



September 14, 2022

Ms. Barbara Blake-Boy  
Broward County Planning Council  
115 South Andrews Avenue  
Room 421  
Fort Lauderdale, FL 33301



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

Dear Ms. Blake-Boy,

The City of Deerfield Beach (the "City") has reviewed application PC 22-5, and opposes its approval for the reasons listed below. The comments made by the City in the letter dated February 28, 2020 (Attachment A) have not been addressed. These comments are still considered outstanding by the City. The application continues to be inconsistent with the Broward County Comprehensive Plan for Future Land Use, Solid Waste, and Climate Change. In addition to the original letter from the City (Attachment A), the public comments that were made to the initially proposed Land Use Plan Amendment (Attachment B) and City of Deerfield Beach City Commission Resolution 2021-115 (Attachment C) opposing the proposed amendment are included.

New City comments from 2<sup>nd</sup> submittal:

- With this submittal, the City requests that the applicant present its request again to the City Commission to discuss the proposed change. As businesses and residents are impacted by the proposed amendment the City believes that such meetings are warranted before any required public notices are mailed that may cause concern to city and county property owners, businesses, and residents. The City objects to this item moving forward for any County public hearing until this time 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 applicant is now stating the full intent and purpose of the land use amendment is to convert this site for expansion of the Monarch Hill Landfill. The applicant provides approximate years for the life of the existing landfill and the extension of life to the landfill if approved to redevelop this property. However, no analysis is provided for these numbers or what the true capacity of this property will yield. The City of Deerfield Beach would like a comprehensive analysis of the entire Monarch Hill landfill to determine if this land use plan amendment is appropriate. In addition, if the property is truly only 15 years away from full capacity, what will occur to the entirety of the property at that point?

- The applicant has provided the annual capacity for Wheelabrator South in its analysis, yet they have not provided any analysis as to the benefits of reopening Wheelabrator North. Broward County has seen an increase in almost 200,000 residents since the site was shut down in 2015, with Wheelabrator South almost at capacity, an analysis should be provided showing what benefits could be gained to the lifespan of the overall site if additional incineration was available. With an active north incinerator, how would this prolong the landfill meeting capacity?
- Broward County, through the Solid Waste Working Group, has recently proposed an Interlocal Agreement for solid waste disposal and recycling materials. This ILA has a mission statement in which it is intended to develop a plan for long-term disposal and reduction of waste generated in Broward County. The approval of this Land Use Amendment at this time would prevent the ability to identify all present and available options to meet the ILA goals to ultimately reach zero waste. The City of Deerfield Beach does not believe that this item should be considered until the completion of the solid waste master plan.
- The applicant states it has provided a traffic analysis, but the tables submitted are only trip generation tables provided by Broward MPO and ITE standards. A methodology letter showing the true scope and impact of traffic should be provided to Broward County and once agreed upon, only then should the applicant be able to conduct a true traffic analysis of the proposed impacts.
- The City was greatly impacted by the improvements made to the NW corner of the property between 2017 and 2021 when additional landfill space was created. Sufficient measures were not taken to ensure the surrounding areas were protected from this development. The applicant must provide an acceptable development plan to ensure this will not happen again. The applicant does not make any mention of the overall height of the proposed landfill area, the overall height of the entire landfill this expansion will create or allow, or the way in which it will be designed (stepped back) from the roadway.
- The City believes that the application fails to demonstrate its true impact on potable water resources and its effects on natural groundwater aquifer recharge. In the review of this proposed amendment, the entire landfill's impact on the groundwater supply must be evaluated.
- As the applicant has now stated its true intention to remove the Wheelabrator North site for additional landfill capacity, the stated maximum amount of commerce is not applicable. The applicant must state the intended height, depth, and overall configuration of the future landfill area. The application should address all potential impacts associated with the use of the site as a landfill since these impacts will occur when the site is used as proposed. In addition, these impacts should be viewed in the context of the entire Monarch Hill Landfill, not just the proposed expansion area.

