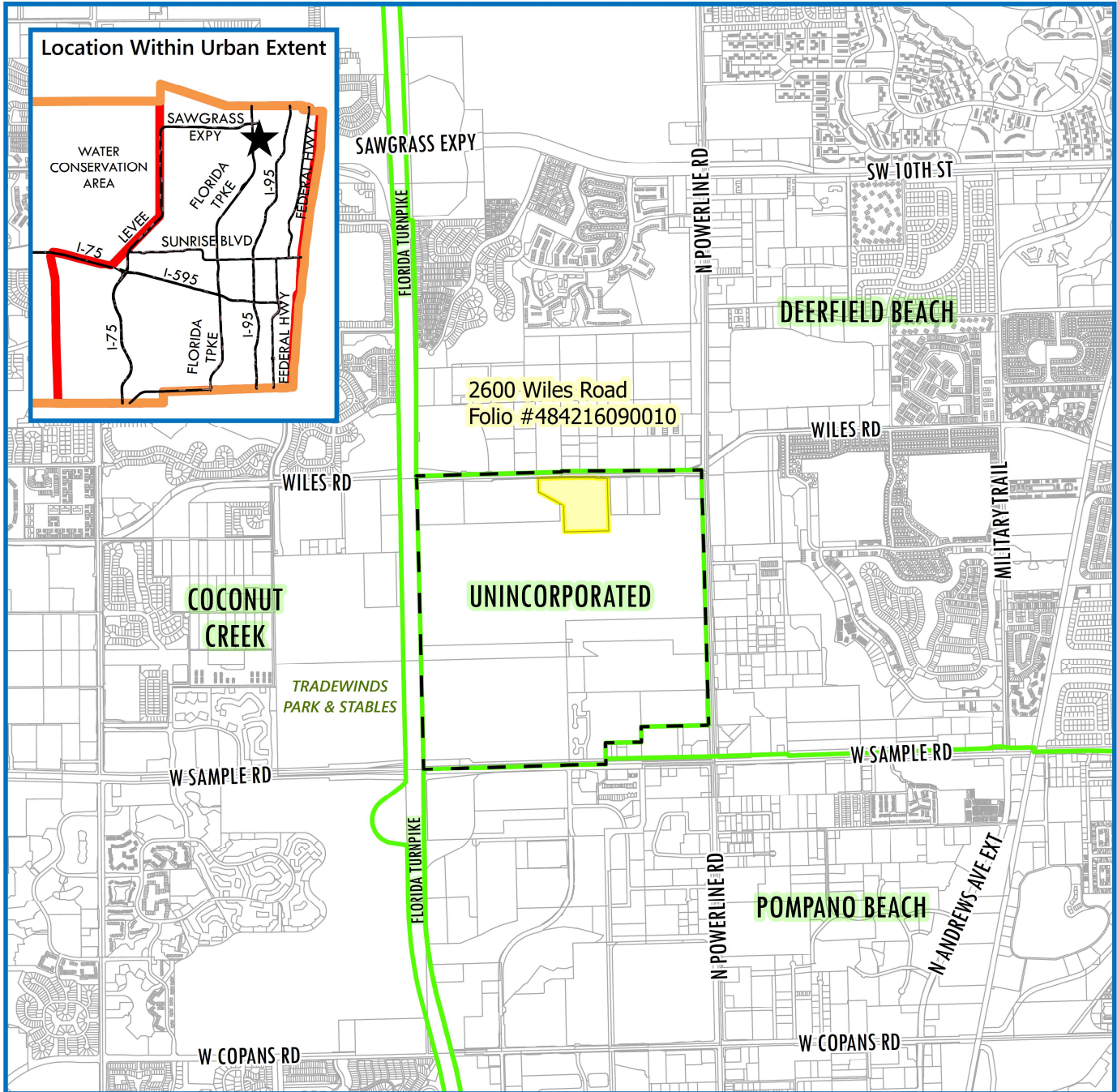
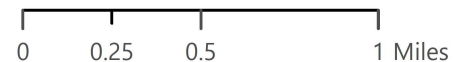
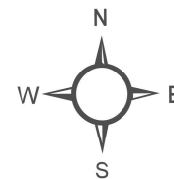




Amendment 20-M1 Site Location Map



- 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.

