward's population participate in the use of these Waste-to-Energy facilities;
- (b) by 2030, if the Waste-to-Energy share of municipal solid waste increases to 31%, in order to meet the State recycling goal of 75%.

Climate Change Element

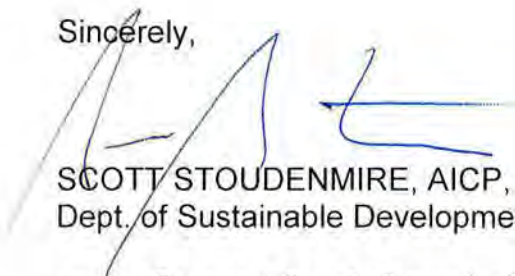
Policy CC1.3 Broward County shall continue to promote and support the expansion of alternative and renewable energy from residential, commercial, and municipal properties by working with municipalities to reduce regulatory encumbrances, develop incentives for renewable and alternative energy installations, and support cooperative installations.

Policy CC1.4 Broward County shall increase the abundance of renewable energy projects, investments, and infrastructure across the County consistent with the County's support for a 20% renewable energy portfolio by 2030 through public-private partnerships, encouraging financing options, and County investment in solar projects.

Policy CC2.16 Broward County shall continue to pursue the source reduction, reuse, recycling, and recovery model of waste management, consistent with the Solid Waste Element of the Broward County Comprehensive Plan, in order to meet the State of Florida goal of recycling seventy-five percent of municipal solid waste (including net waste combusted) by 2030; work towards the zero waste by 2030 goal established in the Broward County Climate Change Action Plan; and continue to provide the environmental and social benefits of lowering GHG emissions, producing alternative energy, and reducing toxins in our land and water.

The City looks forward to working with you and the County on this extremely important matter. Please feel free to call me if you need additional information concerning the City's concerns.

Sincerely,



SCOTT STOUDENMIRE, AICP, Director
Dept. of Sustainable Development

cc: Coconut Creek Commission
Karen Brooks, City Manager
Terrill C. Pyburn, City Attorney

WSS/ds

S:\Data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-21045 WSS-H Cunniff Broward County Monarch Hill Landfill Comments 5-18-21.docx



February 28, 2020

Planning and Development Management Division
Heather E. Cunniff, AICP
115 South Andrews Avenue, Suite 329-K
Fort Lauderdale, FL 33301

RE: Proposed Future Land Use Map Amendment 20-M1: Monarch Hill Landfill

Mrs. Cunniff,

The City of Deerfield Beach (the “City”) opposes any land use changes that would enable the future expansion of the existing landfill use and has the following comments related to the above referenced submittal:

- The northern boundary of the subject property is approximately 115 feet from the Deerfield Beach City limits. Yet, the applicant has not met with the City’s elected officials or staff to discuss this proposed change. The City believes that such meetings are warranted given the significance of the proposed change, particularly before any required public notices go out that may cause concern to City property owners, businesses and residents. Accordingly, the City objects to this item moving forward for public hearing until such meetings have occurred so that the neighboring communities can understand what the details are for the future uses on the property and how the applicant will mitigate adverse impacts.
- The City opposes a land use change that would replace an environmentally friendly resource recovery facility use (waste to energy) with a use providing for increased landfilling of trash. There are extremely limited opportunities to accommodate the current “Electrical Generation Facility” land use in other compatible locations in the County. The City believes this amendment moves the County in the wrong direction in terms of environmental sensitivity and responsible and sustainable waste management.
- The City is particularly concerned with quality of life impacts to the surrounding neighborhoods (ex. odor, noise), water and air quality, groundwater impacts and resources, transportation impacts and the negative impacts on recycling and resource recovery.
- The letter of intent states that the applicant intends to expand the landfill capacity on the subject property. To the extent that the County is considering approval of the proposed change (which the City opposes), the applicant should be required to demonstrate the following:

- That public meetings with adjacent municipalities be held to require the applicant to present any and all proposed uses prior to any hearing by Broward County Commission or Broward County Planning Council.
- That a traffic study be required and that a methodology for the traffic study be reviewed by adjacent municipalities prior to the submittal.
- Further, any change to the use of the site, including but not limited to increased landfill capacity, shall, at a minimum, be conditioned upon sufficient mitigation to surrounding properties including:
 - additional landscape coverage and buffers;
 - continual maintenance of adjacent roadways;
 - air and water quality studies and reports;
 - dust and debris mitigation;
 - odor control measures; and
 - other necessary off-site improvements.

Thank you in advance for your consideration.

Sincerely,



fa: Eric M. Power AICP, LIAF
Director, Planning and Development Services

(Note: Comments include those received prior to the Local Planning Agency meeting that was scheduled for May 21, 2021, but was re-scheduled to June 2, 2021 due to technical issues, and comments received between May 21, 2021 and June 2, 2021)

**WASTE MANAGEMENT - LAND USE AMENDMENT 20-M1
THE FOLLOWING PUBLIC COMMENTS WERE RECEIVED AHEAD OF THE (RESCHEDULED) LPA
MEETING ON 5/21/2021**

From: Bonnie Phillips <bonnie@paulroman.com>
Sent: Wednesday, May 19, 2021 1:20 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Public Hearing - Friday May 21

I am a resident of The Waterways in Deerfield Beach (community that backs up to the proposed project).

This matter has just been brought to our HOA's attention yesterday.

I DO NOT support the resolution for proposed land use designation located at 2600 Wiles Road. Unfair to residents in the immediate area.

I also understand this resolution will open up another 7 years on the cap for the waste being dumped in my backyard.

What ever happened to the park they were going to put on the site?

First the 10th street project in front of our community, now the waste station wants to expand behind us NO WAY

Bonnie Phillips
4717 SW 12th Place, Deerfield Beach

From: Celso Jose Dias [<mailto:celsojosedias@gmail.com>]
Sent: Thursday, May 20, 2021 9:32 AM
To: 'Sesodia, Josie' <JSESODIA@broward.org>
Cc: 'Cunniff, Heather' <HCUNNIFF@broward.org>; 'Todd Drosky' <tdrosky@deerfield-beach.com>; 'Ricardo Cukier ' <ricardo.cukier@gmail.com>
Subject: RE: Comments to PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY

Josie,

Thank you for prompt reply and explain the process.

If this email can be used to be added as comment, would like to have this in consideration:

Lately I'm not a person been as much outside due work schedule, but last three weeks have been difficult time for us in the vicinity of the land fill **due smell issue as well the gases mixed with the air cause burn sensation in my nose which impede myself to be outside**. I had been on phone with WM management reporting this to locate and fix such issues been impacting our air quality.

Every time I call the issue found is different, sometimes they are drilling to install new collectors or maintain old ones, sometimes the reason was opening the some sort of cover they usually put on top of layers of garbage for some mandatory inspection, and this time due a maintenance in the south transfer station the garbage was been congesting the transfer station

which devices they have to neutralize the odors was not been enough. This last reason the root cause was located in the building been target to be demolished and this activity will be transferred to a build even closer to our community.

Please add this situation reported above in the record and sent to the Board of County Commissioners.

Regards,
Celso Dias
1407 SW 45th Way
Deerfield Beach, FL, 33442.

From: Ricardo Cukier <ricardo.cukier@gmail.com>
Sent: Thursday, May 20, 2021 9:40 AM
To: Sesodia, Josie <JSESODIA@broward.org>; Cunniff, Heather <HCUNNIFF@broward.org>
Cc: 'Celso Jose Dias' <celsojosedias@gmail.com>
Subject: RE: Comments to PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY

I would also like to add my own complain that we don't want the landfill to grown. It was promise to us long ago that it will be converted into a park for our kids, and making those changes will invalidate that for another generation!!! As well as more trucks coming around here will make traffic worst and as Celso pointed, more smell and birds control issues.

Best Regards,
Ricardo Cukier

1221 SW 46th Ave
Deerfield Beach, FL 33442

**WASTE MANAGEMENT - LAND USE AMENDMENT 20-M1
THE FOLLOWING PUBLIC COMMENTS WERE RECEIVED AHEAD OF THE LPA MEETING ON
6/2/2021 (Rescheduled from 5/22/21).**

From: vicky p

Sent: Thursday, May 27, 2021 5:30 PM

To: PDMDInfo

Subject:

To Whom It May Concern,

My name is Vilailak Puapornpong, Who is living in 1181 SW.44 th Way. Deerfield Beach, Fl 33442 , Resident of Waterways. I would like to objection that's Project Because It will be cause of our living's Life.