The City of Deerfield Beach continues to urge the Broward County Planning Council to uphold the City's ongoing concerns and the recommendation of County staff by opposing this item.

Sincerely,

A handwritten signature in black ink, appearing to read 'E.M. Power', with a long horizontal flourish extending to the right.

Eric M. Power, AICP, LIAF  
Planning & Development Services Director

CC: David Santucci, City Manager  
Horace McHugh, Assistant City Manager

Encl: Attachment A – City letter dated February 28, 2020  
Attachment B – Public Comment  
Attachment C - Resolution 2021-115



February 28, 2020

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

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

Mrs. Cunniff,

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

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



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

Thank you in advance for your consideration.

Sincerely,



fa: Eric M. Power AICP, LIAF

Director, Planning and Development Services

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

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

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

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

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

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

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

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

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

Bonnie Phillips  
4717 SW 12<sup>th</sup> Place, Deerfield Beach

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

Josie,

Thank you for prompt reply and explain the process.

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

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

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

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

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

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

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

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

Best Regards,  
Ricardo Cukier

1221 SW 46th Ave  
Deerfield Beach, FL 33442

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

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**From:** vicky p

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

**To:** PDMDInfo

**Subject:**

To Whom It May Concern,

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

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

Regard,

Vilailak Puapornpong

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**From:** oslair martins sacramento sacramento

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

**To:** PDMDInfo

**Subject:**

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

oslair martins sacramento

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**From:** Gabriel Ricaurte

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

**To:** PDMDInfo ; Gabriel Ricaurte

**Subject:** CONCERN about the reallocation transfer station WM

Good Morning,

To whom this may concern:

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

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

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



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

Thank you

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

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

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

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

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

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

Thank you for your time.

Lorali DePaula

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

To whom it may concern,

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

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

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

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

Faye Stevenson- Waterways Homeowner  
4709 SW 13th CT  
Deerfield Beach, FL  
33442  
954-850-8159  
[whiteoak295@outlook.com](mailto:whiteoak295@outlook.com)

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

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

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

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

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

Kevin T. Tracey  
1044 SW 42nd Ave  
Deerfield Beach, FL 33442  
603-494-9700  
[kevin@kevintracey.com](mailto:kevin@kevintracey.com)

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

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

Michelle Springer

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

Good morning,

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

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

Sincerely,  
Ana Servent  
954-405-4688

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

To whom it may concern,

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

Concerned,  
Michael Mills

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

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

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

**To:** PDMDInfo

**Subject:** NO to Extending the landfill!

**Importance:** High

To whomever this concerns,

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

Thank you

**Eileen Schechtman**

Regional Sales Manager

Mobile: (305) 283 - 5748

Fax: (888) 326 - 0333

[emyeenie@bellsouth.net](mailto:emyeenie@bellsouth.net)

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From: Caroline Noren <[oceanblue3737@gmail.com](mailto:oceanblue3737@gmail.com)>

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

To: PDMDInfo <[PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)>

Subject: NO to Extending The Landfill

To whom it may concern:

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

Please vote NO!

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

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

Caroline Noren

Retired

Palm Beach County Schools

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**From:** Roxanne Oester

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

**To:** PDMDInfo

**Cc:** [moester25@gmail.com](mailto:moester25@gmail.com)

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

To whom it may concern:

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

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

Thank you.

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

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

To whom it may concern,

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

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

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

Please, please do not do this!

Sincerely,

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

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

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

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

Thank you for your time.

