

Environmental Protection and Growth Management Department
LOCAL PLANNING AGENCY STAFF REPORT
Future Unincorporated Area Land Use Map Amendment: 20-M1

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

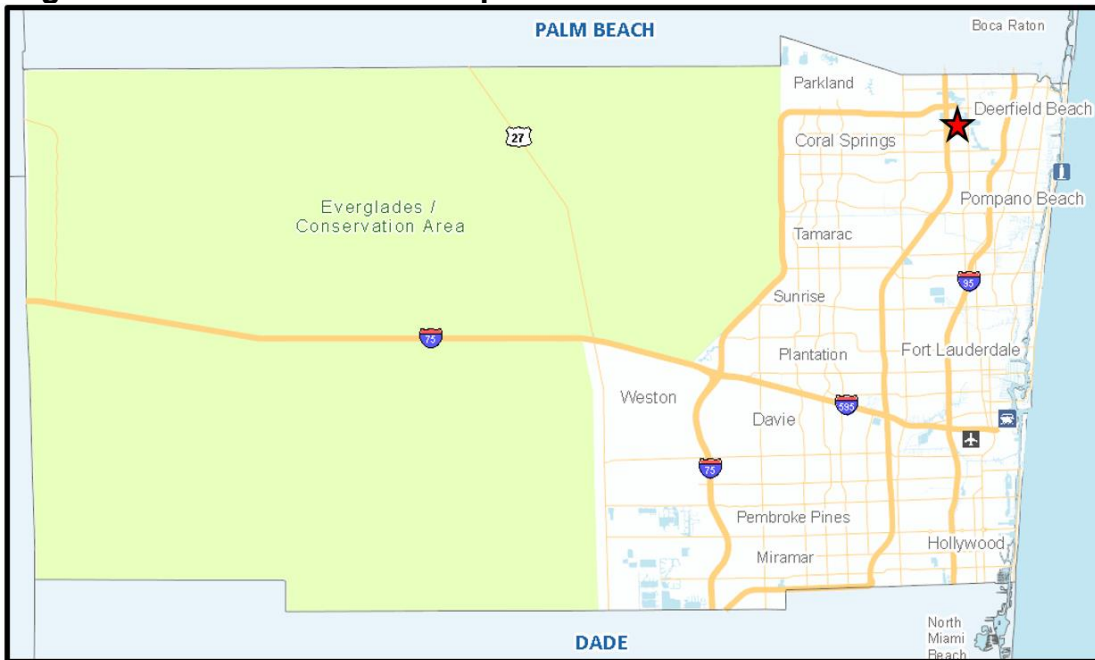


Figure 2: Specific Location Map



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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

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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.

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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 |

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| 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.

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- 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.

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- 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

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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