Please ! Cancel your Project. Thank you. I really appreciate.

Regard,

Vilailak Puapornpong

From: oslair martins sacramento sacramento

Sent: Saturday, May 29, 2021 9:48 AM

To: PDMDInfo

Subject:

I disagree and do not accept the change of location of the company to build beside the lake, which will contaminate the water in the lake, and the burning of waste thrown into the air will bring harm to health, while at certain times the smell is already unbearable.

oslair martins sacramento

From: Gabriel Ricaurte

Sent: Monday, May 31, 2021 9:42 PM

To: PDMDInfo ; Gabriel Ricaurte

Subject: CONCERN about the reallocation transfer station WM

Good Morning,

To whom this may concern:

I want to share with you my concern about the intention of waste management changing the zoning for a parcel of land south of Wiles Rd. WM wants to demolish the transfer station and rezone that lands for industrial land fill use. This fill will be happening just right next my community, few steps to the playground community, just few steps from home.

This reallocation is not beneficial for the quality of life of surrounding residential areas, odor, air quality and the unsightliness of having an active landfill operation in our backyards.

I am raising my voice now, because no one would like to live, raise you family and walk every day next to a dumpster, this is not life no one wants. I cannot have my kids playing around the community, crossing the streets or waiting the school bus with that disgusting odor, they do not deserve it. My wife and one of my kids have respiratory issues and skin problems and it will worsen their condition.

I know it is easy to understand, so I am imploring you to please stop this change.

Thank you

Gabriel Ricaurte
4766 SW 14th Street. Deerfield Beach 33442
9548579020

From: L D <lorali.depaula@yahoo.com>
Sent: Thursday, May 27, 2021 3:01 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Concerned resident of Waterways Community

Good afternoon,

I am currently a homeowner and reside full-time at 1234 SW. 48th Terrace. Deerfield beach FL 33442

Upon hearing of the possible changes to the zoning and landfill which will be taking place right behind our neighborhood, I became extremely upset at what might occur. Besides drastically decreasing property values, the odor that would come across the lake, and not to mention the rats that would live around the surrounding neighborhood lake, would be disgusting. As it is now, we currently get nasty odors that linger over our neighborhood from time to time.

With your plans to knock down the existing building and extend the lifespan another seven years by adding another landfill, it will destroy our pleasant community.

Please take into consideration what us homeowners are saying, put yourself in our shoes, there must be other options which would not affect our neighborhood in such a drastic measure.

Thank you for your time.

Lorali DePaula

From: Faye Stevenson
Sent: Friday, May 28, 2021 3:57 PM
To: PDMDInfo
Subject: Disagree Landfill Use

To whom it may concern,

I do not believe rezoning the parcel of land behind the Waterways for further industrial land fill use should be allowed.

As a homeowner in the Waterways community I believe that extending the life of the landfill is not in the best interest of mine and my neighbors property.

I'm extremely concerned about how this change could negatively impact the value of my property. I'm worried about the excessive odor, air quality issues and the unsightliness of having an active landfill operation in our backyard.

If you don't think any of the above are valid reasons as to why not to let this happen, then I say this; put the active landfill in your backyard!!!!
Do Not Do This!!!

Faye Stevenson- Waterways Homeowner
4709 SW 13th CT
Deerfield Beach, FL
33442
954-850-8159
whiteoak295@outlook.com

From: John Castellano
Sent: Thursday, May 27, 2021 3:08 PM
To: PDMDInfo
Subject: Extending the life of the WM on Wiles Road
I live in the Waterway's development and vehemently disagree with this extension.

The smell as well as the constant fallout of burnt debris on my property from this plant has made my asthma as well as my wife's chronic bronchitis condition become acute.

As a resident of this community, and for the sake of my health , my wife's health and all the residents of the Waterway's and nearby communities, please do not extend this environmental waste hazard.

John Castellano
1056 S.W. 42 nd Ave
Deerfield Beach Fl 33442

From: Kevin Tracey
Sent: Thursday, May 27, 2021 4:49 PM
To: PDMDInfo
Subject: Landfill rezoning
I believe extending the life of the landfill is not in the best interest of the Waterways and surrounding residential areas.
I worry about excessive odor, air quality issues and the unsightliness of having an active landfill operation in our backyards.
Not to mention we worry this change could have negative effects on our property values.

Kevin T. Tracey
1044 SW 42nd Ave
Deerfield Beach, FL 33442
603-494-9700
kevin@kevintracey.com

From: ~*~ shell ~*~ <shells413@hotmail.com>
Sent: Thursday, May 27, 2021 3:16 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Landfill

I am not happy with the landfill near Waterways. We are a HUGE family neighborhood who just fought to keep our families safe and healthy during COVID - we deserve to be out in our neighborhood without these health concerns.

Michelle Springer

From: Ana Servent
Sent: Friday, May 28, 2021 5:24 AM
To: PDMDInfo
Cc: Alex Gonzalez
Subject: Landfille on Wyles Rd

Good morning,

As one of the property owners at the Waterways community, I would like to express my disagreement on this new initiative regarding the landfill.

I support the Waterways concern on the impact that this will bring to our community. Not only by affecting the air quality, continuous odor that may be in our area and any other issues that may rise. More so affecting the property value of our homes.

Sincerely,
Ana Servent
954-405-4688

From: Micael Mills <mmillz81@aol.com>
Sent: Sunday, May 30, 2021 10:50 AM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Monarch Hill

To whom it may concern,

As a resident of the Waterways, I object to any new landfill use and industry use at the Monarch Hill landfill. We have had to put up with smells and unsightly operations for far too long. This is a family community area, move your plans somewhere else!

Concerned,
Michael Mills

From: teevacc525
Sent: Friday, May 28, 2021 3:27 PM
To: PDMDInfo
Subject: New waste location

Hi I live in the Waterways. I am not comfortable with the new location mainly due to the smell. There are days I am happy I don't live further southeast. When I'm walking my dog or the kids are at the playground the smell is very dominating. Having another facility even closer would increase the unwanted odors. Please do your best to find another location that would work for you and the community.

From: Eileen Schechtman
Sent: Saturday, May 29, 2021 1:33 PM

To: PDMDInfo

Subject: NO to Extending the landfill!

Importance: High

To whomever this concerns,

As a resident of Waterways, our community will be adversely affected by extending the landfill another 7 years. Please vote No on this. I am asking that you not allow waste management to demolish the transfer station and do NOT allow for the rezone of land use for industrial land fill. Besides the pollution, noise and decline of our property values the smell already on some days is horrendous. It will further pollute our beautiful lake which is the reason I purchased my home here. This community has been through enough between the SW 10th street corridor expansion, the turnpike expansion and now this! We are a happy hidden community, please don't further impact our quality of life and property values with this rezone.

Thank you

Eileen Schechtman

Regional Sales Manager

Mobile: (305) 283 - 5748

Fax: (888) 326 - 0333

emyeenie@bellsouth.net

From: Caroline Noren <oceanblue3737@gmail.com>

Sent: Sunday, May 30, 2021 4:32 PM

To: PDMDInfo <PDMDInfo@broward.org>

Subject: NO to Extending The Landfill

To whom it may concern:

As a resident of Waterways, I am opposed to extending the landfill another 7 years!

Please vote NO!

The pollution, odor, noise AND decline in our property values are just some of the reasons why we are against this project!

Thank you for your consideration of all of the communities that will be negatively impacted by such a project!

Caroline Noren

Retired

Palm Beach County Schools

From: Roxanne Oester

Sent: Friday, May 28, 2021 7:15 AM

To: PDMDInfo

Cc: moester25@gmail.com

Subject: Rezone land for landfill use - DON'T DO IT.

To whom it may concern:

We do not agree with adding another Landfill so close to our home (we live in Waterway's complex). We just moved here and don't want to be forced to sell because we fill its unsafe for our family. It's bad enough there is already a landfill nearby, but to add to it would be worse for this

community. Studies already show the dangers of living near landfills, the health risks. We are going to be bringing a new born baby home this year and would like to know we don't have to live in fear living closer to a landfill. We worry about excessive odor, air quality issues and the unsightliness of having an active landfill operation in our backyards. Not to mention we worry this change could have negative effects on our property values. We are against this plan of action and feel you should find another place not so close to family's residential homes.

Thank you.