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

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
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1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109
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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.

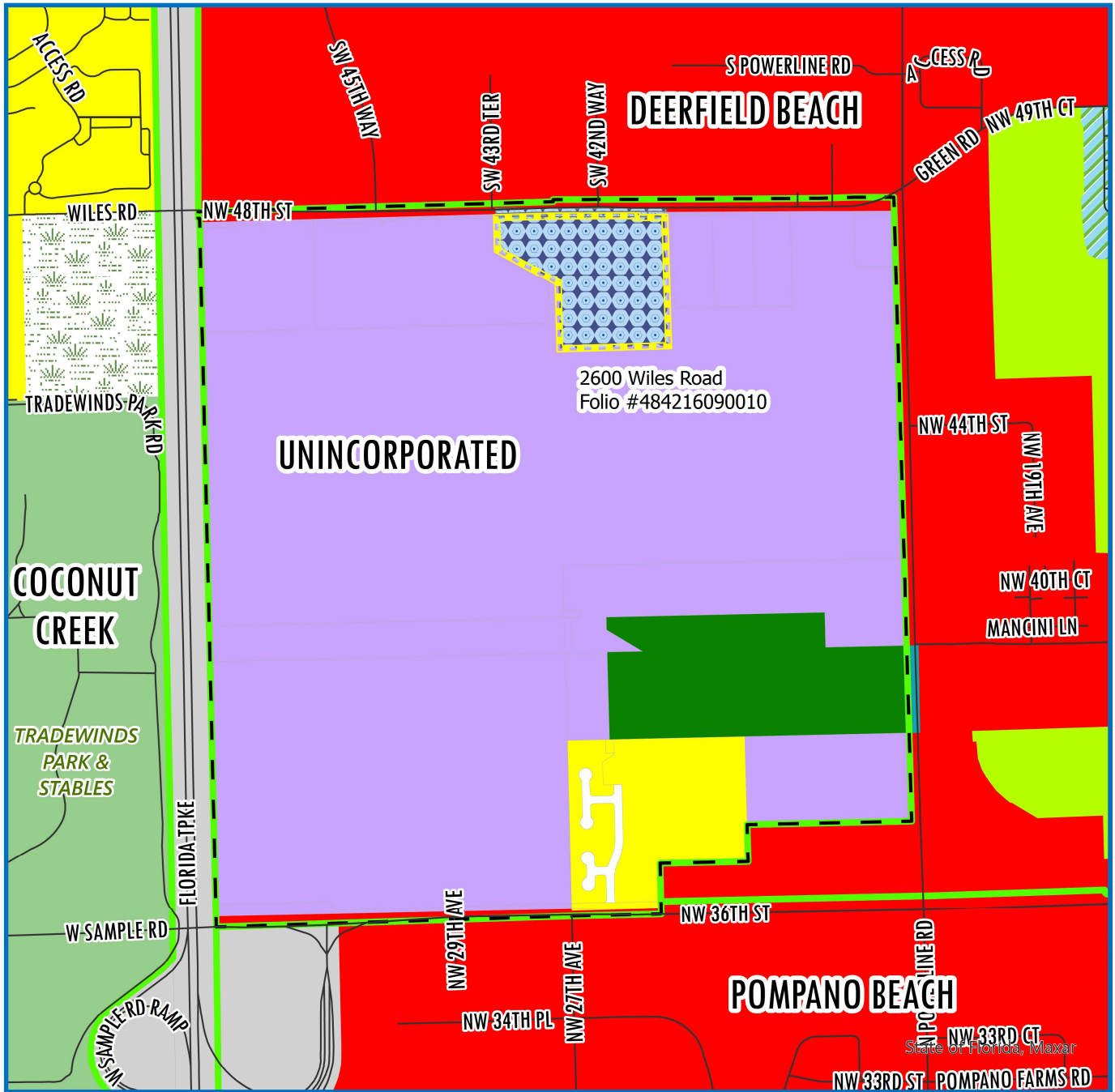
Respectfully submitted,



BILL LAYSTROM
JOHN D. VOIGT, ESQUIRE
Doumar Allsworth



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 | |

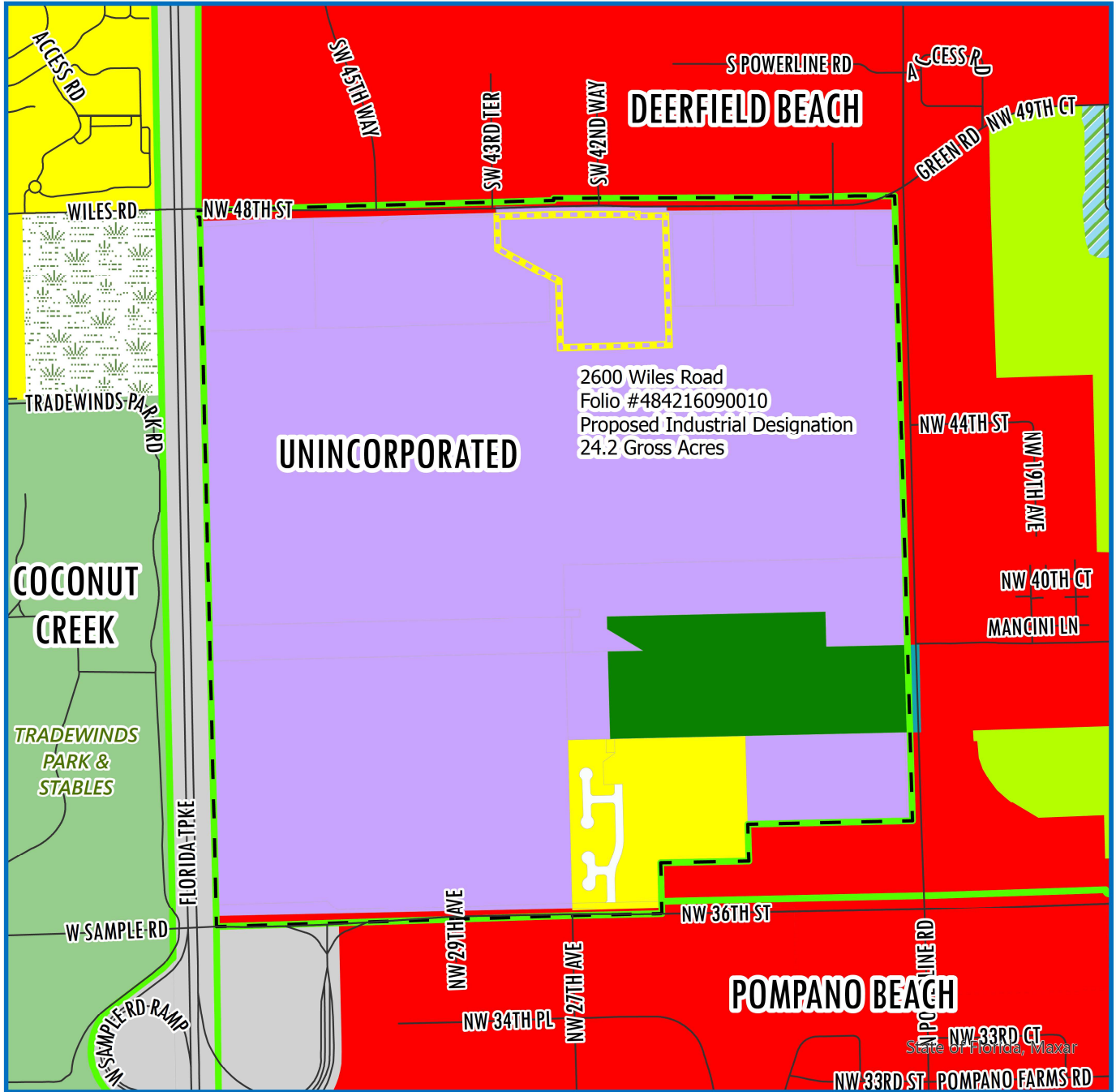
Prepared by:
Planning and Development Management Division
Environmental Protection and Growth Management Department

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





Amendment 20-M1 Proposed Future Land Use Map



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

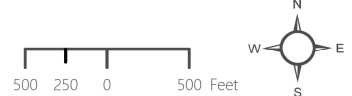
UNINCORPORATED

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
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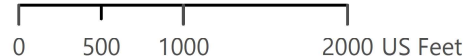
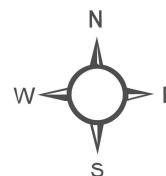