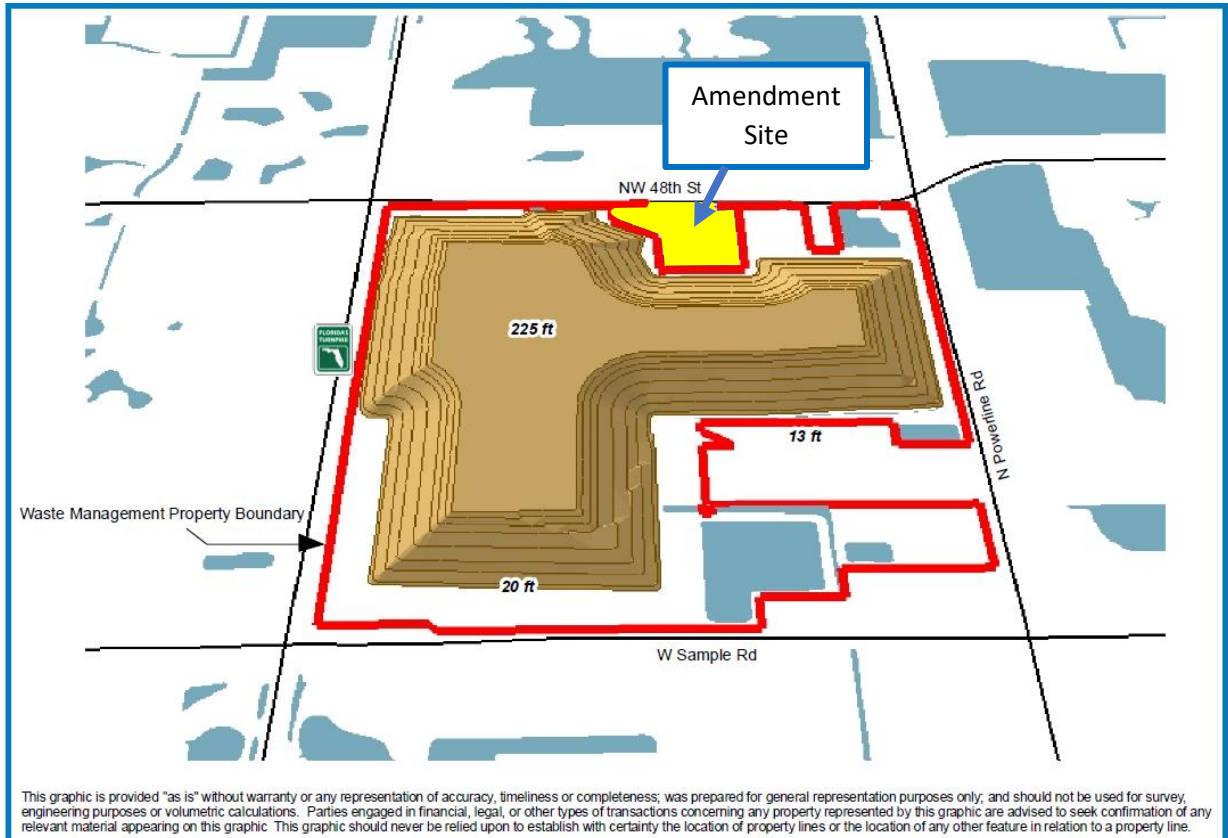
| | |
|---|---|
|  | 1. Source reduction and reuse (reduce volume and toxicity, increase product life) |
| | 2. Recycling and composting (diverts waste from landfills and incinerators) |
| | 3. Energy recovery (reduce volume, recover energy) |
| | 4. Treatment and disposal (final disposal nonrecyclable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

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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



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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

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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

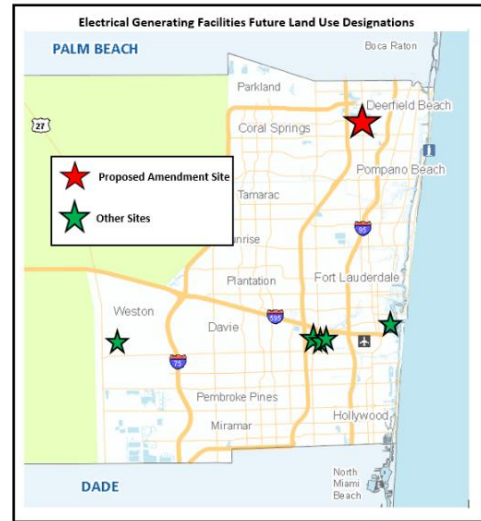
| Plant | Future Land Use ² | Operator | Municipality | Primary Fuel | Acres | Capacity (MW) |
|---|------------------------------|------------------------------------|------------------------|-----------------------|--------------|----------------|
| Wheelabrator North Broward ¹ | EGF | WM Renewable 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)

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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:

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- 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 |
|---|------------------------------------|----------------------|---------------|
| Current: Electrical Generation Facility | 2 lbs. per 100 sq. ft. per day | 4,820.2 lbs. per day | N/A |
| Proposed: Industrial | 2 lbs. per 100 sq. ft. per day | 4,820.2 lbs. per day | 0 |

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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

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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)

- i. 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)

Environmental Protection and Growth Management Department
LOCAL PLANNING AGENCY STAFF REPORT
Future Unincorporated Area Land Use Map Amendment: 20-M1