Roxanne Oester | Business Manager | Joe Hillman Services
Joe Hillman Plumbers | (954-577-9445 | 7954-577-2513
Joe Hillman Cooling & Heating | (954-395-1369 | 7954-577-2513
Joe Hillman Maintenance & Construction | (954-473-1400 | 7954-577-2513
2280 SW 70TH Ave Ste 1-2, Davie FL 33317 | Email: roester@joehillmanservices.com

From: Rebecca Alexy <ralexy@me.com>
Sent: Thursday, May 27, 2021 8:48 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Rezoning of land

To whom it may concern,

I own my home and live in The Waterways at Quiet Waters in Deerfield Beach. It is a lovely, quiet and well maintained community.

I am opposed to the rezoning of land where the landfill transfer station is located, south of Wiles Road to industrial use.

This is too close to us and will have a great negative impact on our home values because of added smell and visual impact.

Please, please do not do this!

Sincerely,

Rebecca Alexy
4240 SW 11th Street
Deerfield Beach, Florida
33442

From: Lisa Jimenez
Sent: Friday, May 28, 2021 8:20 AM
To: PDMDInfo
Cc: Alex Gonzalez
Subject: Rezoning parcel of land south of Waterways and Independence Bay
To whom it may concern,

I am a property owner in both Waterways and Independence Bay. This email is to voice my EXTREME concern and my opposition to the rezoning of the parcel just south of my properties. I have been a resident of Deerfield Beach since 1988 and I remember when Independence Bay was built. I also remember the horrific odor coming from the landfill day in and day out, and how it affected the community's view on that particular real estate. To rezone the above mentioned parcel means the potential of having not only the odor situation in our backyard, a change in our air quality, but an unsightly view as well. It will definitely affect our property value in the most negative way. Our communities are already having to adjust to a multiple year road construction

due to begin shortly. We do not need the landfill to add to our challenges. I oppose this rezoning and implore you to take my concerns, as well as those of my neighbors into consideration.

Thank you for your time.

Elizabeth Jimenez
954-778-0937
4662 SW 12th Ct. &
710 Freedom Ct.
Deerfield Beach

From: Nicole Flaig
Sent: Thursday, May 27, 2021 3:00 PM
To: PDMDInfo
Subject: Rezoning the parcel of land south of Wiles Rd to industrial

Hello,

I would like to express my concern about changing the current zoning of the land south of Wiles. I live in the Waterways community and sometimes the odor from the current landfill can get a bit thick in the air. I do NOT support at all the rezoning of this area. This will affect the air quality and our home values for the next 7 years!! That is absolutely not acceptable. It is really sad that areas that aren't as affluent as some of our neighbors (like Boca Raton) have to put up with environmental injustice. This community doesn't have the wealth and political clout that our neighbors have to stop such things from happening. Imagine if you lived right next to the area in question, I'm sure you would disapprove of this change as well. I love my town and my community and I would hate to feel forced into selling my house. The changing of the zone laws could very much see that happen. My stepson has autism and the idea of him stepping outside to foul odor on a daily basis breaks my heart.

I hope that you consider rejecting this proposal and protecting the community in which so many of us love.

Thank you,
Nicole Flaig
4711 SW 13th place
Deerfield Beach, FL 33442

From: David J Rivera <dr231a@me.com>
Sent: Thursday, May 27, 2021 4:15 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Rezoning Wiles Rd Parcel

Hello,

I would like to express my concern about changing the current zoning of the land south of Wiles. I live in the Waterways community and sometimes the odor from the current landfill can get a bit thick in the air. I do NOT support at all the rezoning of this area. This will affect the air quality and our home values for the next 7 years!! That is absolutely not acceptable. It is really sad that areas that aren't as affluent as some of our neighbors (like Boca Raton) have to put up with environmental injustice. This community doesn't have the wealth and political clout that our neighbors have to stop such things from happening. Imagine if you lived right next to the area in question, I'm sure you would disapprove of this change as well. I love my town and my community

and I would hate to feel forced into selling my house. The changing of the zone laws could very much see that happen. My son has autism and the idea of him stepping outside to foul odor on a daily basis breaks my heart.

I hope that you consider rejecting this proposal and protecting the community in which so many of us love.

Thank you,
David Rivera
4711 SW 13th place
Deerfield Beach, FL 33442

Thank you,

David Rivera

From: Melissa Salamone-Hunt
Sent: Thursday, May 27, 2021 3:06 PM
To: PDMDInfo
Subject: Waste Management Changing Zoning for Land Parcel South of Wiles Road
To Whom It May Concern;

I own a home in the Waterways, a neighborhood directly north of Monarch Hill. Waste Management trying to rezone the land to now make it industrial, and extend the life of the landfill by seven years is really outrageous. Regular peoples' wealth comes from their homes, and to do this would be to affect all of our property values, and our futures. This is just simply not fair to any of us in the surrounding neighborhoods who bought our homes per the previous agreements made.

Please do not allow this to happen, thank you

From: Jim Leavitt
Sent: Friday, May 28, 2021 2:41 PM
To: PDMDInfo
Subject: Waste Management Landfill Rezoning Request Deerfield Beach or Pompano Beach
Location

I am a homeowner in the Waterways. Please reject Waste Management's request to rezone the parcel of land south of Wiles Road on June 2nd, 2021. When we bought in the Waterways, we were hoping the landfill would not last too much longer. Now Waste Management wants to add another 7 years on to the landfill. As a real estate agent, this will hurt our property values in this community and Independence Bay next door. We knew buying in this community of the landfill being adjacent to the south, but were hoping eventually it would end and our values would increase. Now to have to live with the landfill for longer and SW 10th Street proposal, this is not a good scenario. We oppose the request for the additional land to be rezoned.

Thank You,

Jim Leavitt
"Leave It To Leavitt"
RE/MAX Advantage Plus

561-312-2420 Direct
www.james-leavitt.remax.com
Jimleavittrealestate@gmail.com

From: Karen Vergara
Sent: Sunday, May 30, 2021 10:03 PM
To: PDMDInfo
Subject: Waste Management public hearing for Wiles Road landfill
Good evening,

I am writing to express my opinion against the Waste Management proposal to demolish the transfer station South of Wiles Rd and rezone that land for industrial landfill use, adding 7 more years of life to the landfill.

I worry about excessive odor, air quality, water quality, and having an active landfill operation near me and my family.

I strongly oppose the Waste Management proposal and urge you to consider the voices of the people and families who would be adversely affected.

Kind regards,
Karen

From: nicholaspill@gmail.com
Sent: Thursday, May 27, 2021 4:02 PM
To: PDMDInfo
Subject: Waste Management Zoning proposal
To whom it may concern,

I am reaching out as a concerned homeowner of the Waterways located in Deerfield Beach. I was recently made aware of the proposal to demolish the current standing Waste Management building to allow for further expansion of the landfill. I've been a resident of Coconut Creek/Deerfield Beach for over 25 years. The landfill has been coined the nickname "Trash Mountain." As a homeowner in very close proximity to the landfill, I am concerned about the proposal to expand due to obvious reasons: Air pollution, odor, residual litter, noise issues, increased commercial vehicle traffic, unsightly landscape, and of course, a decrease in property value. I am reaching out to voice that I am **NOT** in favor of the demolition and expansion of the current facility/landfill respectively. Thank you in advance for taking the time to read this.

Respectfully,
Nicholas Pillitteri - Homeowner in The Waterways

From: gterrazzano@aol.com
Sent: Friday, May 28, 2021 10:45 PM
To: PDMDInfo

To Whom this may concern,

I have been living at the Waterways in the Harbor Point community for over 20 years. I was very hesitant about first purchasing here because of this Waste management site being so close. This was something have been stuck with now for a long time. Many warm nights we get a bad smell over here and this happens quite often. I don't believe its fair to anyone in the Waterways (or Indepence Bay for that matter) to have to be to now be next to another LARGER phase of this plant. There are over 700 units in here and many of which would not have purchased here knowing how large this site would be. I hope you reconsider this process of removing the building to build up more waste in this already large mountain of garbage. If you have any questions or would like to discuss more my contact info is below.

Gregg Terrazzano (homeowner) Water Ways @ Quite Waters 954.695.9282

From: Marcelo Marangon

Sent: Thursday, May 27, 2021 10:30 PM

To: PDMDInfo

Subject: WM Project to Extend the Powerline Rd Landfill Operation

Dear Sir or Madam,

I am a resident of the Waterways Community. My home is at 4260 SW 11th Street, Deerfield Beach, FL, 33442-8201.