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

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

Hello,

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

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

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

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

Hello,

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



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

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

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

Thank you,

David Rivera

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

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

Please do not allow this to happen, thank you

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

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

Thank You,

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

561-312-2420 Direct  
[www.james-leavitt.remax.com](http://www.james-leavitt.remax.com)  
[Jimleavittrealestate@gmail.com](mailto:Jimleavittrealestate@gmail.com)

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

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

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

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

Kind regards,  
Karen

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

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

Respectfully,  
**Nicholas Pillitteri** - Homeowner in The Waterways

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**From:** [gterrazzano@aol.com](mailto:gterrazzano@aol.com)  
**Sent:** Friday, May 28, 2021 10:45 PM  
**To:** PDMDInfo

To Whom this may concern,

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

Gregg Terrazzano (homeowner) Water Ways @ Quite Waters 954.695.9282

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**From:** Marcelo Marangon

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

**To:** PDMDInfo

**Subject:** WM Project to Extend the Powerline Rd Landfill Operation

Dear Sir or Madam,

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

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

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

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

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

Thank you in advance for your attention.

Marcelo Marangon DeAraujo

(954) 371-3141

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**From:** vicky p

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

**To:** PDMDInfo

**Cc:** vicky p

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

To Whom It May Concern,

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

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

Regard,  
Vilailak Puapornpong

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**From:** Anderson Margossian

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

**To:** PDMDInfo

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

Hi,

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

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

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

I'm strongly against this initiative

regards,

Anderson Margossian

**RESOLUTION NO. 2021/115**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, OPPOSING AND URGING BROWARD COUNTY TO DENY THE PROPOSED AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN, BROWARD COUNTY MUNICIPAL SERVICE DISTRICT FUTURE LAND USE ELEMENT MAP SERIES, CHANGING THE FUTURE LAND USE DESIGNATION OF THE FORMER WHEELABRATOR NORTH RESOURCE RECOVERY FACILITY FROM ELECTRICAL GENERATION FACILITY FUTURE LAND USE DESIGNATION TO INDUSTRIAL FUTURE LAND USE DESIGNATION; DIRECTING THE CITY CLERK TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE BROWARD COUNTY COMMISSION AND BROWARD MUNICIPALITIES; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Waste Management, Inc. of Florida (“Waste Management”) has applied to change the future land use designation of the 24.2 acre site located on the south side of Wiles Road, west of North Powerline Road (the “Site”) from electrical generation facility future land use designation to industrial future land use designation (the “Proposed Amendment”); and

**WHEREAS**, the Site is the former Wheelabrator North Resource Recovery Facility that is owned and operated by Waste Management, adjacent to the Monarch Hill Landfill; and

**WHEREAS**, the primary use of the Site was a waste to energy plant that is no longer operating; and

**WHEREAS**, the Proposed Amendment would enable Waste Management to expand the existing landfill at Monarch Hill; and

**WHEREAS**, the Proposed Amendment would replace an environmentally friendly resource recovery facility use (waste to energy) with a use providing for increased landfilling of trash; and

**WHEREAS**, the City is also particularly concerned with quality of life impacts on the surrounding neighborhoods (ex. odor and noise), water and air quality, groundwater impacts and resources, transportation impacts, and the negative impacts on recycling and resource recovery that will likely result from adoption of the Proposed Amendment is adopted; and

**WHEREAS**, the existing landfill at Monarch Hill has degraded the water quality in the aquifer beneath the Site, and the expansion of a landfill at the Site will increase the additional adverse impacts on South Florida’s only potable aquifer; and

**WHEREAS**, the City Commission finds it to be in the best interests of the City to oppose the Proposed Amendment.



**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:**

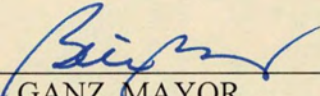
**Section 1.** The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

**Section 2.** The City Commission opposes the Proposed Amendment and urges the Broward County Commission to deny the Proposed Amendment.

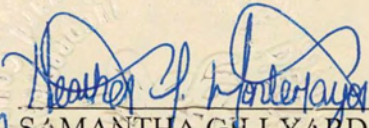
**Section 3.** The City Clerk is directed to transmit a certified copy of this Resolution to the Broward County Commission and Broward municipalities.

**Section 4.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2021.

  
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BILL GANZ, MAYOR

ATTEST:

  
for SAMANTHA GILLYARD, CITY CLERK