- 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

Environmental Protection and Growth Management Department
LOCAL PLANNING AGENCY STAFF REPORT
Future Unincorporated Area Land Use Map Amendment: 20-M1

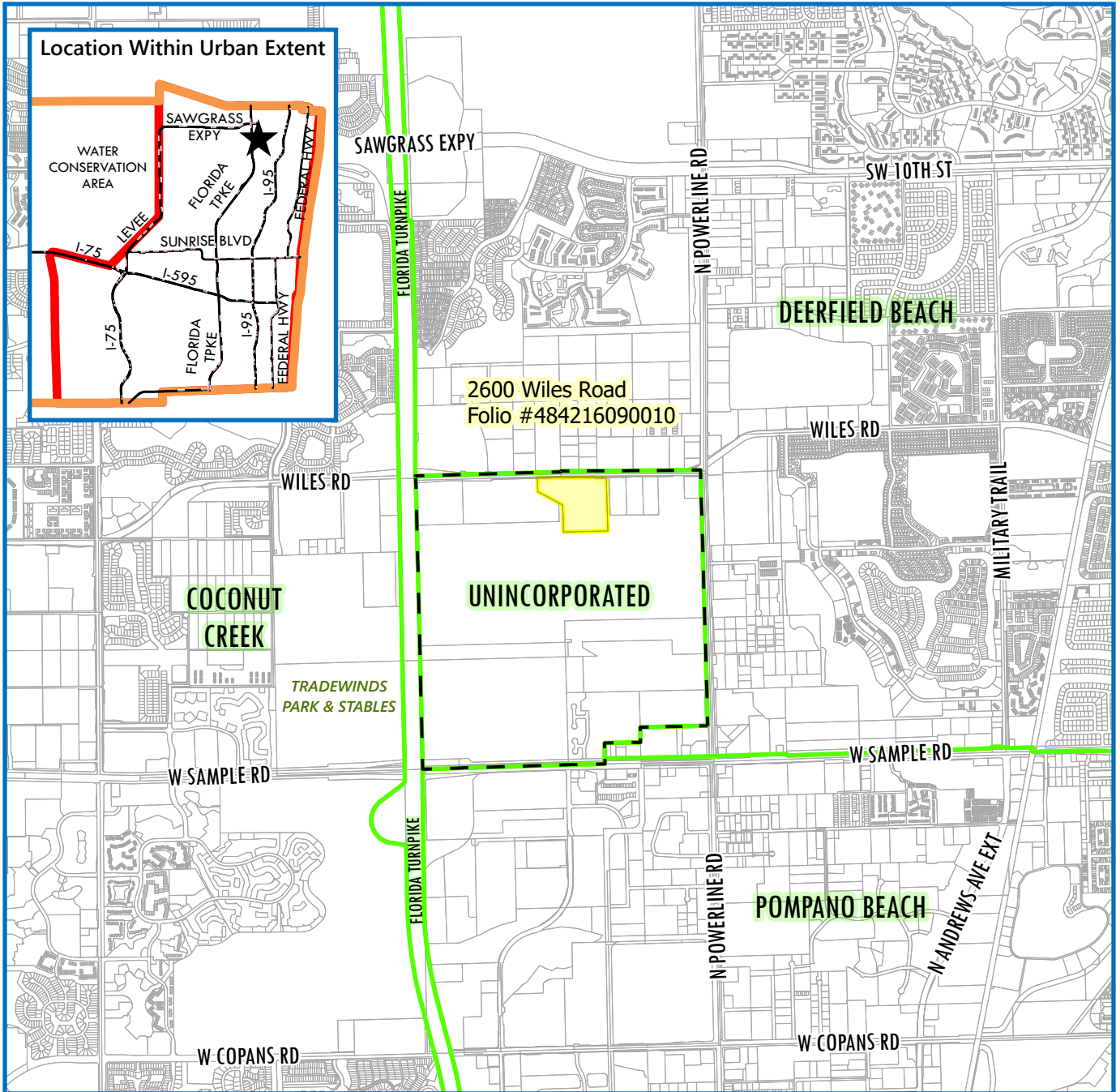
N: City of Deerfield Beach comments

O: Newspaper and Adjacent City Notices (to be provided at Local Planning Agency Public Hearing)

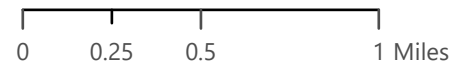
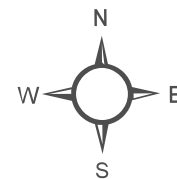
Attachment A



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.