I would like to express my disappointment with the project of the Waste Management company located at Powerline Road and Wiles Road in Coconut Creek.

I understand that WM would like to demolish the current transfer station and rezone that land for industrial land fill use. This change would add years of life to the landfill and the fill would be happening closer to my home.

As a home owner in the Waterways community located on the other side of the lake bearing Wiles Road we accept all the terrible and strong odor that WM operations have caused because they were there before but we have calculated that there is a projected time to deactivate the landfill. It is not acceptable that a company with this specific purpose uses these kind of projects to extend its operation.

I ask your attention to this matter and trust Broward administration and organizations to stop this project. It is not fair to the residents who live around the landfill.

Thank you in advance for your attention.

Marcelo Marangon DeAraujo

(954) 371-3141

From: vicky p

Sent: Thursday, May 27, 2021 5:46 PM

To: PDMDInfo

Cc: vicky p

Subject: WM- would like to demolish the transfer station, and rezone that land for industrial land fill in the south of our Lake of Waterways Property.

To Whom It May Concern,

My name is Vilailak Puapornpong, Who is living in 1181 SW.44 th Way. Deerfield Beach, Fl 33442 since 2004 , Resident of Waterways. I would like to objection that's Project Because It will be cause of our living's Life and health too.

Please ! Cancel your Project. Thank you. I really appreciate.

Regard,
Vilailak Puapornpong

From: Anderson Margossian

Sent: Tuesday, June 1, 2021 8:39 PM

To: PDMDInfo

Subject: rezone landfill(transfer station) on Wiles road - a bad idea

Hi,

Regarding the project of extending the life of the landfill on Wiles road.

I believe this is not in the best interest of the local community and residential area.

This will likely have negative effects on local property values and decrease overall tax amounts.

I'm strongly against this initiative

regards,

Anderson Margossian

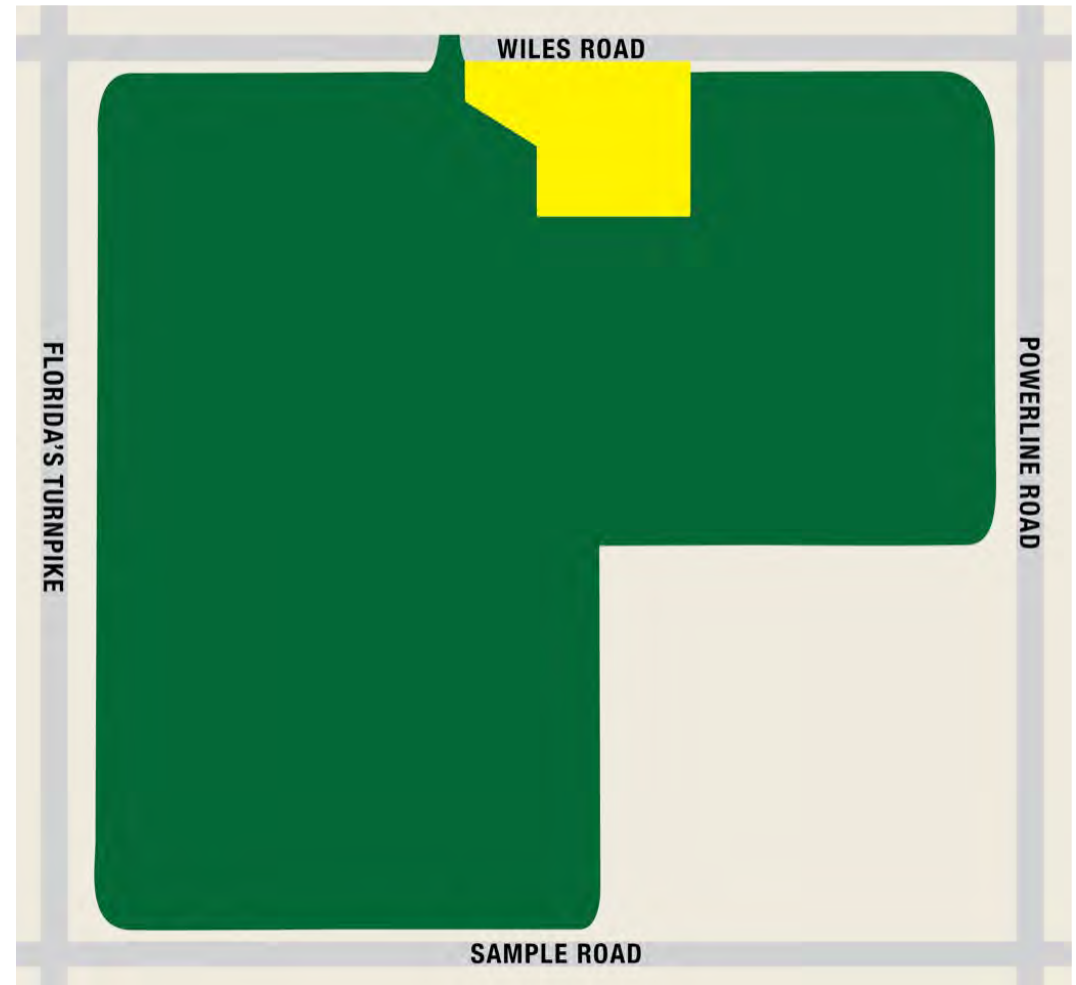
Monarch Hill Landfill Land Use Plan Amendment (LUPA)



Monarch Hill - Land Use Plan Amendment (LUPA)

24-acre parcel - Redesignation - “Electrical Generation” to “Industrial”

- LUPA for the land use of a 24-acre parcel of land at Monarch Hill, formerly Wheelabrator North site, and originally a Waste-to-Energy (WTE) facility.
- Currently operated as a trash transfer station for municipalities in Northern Broward County.
- In order for the current use to be in compliance, WM is seeking to change the land use designation from “Electrical Generation” to “Industrial.”
- Eventual landfill disposal after July 2023 (end of Wheelabrator contract to operate transfer station).



Monarch Hill Landfill - Aerial of 24-Acre Parcel



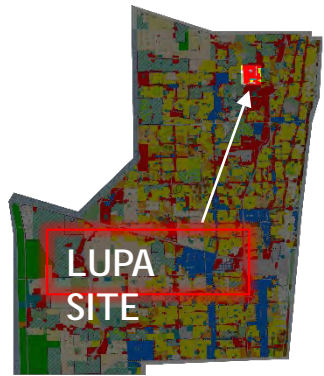
Monarch Hill Landfill - Currently Permitted



Monarch Hill Landfill - Proposed Land Use Change



LUPA Site and Adjacent Land Use Designations



Broward County
Urban Area



BROWARDNEXT

**BROWARD COUNTY
LAND USE PLAN**

Adopted: February 11, 2020

LEGEND

-  Commerce
-  Low (5) Residential
-  Recreation and Open Space
-  Commercial Recreation
-  Community
-  Electrical Generation Facilities
-  Transportation
-  Irregular Residential
-  Conservation - Natural Reservations



Nearby Industrial and Waste Facilities



View of Monarch Hill Transfer Station (Former WTE Site)



Monarch Hill Landfill

Materials Disposed at this location & Improvements Made Over the Years

Materials:

- Construction and Demolition (C&D) Debris
- Municipal Solid Waste
- Yard Waste
- Project driven material
- Hurricane Debris
- Monarch Hill is a vital Broward County asset.
- During Hurricane Irma, the landfill assisted Broward County communities impacted by the storm by taking in their debris volume and allowing for efficient clean-up efforts.

Improvements:

- Bird mitigation
 - Use of falconry for the humane control of bird populations at the landfill.
- Odor mitigation
 - Commitment to significant investment and technological improvements to minimize odor.
- Street sweeping
 - Voluntary sweeping along roads in cooperation with Deerfield Beach.



Monarch Hill Landfill

Bird Mitigation

- Waste Management contracts with Predator Bird Services, Inc. for falconry services.
- Falconry uses trained falcons and hawks to create a hostile environment for avian pests.
- The predator birds prevent other birds from foraging in the newly deposited material and roosting in the area.
- This method has proven to be a highly effective and humane solution to control the bird population at the landfill.