Amendment 20-M1 Site Location Aerial Map



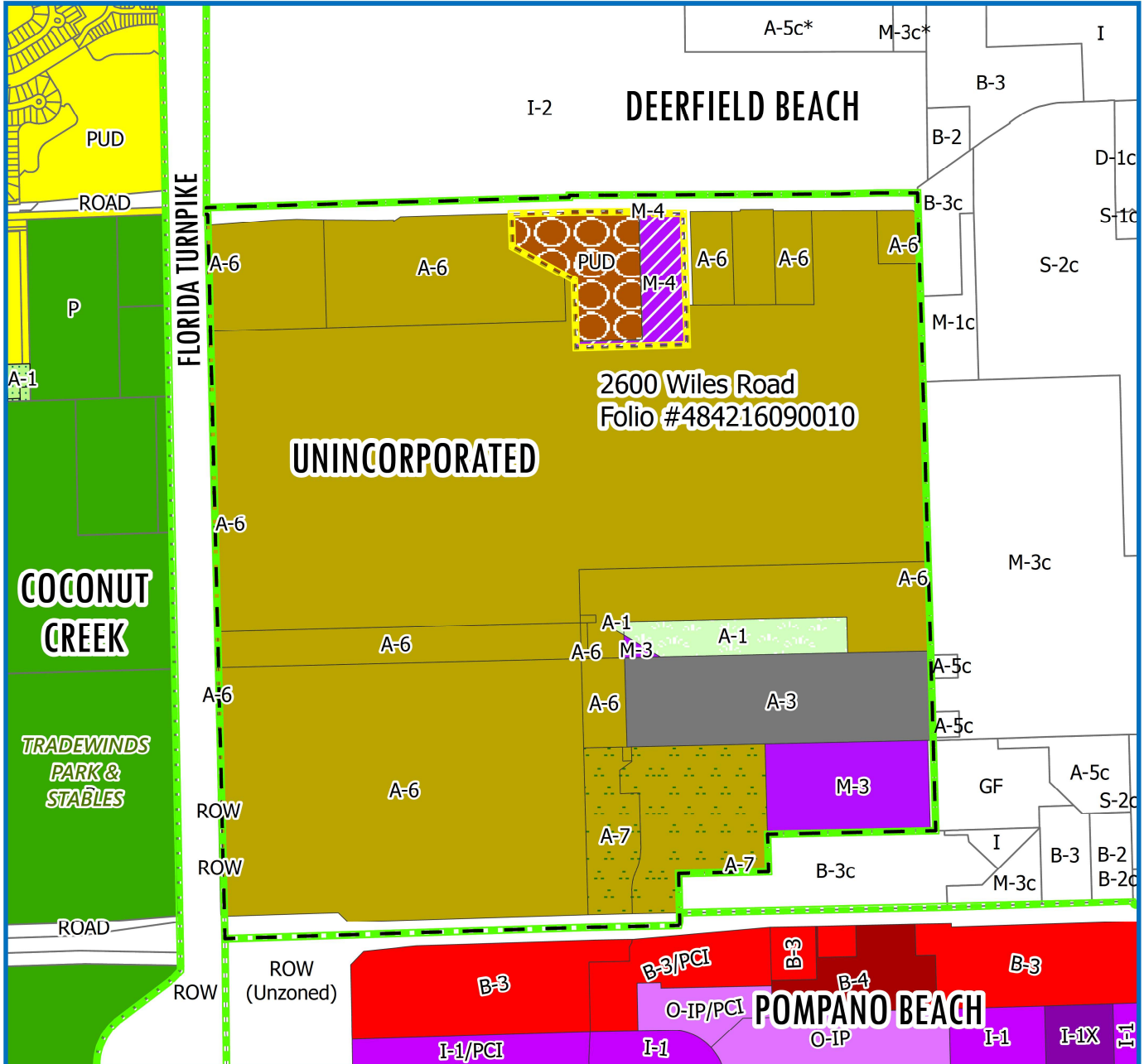
- Municipal Boundary
- Unincorporated Area Boundary
- Site Location - 2600 Wiles Road
- Parcel Boundary