Attachment B

LAW OFFICES
**DOUMAR, ALLSWORTH, LAYSTROM, VOIGT,
ADAIR & DISHOWITZ, LLP**

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109
BROWARD (954) 762-3400
TOLL FREE (866) 242-9488
TELEFAX (954) 525-3423
WEBSITE: SFLALAW.COM

BENJAMIN R. DISHOWITZ, P.A.
RAYMOND A. DOUMAR, P.A.*
C. WILLIAM LAYSTROM, JR., P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.+

+ALSO ADMITTED IN PENNSYLVANIA
*FORMERLY ADMITTED IN MICHIGAN

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,

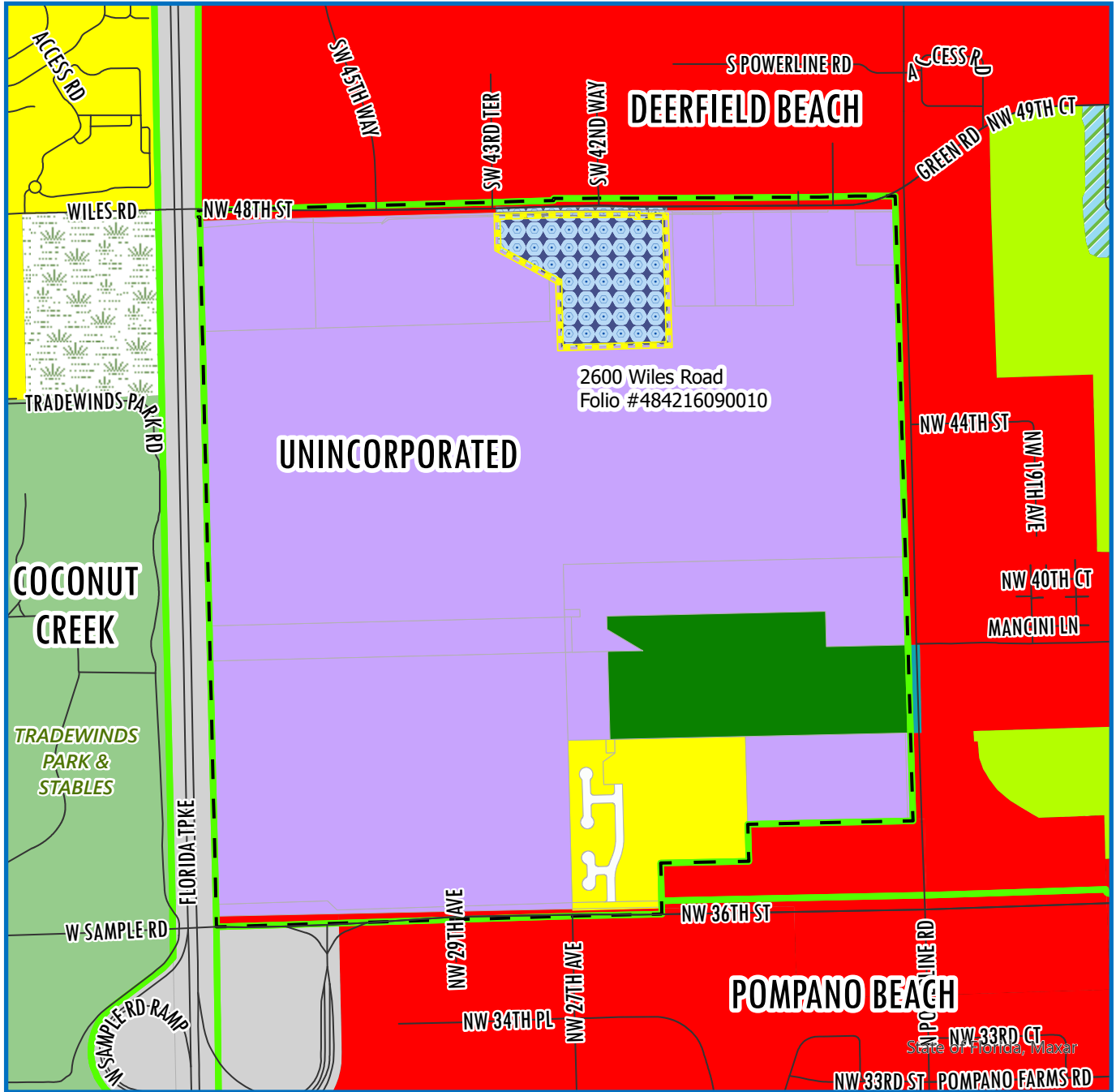


BILL LAYSTROM
JOHN D. VOIGT, ESQUIRE
Doumar Allsworth

Attachment C



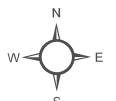
Amendment 20-M1 Current Future Land Use Map



- | | | | |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| — 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

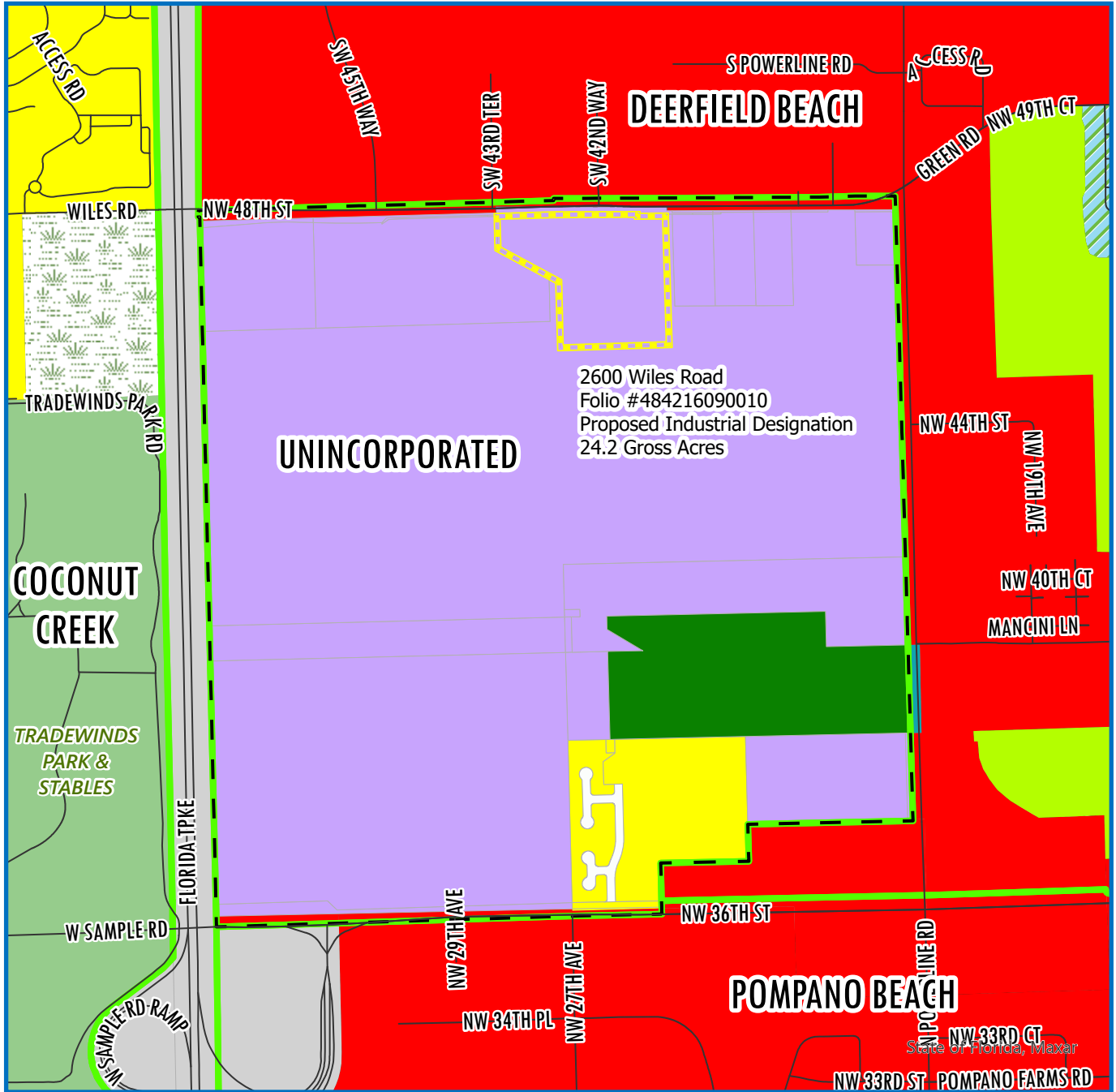
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Attachment D