Monarch Hill Landfill

Odor Mitigation

- **Landfill gas collection** - Primary form of odor control. The collectors are installed 2x per year usually during the dry season.
- **Gas Collection and Control System** - The GCCS is monitored daily to ensure efficient collection.
- **Pin Wells** - Shallow surface wells that do not require drilling are installed as-needed to control odor.
- **Misting** - Biodegradable, neutralizer compounds are misted into the air around the active area to help control odor from fresh waste.
- **Daily Cover** - Six (6) inches of soil are used to cover newly deposited material on a daily basis to control odor.
- **Limited Schedule for Odor-Causing Activities** - Waste Management does not perform odor-causing activities such as excavating or drilling during weekends or holidays.



Monarch Hill LUPA

Summary of Impacts

Impact Area	Change
Sanitary Sewer	Decrease
Potable Water	Decrease
Groundwater Recharge	Increase
Solid Waste	No Impact
Recreation and Open Space	No Impact
Traffic	No Impact
Public School Facilities	No Impact
Historic/Archeological Sites	No Impact
Natural Resources	No Impact

Monarch Hill Landfill

Renewable Energy Creation: Landfill Gas-to-Energy

- Landfill-Gas-To-Energy: Monarch Hill generates clean, renewable energy at its on-site landfill gas-to-energy plant powering approximately 9,000 homes per day.
- WM is currently investing \$1 million in additional flare capacity to enhance its odor abatement program.



Monarch Hill Landfill - Vital Broward County Asset

Future Capacity

- Current remaining capacity is approximately 17 million yards (approx. 17.5 million tons).
- The LUPA would allow for an additional 7.8 million yards of vital capacity.
- Proposal represents an increase of 8.9% of total capacity at Monarch Hill - 4 or 5 storm events based on history.



Monarch Hill LUPA

County Policies in Support of LUPA

Broward County Land Use Plan:

- Policy 2.11.8: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.
- 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.
- Policy 3.4.3: The disposal of solid wastes by sanitary landfill should be environmentally sound and state of the art.

Broward County Solid Waste Element:

- Objective 6.3: Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.
- 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.

Broward Municipal Services District Land Use Plan:

- Policy 1.3.3: Proposed amendments to the BMSD Future Land Use Map designations within BMSD enclaves shall be evaluated based on the availability and cost of providing public facilities and services, in addition to site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

Monarch Hill Landfill

WM Community Outreach

To keep our adjacent communities updated on our projects, WM has invited residents from local communities for private tours of the facility. Communities that have visited Monarch Hill Landfill include:

- Independence Bay, Deerfield Beach
- Century Village, Deerfield Beach
- Crystal Lake, Deerfield Beach
 - Wynmoor, Coconut Creek
- Banyan Trails, Coconut Creek
 - Township, Coconut Creek

Over the past 10 years, more than 12,000 Broward County residents have visited Monarch Hill during Earth Day celebrations for our local school students and their families.

Monarch Hill LUPA - Summary

- Proposed land use change is limited to the former Wheelabrator North plant property.
 - Monarch Hill landfill serves as the disposal back-up to the Wheelabrator South WTE.
- Site currently being used for trash transfer station as per the Broward County/WM global agreement.
 - Contractually obligated to use site as a transfer station through July 2023.
- Utilizing this property for landfill capacity will not extend the landfill beyond the borders of the current facility. Rather, the LUPA will maximize the existing footprint of the landfill.
- Monarch Hill Landfill's gas-to-energy plant provides renewable energy to power to approximately 9,000 homes.
- The land use change provides vital landfill capacity for future storm events and hurricanes.

Thank You!



Proposed Land Use Plan Amendment Review Dates

The Waste Management amendment site measures 24-acres. A recent change in state law (HB 487) defines land use plan amendments less than 50-acres as “small scale.” (Previously, the upper limit was 10-acres.) As a result, this amendment will be processed as a small scale amendment, under Section 163.3187 Florida Statutes, and therefore will not be subject to review by State agencies or the South Florida Regional Planning Council.

Per section 163.3187(2) Florida Statutes, small scale amendments require only one (1) public hearing before the Board of County Commissioners and become effective 31 days after adoption.

The following schedule is provided for the Board’s information:

Date	Action	Agency
12/7/2021	Transmittal of amendment to Broward County Planning Council	Board of County Commissioners
3/24/2021*	Public Hearing to make recommendation to the Board of County Commissioners	Broward County Planning Council
4/26/2022*	Set Public Hearing date	Board of County Commissioners
5/31/2022*	Public Hearing to consider Adoption of the amendment	Board of County Commissioners
7/1/2022	Effective date (if adopted on 5/31/2022)	

*Tentative date, depending upon whether Planning Council holds a second public hearing.

Item # 98

ADDITIONAL MATERIAL Regular Meeting June 15, 2021

**SUBMITTED AT THE REQUEST OF
ENVIRONMENTAL PROTECTION and
GROWTH MANAGEMENT
DEPARTMENT**

TO: Mayor and Members of the Board of County Commissioners

THRU: Bertha Henry, County Administrator

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

DATE: June 7, 2021

RE: **Agenda Item No. 98** (Commission Meeting of June 15, 2021)

The Environmental Protection and Growth Management Department Local Planning Agency (LPA) considered the proposed amendment at its June 2, 2021 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.

The draft LPA meeting minutes are attached. Additional written public comments received by the Planning and Development Management Division also are attached.

Attachments (2)

cc: Monica Cepero, Deputy County Administrator
Andrew J. Meyers, County Attorney
Maite Azcoitia, Deputy County Attorney
Robert Melton, County Auditor
Lenny Vialpando, Director, Environmental Protection & Growth Management



SUMMARY MINUTES (DRAFT)

**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 Khoury, 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	1 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 Coral Springs, 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.

Good afternoon and to whom it may concern, my wife and I live in Waterways community and we strongly oppose the tearing down of the brown building to make room to extend the life of the landfill. The smell and dirt and dust and noise from the landfill is a constant nuisance for our entire community and we believe presents a health safety concern. The putrid smell is nauseating and is ever present. We can't have people over or enjoy the outside due to the dust and smell. The landfill lowers our property value end it is time to End it please. 7 more years is way too long and to our understanding it is taller than it was ever meant to be. Please do not allow this to continue!

Mark and Rapha Bell
4560 SW. 14th St., Deerfield beach Florida
561-752-6355

To whom it may concern.

Good afternoon,

My husband and I live in Waterways community and we strongly oppose the tearing down of the brown building to make room to extend the life of the landfill. The smell and dirt and dust and noise from the landfill is a constant nuisance for our entire community and we believe presents a health safety concern. The putrid smell is nauseating and is ever present. We can't have people over or enjoy the outside due to the dust and smell. The landfill lowers our property value end it is time to End it please. 7 more years is way too long and to our understanding it is taller than it was ever meant to be.

Please do not allow this to continue!
Thank you very much,

Raphaella Bell

To whom it may concern,

I am a resident of The Waterways and as a homeowner I do not want the dump to be extended 7 or more years. This was supposed to be finished with years ago and it seems like more and more years keep getting added on. I do not want to see or smell the dump. It is an eye sore and our garbage does not even go to the dump in this location. Also, I do not appreciate such short notice that we as residence have to find out this is going to happen not giving us enough time to respond about the hearing. It is sneaky and unprofessional to giving people last minute notice about something that impacts so many residents. If my vote counts, I vote **NO** to this amendment adding more years on. Find another place to put the trash. If you do not want to look at it in your backyard then neither do we.

Thank you
Christina Constantino

1236 SW 48th Terrace
Deerfield Beach, FL 33442

Item # 98(2)

ADDITIONAL MATERIAL

Regular Meeting

June 15, 2021

SUBMITTED AT THE REQUEST OF

ENVIRONMENTAL PROTECTION

and GROWTH MANAGEMENT

DEPARTMENT

TO: Mayor and Members of the Board of County Commissioners

THRU: Bertha Henry, County Administrator

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

DATE: June 14, 2021

RE: **Agenda Item No. 98** (Commission Meeting of June 15, 2021)

Additional written public comments (attached) have been received by the Planning and Development Management Division.

Attachment

cc: Monica Cepero, Deputy County Administrator
Andrew J. Meyers, County Attorney
Maite Azcoitia, Deputy County Attorney
Robert Melton, County Auditor
Lenny Vialpando, Director, Environmental Protection & Growth Management

WASTE MANAGEMENT - LAND USE AMENDMENT 20-M1

THE FOLLOWING ADDITIONAL PUBLIC COMMENTS WERE RECEIVED AFTER THE LPA MEETING ON 5/21/2021

From: Verginia Aiello <verginia.aiello6024@gmail.com>
Sent: Thursday, June 10, 2021 9:22 AM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: OBJECTION TO PROPOSED LUPA WILES RD.