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

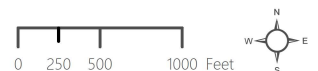


Amendment 20-M1 Zoning Map By Jurisdiction



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

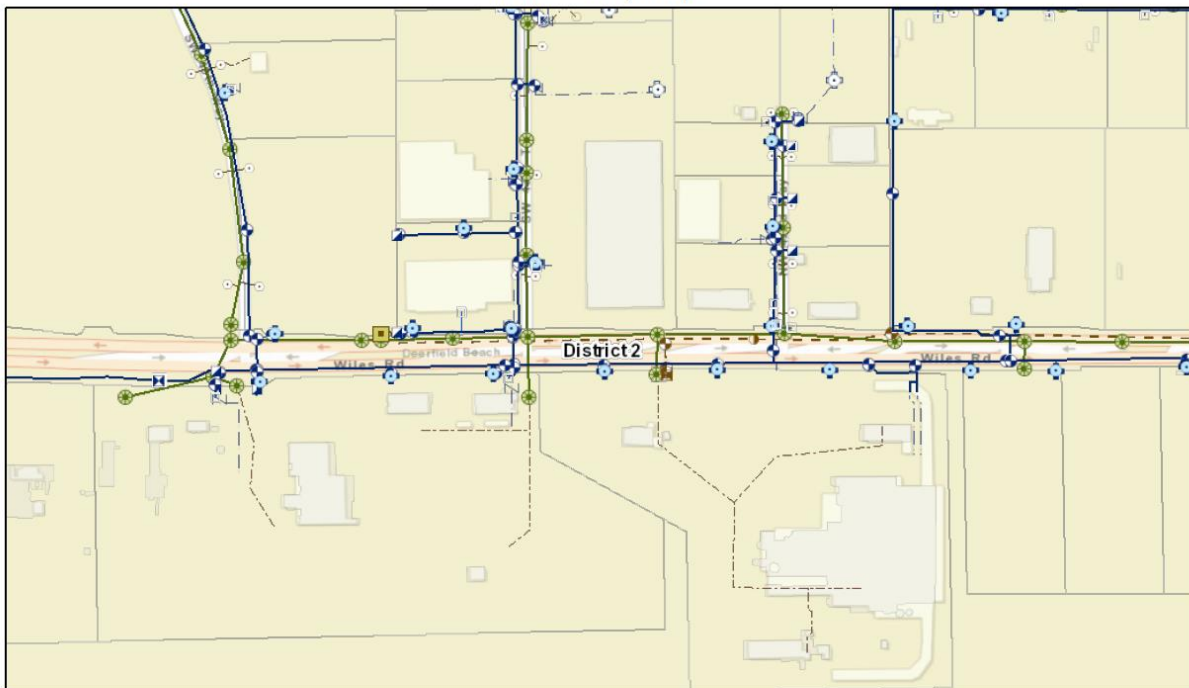
We have completed the review of the proposed land use change and found that Broward County Water and Wastewater Services (WWS) is currently providing potable water and wastewater utility services to this property (See attached Map). The proposed land use change will not affect the ability of WWS to provide 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.



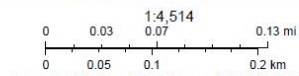
Rolando Nigaglioni, P.E., BCEE, PMP
Planning and Development Manager
Public Works, Water and Wastewater Services
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office: 954-831-0882
www.broward.org/waterservices

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

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

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

Dear Ms. Cuniff:

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

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

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

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

Sincerely,



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

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

For: Broward County Development Management Division (PDMD)

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

Amendment No.: PDMD- 20-M1

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

Existing Use: Inactive waste-to-energy facility

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

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

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

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

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

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

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

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

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

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See Attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

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

II. Site Characteristics

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

III. Broward County Land Use Plan Designation

Current Future Land Use Designation: Electrical Generating Facility

Proposed Future Land Use Designation: Industrial

IV. Water Recharge Review

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

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

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

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

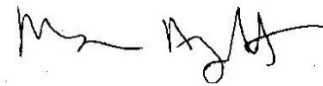
by this type of development is approximately 72 percent.