Amendment 20-M1 Proposed Future Land Use Map



2600 Wiles Road
Folio #484216090010
Proposed Industrial Designation
24.2 Gross Acres

UNINCORPORATED

DEERFIELD BEACH

POMPANO BEACH

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



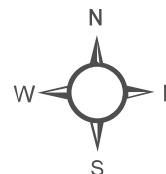
Attachment E



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

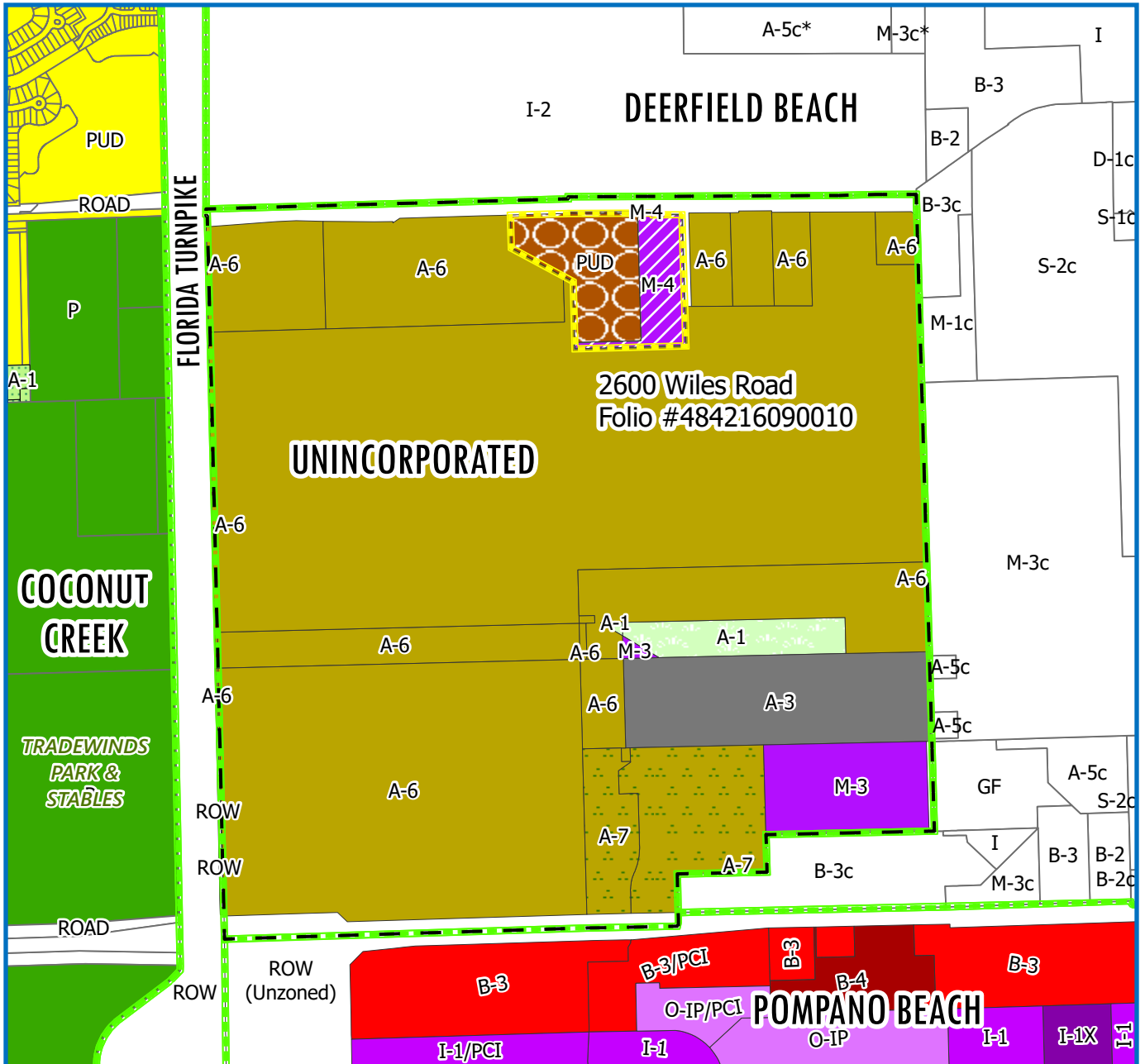
Prepared by:
Planning and Development Management Division
Environmental Protection and Growth Management Department