Good morning. We are writing to express our concerns with the proposed rezoning of a parcel of land south of Wiles Rd. We understand that there is a hearing on the Land Use Plan Amendment (LUPA) on Tuesday June 15th.

We are unable to attend the meeting in person and therefore are writing to voice our concerns over this proposed LUPA.

We are residents of the Waterways complex - we are also Canadian Residents. The property in Florida is our vacation/retirement property. As such, as you are aware, the cost to carry this property is significantly higher due to our non resident status coupled with the exchange rate.

The proposed amendment would cause a significant market drop in property values around this landfill.

The air quality, the odour and overall health and safety concerns cannot be mitigated.

Why you would consider this type of amendment when there are two large gated communities (Waterways & Independence Bay) so close to the proposed area is totally irresponsible. We are sure you have done market studies and are therefore aware that both of these gated communities house many young families with small children.

We **strongly urge you to NOT allow this amendment to be passed** - there are too many families that would be impacted in a negative way notwithstanding a significant drop in property values of all properties surrounding this landfill.

We can be reached at any time for further commentary - 416 420 4929 (Toronto cell number).

Verginia & Salvatore Aiello
4730 SW 13th Street
Deerfield Beach
Florida, 33442

From: janine ross <janiner110@gmail.com>
Sent: Thursday, June 10, 2021 12:50 AM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: changing the zoning for a parcel of land south of Wiles Rd

Hello,

My name is Janine Ross, a homeowner in the Waterways community. I oppose changing the zoning for a parcel of land south of Wiles Rd. Currently as residents, we already have issues with the poor smell elicited by the Waste facility. Additionally, changing the zoning to increase their proximity to my home would not only increase the smell but also greatly decrease my property value.

My address: 4735 SW 14th Ct, Deerfield Beach Fl 33442.

Best,
Janine Ross.

Item # 79

ADDITIONAL MATERIAL Regular Meeting December 7, 2021

SUBMITTED AT THE REQUEST OF

**OFFICE of the COUNTY
ATTORNEY**

MEMORANDUM

TO: Board of County Commissioners

FROM: Maite Azcoitia, Deputy County Attorney /s/ Maite Azcoitia

DATE: November 29, 2021

RE: **Motion to Approve Transmittal to the Planning Council of Proposed County Land Use Plan Amendment 20-M1, Waste Management, Inc.; Item No. 79 on the December 7, 2021, County Commission Meeting Agenda (Deferred From August 24, 2021)**
CAO File: 99260-0001

This is an update to my previous memorandum dated October 11, 2021 ("October 11 Memorandum"), regarding the request from Waste Management, Inc. ("WMI"), to transmit to the Planning Council its application to amend the land use designation of property within the Broward Municipal Services District from its current designation of "Electrical Generation Facility" to "Industrial." Speakers addressing the item ("Item") when it initially came up in August alleged that the amendment would expand the footprint of the landfill on the property, contrary to assertions WMI had previously made, and would be inconsistent with previous WMI commitments regarding the processable waste that would be placed in the landfill. WMI and the City of Coconut Creek ("City") were asked to submit their positions and relevant documentation to our Office for our analysis. The October 11 Memorandum was based on information received from WMI and pertinent videos that are available on Commissioner Bogen's website. This memorandum will address the position of the City, as contained in a letter from its City Manager to the Board dated November 18, 2021 ("City's Letter").

In addressing the expansion of the footprint of the landfill, the City's Letter indicates that a lateral expansion of the landfill could result in an increase in the height of the landfill and includes a 3-D graphic model and a photograph of the landfill at Powerline Road to demonstrate this point. The City is correct in that a lateral expansion of the landfill would allow WMI to seek an increase in the height of the landfill beyond the current maximum of 225 feet National Geodetic Vertical Datum ("NGVD"). While WMI agreed in a 2010 settlement agreement with the City, as amended in 2011 (collectively, the "Settlement Agreements"), not to seek a lateral expansion of the landfill beyond Wiles Road to the north, Sample Road to the south, Powerline Road to the east, and Florida's Turnpike to the west, the Settlement Agreements do not prohibit WMI from seeking to increase the height of the landfill after January 1, 2018.

With regard to processable waste, the City's Letter cites the Settlement Agreements wherein WMI agreed to divert processable waste to Wheelabrator "so long as [Wheelabrator] has capacity." By closing the Waste-to-Energy Plant and seeking to change the land use, the City's Letter states that WMI is thereby limiting options for disposal of processable waste and not following through on promises made to the public. While the elimination of the Waste-to-Energy Plant would result in an increased amount of processable waste being placed at the landfill, the City's Letter affirms that the Settlement Agreements have been superseded by a subsequent settlement agreement between WMI and the City ("2015 Settlement Agreement"). Section 2.2 of the 2015 Settlement Agreement contemplates the closure of the Waste-to-Energy Plant.

The City's Letter also indicates that at a September 2010 City Commission meeting, a WMI representative indicated that WMI would not deposit processable waste in the landfill. Pursuant to the audiotape of that meeting, it appears that the representative was referring to Section II.4.b. of the 2010 Settlement Agreement that prohibited the placement of processable waste at the landfill if WMI obtains approval to increase the height of the landfill above 225 feet NGVD.

The same WMI representative is referenced in the City's Letter as having made a statement at a December 21, 2011, County local planning agency public hearing that processable waste would cease to be placed in the landfill "in a very shortened timeframe." This statement is consistent with the Settlement Agreements, which required WMI to "commence a process to divert all processable waste...that can be diverted from the existing landfill waste disposal process." But the Settlement Agreements were superseded by the 2015 Settlement Agreement that allows the placement of up to 175,000 tons per year of processable solid waste at the landfill.

Finally, with regard to the issue of processable waste, the City's Letter references a letter from late State Representative Kristin Jacobs stating that "going back to the 1980's there were discussions with [WMI] providing that no more processable waste will be placed in the landfill." Neither WMI nor the City has provided a copy of Representative Jacobs' letter. However, it would appear that Section V.2. of the 2010 Settlement Agreement, incorporating all prior negotiations, correspondence, conversations, agreements, and understandings, would have incorporated Representative Jacobs' letter into the 2010 Settlement Agreement.

The City's Letter also addresses the following:

- States that WMI has failed to address the ultimate desired end use of the property subject to the Land Use Plan amendment application. The Staff Analysis included with the Item indicates on Page 1, Section I, that WMI seeks to change the future land use designation "...to allow for the future expansion of the existing, adjacent

landfill once the power generation facility is dismantled." Additionally, Page 3, Paragraph 2, indicates that "[w]hile not part of the current process, [WMI] does foresee taking down the closed waste-to-energy plant in the future and seeking additional approvals and permits to complete the footprint of the Monarch Hill landfill to provide additional landfill capacity for Broward County municipalities and businesses."

- States that the Land Use Plan amendment would allow further ground contamination to occur. The environmental impact of the proposed Land Use Plan amendment will be considered during the review process. The landfill is also subject to solid waste management permitting requirements, and the environmental impact of the site will be considered as part of the solid waste management permit modification process.
- States that the proposed amendment conflicts with numerous goals, objectives, and policies of the County Comprehensive Plan, and adoption of the amendment would create internal inconsistencies in violation of the Community Planning Act. The City's Letter provides numerous points that it asks the County to consider whether WMI's future plans to expand the landfill conflict with the goals, objectives, and policies of the Comprehensive Plan. While the Board could ultimately determine that the Land Use Plan amendment is inconsistent with one (1) or more provisions of the Comprehensive Plan, these determinations need to be made pursuant to the processes of Sections 163.3174 and 163.3184, Florida Statutes, which first require transmittal of the amendment to the Planning Council, as the local planning agency for the Land Use Plan.
- States that it would be premature to move for approval of this Land Use Plan amendment before the Solid Waste Disposal and Recycling Processing Authority ("Authority") has had the opportunity to establish itself and opine on this matter. There are no statutory or regulatory provisions that would prohibit the Board from further deferring the application, with certain caveats the County Attorney or I will explain during Agenda briefings. While WMI submitted its Land Use Plan amendment application for the Broward Municipal Services District Future Land Element in February of 2020, due to the ongoing Covid-19 pandemic, the Item for the corresponding County Land Use Plan amendment application was not brought before the Board until August of 2021. The Board may recall from statements made at the Board meeting of August 24, 2021, that it is not anticipated that the Authority will finalize its work for eighteen (18) months to twenty-four (24) months.