V. Impact of Change in Land Use Designation

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

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

VI. Comments



By: _____

Date 2/25/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

WETLAND RESOURCE QUESTIONNAIRE

as completed by the

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

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

II. Site Characteristics

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

III. Broward County Land Use Plan Designation

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

IV. Wetland Review

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

V. Comments:

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

Completed by: Linda Sunderland, NRS
Natural Resources Manager

Contaminated Sites

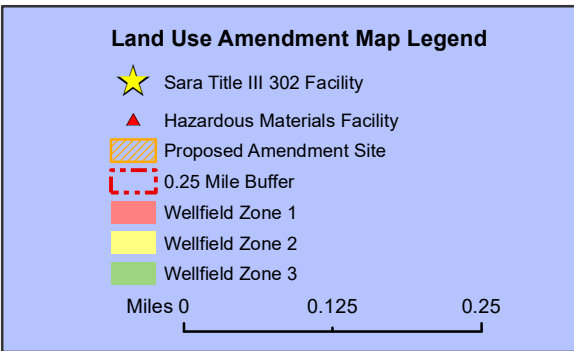
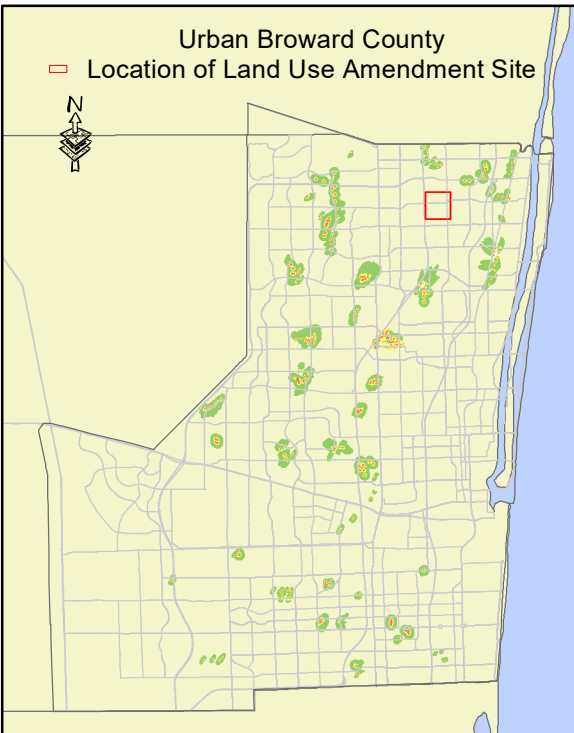
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-2810	Wheelabrator North Broward	2600 NW 48TH ST	Fort Lauderdale	33073	Unknown	Landfill	69100744	N
NF-1364B	Monarch Hill	2700 WILES RD	Pompano Beach	33073	Organic Metals	Landfill		N
NF-2083	Sun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

Active Solid Waste Facilities

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

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

Land Use Amendment Site: LUMA 20-M1



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

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

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





Attachment L Historic Resource Comments

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

Friday, February 21, 2020

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

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

Dear Heather E. Cunniff,

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

Current Designations: Electrical Generation Facility

Proposed Designations: Industrial

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

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

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

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

Respectfully,



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

In capacity as:

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

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



SHEILA N. ROSE
DEPARTMENT DIRECTOR

February 27, 2020

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

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

Dear Ms. Cunniff:

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

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

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

Land Use Compatibility (Section II of the development application)

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

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

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

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

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

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

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

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

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

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

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

Intergovernmental Coordination Analysis (Section IX of the development application)

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

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

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

Land Use Element

Policy 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

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

Solid Waste Element

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

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

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

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

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

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

Climate Change Element

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

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

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

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

Sincerely,



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

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

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



February 28, 2020

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

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

Mrs. Cunniff,

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

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

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

Thank you in advance for your consideration.