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

Attachment F



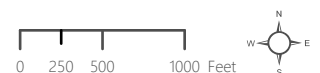
Amendment 20-M1 Zoning Map By Jurisdiction



| | | | | | |
|--|--|--|--|--|---|
| <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, Planned Industrial Overlay 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.

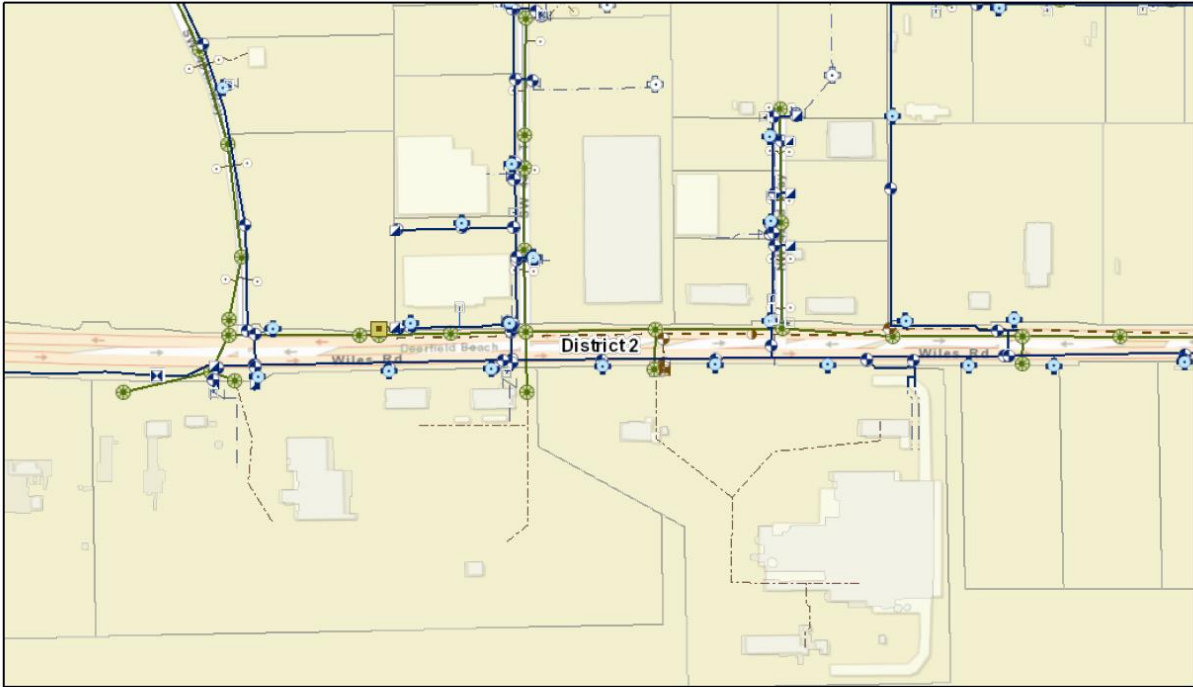


Rolando Nigaglioni, P.E., BCEE, PMP
Planning and Development Manager
Public Works, Water and Wastewater Services
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office: 954-831-0882
www.broward.org/waterservices