In conclusion, after having reviewed the materials submitted by both WMI and the City, and based on the facts as we currently understand them, it remains our opinion that WMI's pending application is not inconsistent with any binding contractual commitment or representation made by WMI.

Please contact the County Attorney or me with any questions or concerns or if we may be of further service on this matter.

MA/gmb

c: Bertha Henry, County Administrator
Bob Melton, County Auditor
Leonard L. Vialpando, Jr., Director, Environmental Protection and Growth
Management Department
Andrew J. Meyers, County Attorney

Item # 79(2)

**ADDITIONAL MATERIAL
Regular Meeting
December 7, 2021**

SUBMITTED AT THE REQUEST OF

**OFFICE of the COUNTY
ATTORNEY**

MEMORANDUM

TO: Board of County Commissioners

FROM: Maite Azcoitia, Deputy County Attorney

DATE: October 11, 2021

RE: **Motion to Approve Transmittal to the Planning Council of Proposed County Land Use Plan Amendment 20-M1, Waste Management, Inc.; County Commission Meeting of August 24, 2021 (Item No. 95) CAO File: 99260-0001**

At its August 24, 2021, meeting, the Board of County Commissioners ("Board") considered a request from Waste Management, Inc. ("WMI"), to transmit to the Planning Council WMI's application to amend the land use designation of property within the Broward Municipal Services District from Electrical Generation Facility to Industrial. Speakers addressing Item No. 95 ("Item") alleged that the amendment would expand the footprint of the landfill on the property, contrary to assertions WMI had previously made, and would be inconsistent with previous WMI commitments regarding the processable waste that would be placed in the landfill. WMI denied making commitments inconsistent with the proposed amendment, and WMI and the City of Coconut Creek ("City") were asked to submit their positions and relevant documentation to our Office for analysis. The Item was deferred for 90 days to allow for this to occur.

This memorandum is based on information received from WMI and videos regarding the issue that are available on Commissioner Bogen's website. The City has advised that its position will be submitted to our Office prior to the Board's consideration of this Item in December 2021. This memorandum will be updated, if necessary, after receipt and review of the City's information.

Several speakers at the August 24, 2021, meeting, indicated that WMI had agreed not to seek an expansion of the landfill during City meetings in 2010 and 2011 and at a County Local Planning Agency ("LPA") public hearing in 2011. Based on the audiotapes of City Commission meetings in September 2010 and on December 14, 2011, and a County LPA public hearing of December 21, 2011, no representations were made regarding the expansion of the landfill. At a City Commission meeting in September 2010, where the City was considering a Settlement Agreement ("Initial Settlement Agreement") with WMI, a WMI representative stated that processable waste would not be placed in the landfill

above 225 feet National Geodetic Vertical Datum ("NGVD") and that programs would be put in place to divert processable waste from the landfill. On December 14, 2011, when the City was considering a First Amendment to the Initial Settlement Agreement ("First Amendment"), and on December 21, 2011, at a County LPA public hearing related to WMI's applications for a rezoning and a height variance, the representative stated that "in a shortened timeframe," processable waste would cease to be placed in the landfill.

The expansion of the landfill was addressed in the Initial Settlement Agreement and First Amendment (collectively, "Settlement Agreements"). Specifically, WMI agreed not to expand the footprint of the landfill beyond Wiles Road to the north, Sample Road to the south, Powerline Road to the east, and Florida's Turnpike to the west. WMI also agreed to limit the vertical height of the landfill to 225 feet NGVD, with a 3 to 1 slope from the roadways indicated above, and to "commence a program to seek to divert all processable waste (waste that may be accepted and processed at the Wheelabrator North Plant and the Wheelabrator South Plant) that practicably can be removed from the existing landfill waste disposal process (or such other process as WMI may determine in its sole discretion), including those from outside Broward County, from the existing landfill to the Wheelabrator Plants." Section V.2. of the Initial Settlement Agreement incorporates all prior negotiations, correspondence, conversations, agreements, and understandings related to the boundaries of the landfill, and the parties agreed that no deviation from the terms of the Initial Settlement Agreement would be predicated upon any prior representations or agreements, whether oral or written.

A dispute thereafter arose between the City and WMI regarding the processable waste that was being disposed of at the landfill. On November 18, 2014, the City provided WMI with a presuit notice of violation of the Settlement Agreements, alleging that WMI had failed to divert all processable waste from the landfill from July 2, 2013, up until that date. The Board held a workshop on February 3, 2015, wherein the issue of the processable waste being deposited at the landfill was discussed. Expansion of the footprint of the landfill was not discussed in the portion of the video available on Commissioner Bogen's website and we have been unable to locate the video of the complete workshop online or through County agencies.

Following presuit mediation, on April 6, 2015, the City and WMI entered into a second Settlement Agreement ("Second Settlement Agreement"), wherein the parties agreed as to the types of waste that would be deposited in the landfill. This included a maximum of 175,000 tons per year of household waste and commercial solid waste commencing on January 1, 2017, and continuing for each subsequent calendar year thereafter during the operational life of the landfill. The Second Settlement Agreement does not address expansion of the footprint of the landfill or amend the terms of the Initial Settlement Agreement or the First Amendment related to expansion of the footprint of the landfill.

Based on the foregoing, it is our opinion that the proposed Land Use Plan amendment would not result in expansion of the footprint of the landfill in a manner that would be inconsistent with either assertions previously made by WMI or the terms of the various Settlement Agreements. Additionally, the amount of processable waste being deposited in the landfill was addressed in the Second Settlement Agreement and no information has been presented as to WMI having exceeded the limitations contained therein.

Please contact the County Attorney or me with any questions or concerns or if we may be of further service on this matter.

MA/gmb

c: Bertha Henry, County Administrator
Bob Melton, County Auditor
Leonard L. Vialpando, Jr., Director, Environmental Protection and Growth
Management Department
Andrew J. Meyers, County Attorney

Attachment C

Additional Comments Received December 3, 2021

From: Tahiana monsalve <tahianita07@msn.com>
Sent: Friday, December 3, 2021 4:11 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Monarch Hill - Waste Management

External Email Warning: This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETSSecurity@broward.org.

Good afternoon my name is Tahiana Monsalve. I'm a current resident of Deerfield Beach and I don't agree with the zoning change for the new landfill proposed by Waste Management.

Get [Outlook for iOS](#)

From: Rasmy Muhamed <rmuhamed31@gmail.com>
Sent: Friday, December 3, 2021 4:10 PM
To: PDMDInfo <PDMDInfo@broward.org>
Subject: Monarch Hill - Waste Management

External Email Warning: This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETSSecurity@broward.org.

Good afternoon my name is Rasmy Muhamed. I'm a current resident of Deerfield Beach and I don't agree with the zoning change for the new landfill proposed by Waste Management.

Attachment D Updated Environmental Review Agency Comments

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED FUTURE LAND USE PLAN MAP AMENDMENT

For: Broward County Development Management Division (PDMD)

Applicant: Doumar, Allsworth, Lahstrom, and Voigt/Waste Management Inc.

Amendment No.: PDMD- 20-M1

Jurisdiction: Unincorporated Broward **Size:** Approximately 24.2 acres

Existing Use: Inactive waste-to-energy facility

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

Location: South side of Wiles Road and east of the Florida Turnpike

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

There are no wetlands on site. Any work in, on, or under waters or wetlands of Broward County will require a license.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree

Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in 0 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are five air permitted facilities located within half a mile of the proposed amendment site. Three permitted facilities have had air quality complaints. However, all complaints have been closed. (MO 02/26/2020)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Four** listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site. (MO 02/25/2020)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are **eight** active solid waste facilities located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site. (MO 02/25/2020)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 02/25/2020)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on or adjacent to the proposed amendment site. (VM 02/25/2020)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, eight (8) are hazardous material facilities and three (3) are facilities that have both hazardous materials and storage tanks. (VM 02/25/2020)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. At the edge of the half mile buffer to the west of the project site lies one of the two Tradewinds Park Natural Areas, a forested freshwater wetland which is included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan

amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of Broward County Water Control District 2 and South Florida Water Management District. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. An environmental resource modification permit may be required.

The tract within the proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone X.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the

volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be moderate.

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

See Attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** FLUMA 20-M1
- B. *Municipality:*** Unincorporated
- C. *Applicant:*** Doumar, Allsworth, Lahstrom, and Voigt/Waste Management Inc.