Attachment H

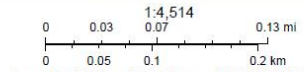
Water and Wastewater Management Division Comments

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 |

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



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

Heather E. 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,

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

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

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



Department of Natural Resource Protection

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

(954) 519-1270 • FAX (954) 519-1496

April 21, 1997

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

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

Dear Ms. King:

Please be advised that the above surface water management license has been discontinued. The renewal of the operation phase of the license will not be required since the facility is regulated under the Florida Power Plant Siting Act. Please note that this notice does not, in any way, prevent the 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\SWM90_51.WPD

Attachment K Environmental Resource Comments

EP&GMD COMMENTS
PDMD 20-M1
Page 1

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

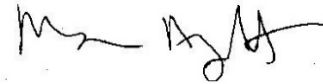
by this type of development is approximately 72 percent.

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

Wetland Resource Questionnaire
PDMD_20-M1

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

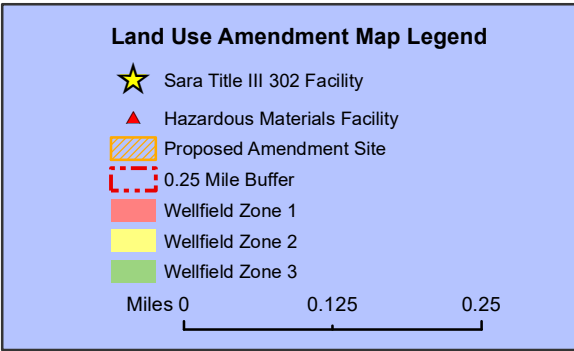
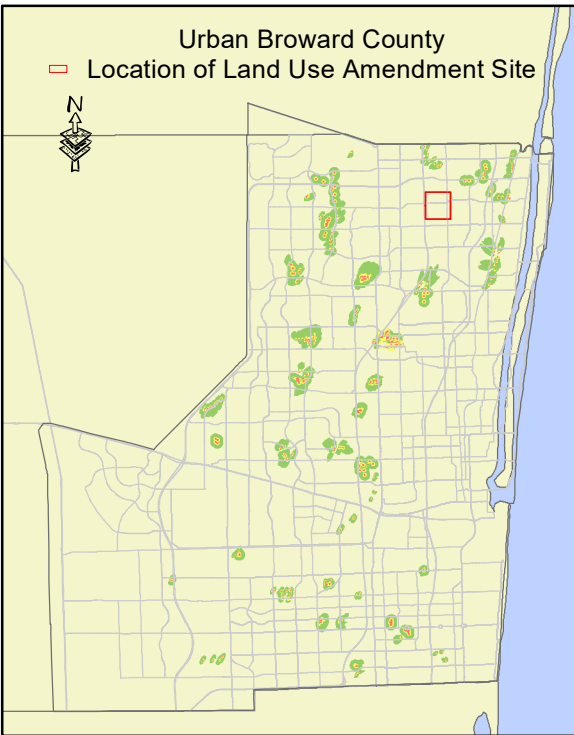
| Site Number | Facility Name | Street Address | City | Zip Code | Pollutant | Facility Type | DEP Facility Number | Active |
|-------------|----------------------------|---------------------|-----------------|----------|----------------|---------------|---------------------|--------|
| NF-2810 | Wheelabrator 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

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

**Attachment N
Deerfield Beach Comments**



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



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

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

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

Dear Mr. Harrison:

Attached is an application to change the future land use 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

**Attachment P
Newspaper Notice**

To be provided at Local Planning Agency Public Hearing.