II. Site Characteristics

- A. *Size:*** 24.2 acres
- B. *Location:*** South side of Wiles Road and east of the Florida Turnpike
- C. *Existing Use:*** Inactive waste-to-energy facility

III. Broward County Land Use Plan Designation

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Electrical Generating Facility. A typical value for an impervious area produced by this type of development is approximately 20 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Industrial. A typical value for an impervious area produced

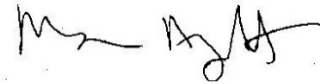
by this type of development is approximately 72 percent.

V. Impact of Change in Land Use Designation

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

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

VI. Comments



By: _____

Date 2/25/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

WETLAND RESOURCE QUESTIONNAIRE

as completed by the

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:* LUMA_20-M1
- B. *Municipality:* Unincorporated
- C. *Project Name:* Waste Management Inc. landfill

II. Site Characteristics

- A. *Size:* 24.2 acres
- B. *Location:* Unincorporated Broward
- C. *Existing Use:* Inactive waste-to-energy facility

III. Broward County Land Use Plan Designation

- A. *Current Designation:* Electrical Generating Facility
- B. *Proposed Designation:* Industrial

IV. Wetland Review

- A. *Are wetlands present on subject property?* No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?* No
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Unknown at this time

V. **Comments:**

Any work in, on, or under waters or wetlands of Broward County will require a license.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

Contaminated Sites

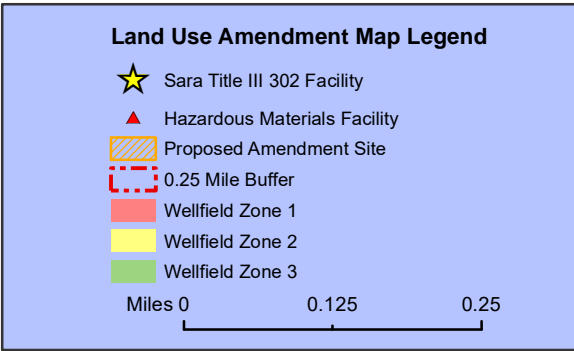
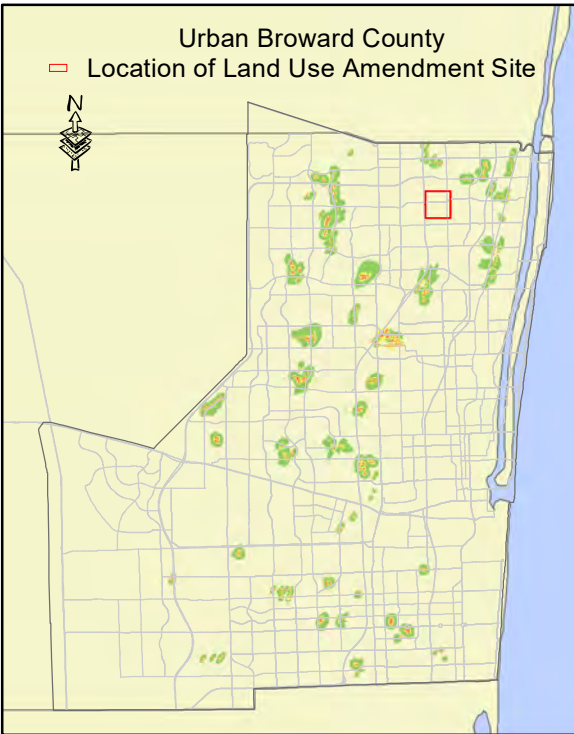
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-2810	Wheelabrator North Broward	2600 NW 48TH ST	Fort Lauderdale	33073	Unknown	Landfill	69100744	N
NF-1364B	Monarch Hill	2700 WILES RD	Pompano Beach	33073	Organic Metals	Landfill		N
NF-2083	Sun Recycling 7	1815 S POWERLINE RD	Deerfield Beach	33442	Metals	Landfill		Y
NF-0010	CENTRAL DISPOSAL SANITARY	3000 WILES RD	Pompano Beach	33073	Mixed Product	Landfill	68622531	Y

Active Solid Waste Facilities

Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Mirandas Tire Inc	1982 NW 44TH ST	Deerfield Beach	33064	Waste Tire Facility	Active
Lanzo Industrial Center Addition Parcels C & D	4200 NW 19TH AVE	Deerfield Beach	33064	Borrow Pit Reclamation Project	Active
Deerfield Beach Recycling & Transfer	1751 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Borrow Pit Reclamation Project	Review Pending
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Landfill	Active
Monarch Hill	2700 WILES RD	Pompano Beach	33073	Borrow Pit Reclamation Project	Active
WM Recycling Deerfield	1750 SW 43RD TER	Deerfield Beach	33442	Waste Processing Facility	Active
All County Waste Recycling	1810 SW 42ND WAY	Deerfield Beach	33442	Waste Processing Facility	Active

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
All County Waste Recycling	1810 SW 42ND WAY Deerfield Beach 33442	4953 - Refuse Systems	Hazardous Materials
Blacklidge Emulsions	2501 WILES RD Deerfield Beach 33442	2951 - Asphalt Paving Mixtures and Blocks	Hazardous Materials
Central Concrete Supermix, Inc. (Plant No. 6)	1817 POWERLINE RD Deerfield Beach 33442	3273 - Ready-Mixed Concrete	Hazardous Materials and Storage Tank
Eagle Roofing Products South Florida Stocking Yard	1801 SW 42ND WAY Deerfield Beach 33442	3272 - Concrete Products, Except Block and Brick	Hazardous Materials
Environmental Products Group Inc.	1907 SW 43RD TER, #EFGH Deerfield Beach 33442	7538 - General Automotive Repair Shops	Hazardous Materials
Henderson Machine Inc.	1809 S POWERLINE RD, #110 Deerfield Beach 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Monarch Hill /Central Disposal	3000 WILES RD Unincorporated 33073	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Ranger Construction	2501-03 NW 48TH ST Deerfield Beach 33442	1611 - Highway and Street Construction, Except Elevated Highways	Hazardous Materials and Storage Tank
Sprint MI03XC188-Pavex Corporation	2501 NW 48TH ST Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
T-Mobile - 6FB1435M	2501 NW 48TH ST Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
WM Recycling Deerfield	1750 SW 43RD TER Deerfield Beach 33442	4953 - Refuse Systems	Hazardous Materials

Land Use Amendment Site: LUMA 20-M1



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - February 2020
Environmental and Consumer Protection Division



The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE NON-RESIDENTIAL

SBBC-3371-2022

County No: PC 22-5

Monarch Hill

July 7, 2022 9:42:54



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

RECEIVED
7/7/2022

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION						
Date: July 7, 2022 9:42:54	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Units Permitted <input style="width: 50px;" type="text"/></td> <td style="width: 50%; border: none;">Units Proposed <input style="width: 50px;" type="text"/></td> </tr> </table>	Units Permitted <input style="width: 50px;" type="text"/>	Units Proposed <input style="width: 50px;" type="text"/>	Existing Land Use: Non-operational waste-				
Units Permitted <input style="width: 50px;" type="text"/>	Units Proposed <input style="width: 50px;" type="text"/>							
Name: Monarch Hill	NET CHANGE (UNITS):	Proposed Land Use: Commerce						
SBBC Project Number: SBBC-3371-2022	Students	Current Zoning: N/A						
County Project Number: PC 22-5	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%; border: none;">Elem</td> <td style="width: 15%; border: none;"><input style="width: 40px;" type="text"/></td> <td style="width: 15%; border: none;">Proposed</td> <td style="width: 15%; border: none;"><input style="width: 40px;" type="text"/></td> <td style="width: 15%; border: none;">NET CHANGE</td> <td style="width: 15%; border: none;"><input style="width: 40px;" type="text"/></td> </tr> </table>	Elem	<input style="width: 40px;" type="text"/>	Proposed	<input style="width: 40px;" type="text"/>	NET CHANGE	<input style="width: 40px;" type="text"/>	Proposed Zoning: N/A
Elem	<input style="width: 40px;" type="text"/>	Proposed	<input style="width: 40px;" type="text"/>	NET CHANGE	<input style="width: 40px;" type="text"/>			
Municipality Project Number: TBD	Mid	Section: 16						
Owner/Developer: Waste Management Inc. of FL	High	Township: 48 south						
Jurisdiction: Broward Municipal Services District	Total	Range: 42 east						

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools.

July 07, 2022

Date

Reviewed By:

Mohammed Rasheduzzaman

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title