Sincerely,



fa: Eric M. Power AICP, LIAF

Director, Planning and Development Services

Attachment O
Pompano Beach Request for Comments

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

February 18, 2020

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

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

Dear Mr. Recor:

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

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

Sincerely

Josie P. Sesodia, Director
Attachments (1)

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

JS/hc

February 18, 2020

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

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

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

SOUTH FLORIDA
SunSentinel

SUNSENTINEL.COM

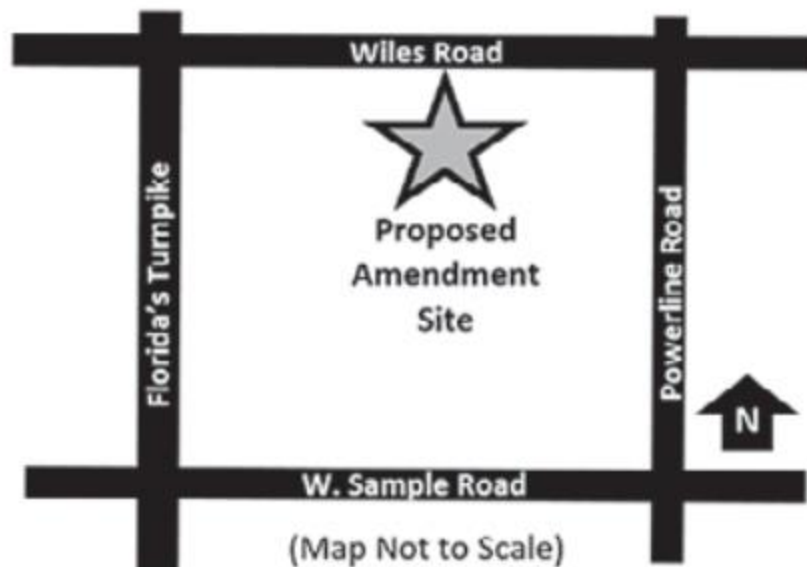
SATURDAY, MAY 8, 2021

\$4.50

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

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

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



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

Join via Microsoft Teams:

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

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

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

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



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

May 6, 2021

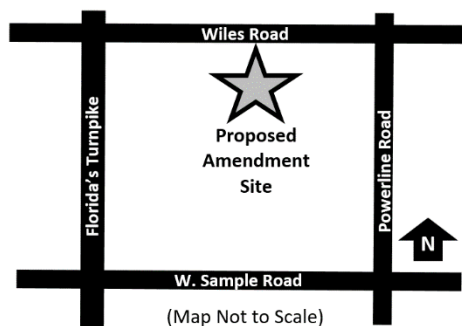
Dave Santucci, City Manager
150 NE 2nd Avenue
Deerfield Beach, FL 33441

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

Dear Mr. Santucci:

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

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May 6, 2021
Page 2 of 2

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

Sincerely,

Josie P. Sesodia, AICP, Director

cc:: Eric Power, Planning Director
JS/hec



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

May 6, 2021

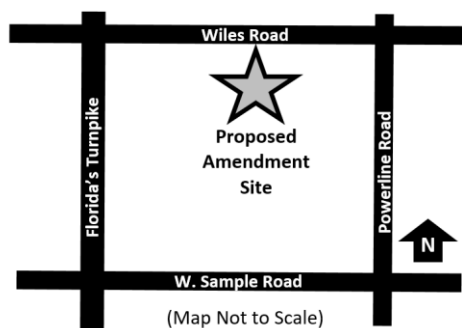
Greg Harrison, City Manager
100 West Atlantic Boulevard
Pompano Beach, FL 33060

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

Dear Mr. Harrison:

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

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



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

Join via Microsoft Teams:

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

May 6, 2021
Page 2 of 2

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

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

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

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

Sincerely,

Josie P. Sesodia, AICP, Director

cc: David Recor, Development Services Director
JS/hec

May 6, 2021

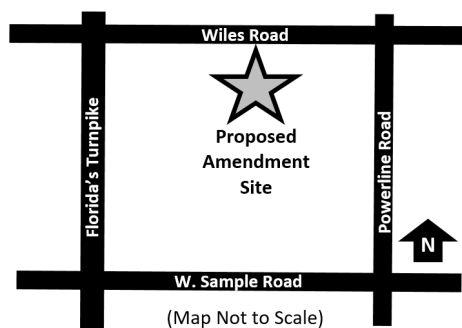
Karen Brooks, City Manager
4800 Copans Road
Coconut Creek, FL 33063

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

Dear Ms. Brooks:

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

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

Sincerely,

Josie P. Sesodia, AICP, Director

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



SCOTT STOUDEMIRE
DEPARTMENT DIRECTOR

May 18, 2021

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

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

Dear Ms. Cunniff:

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

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

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

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

Land Use Compatibility (Section II of the development application)

1. Maximum development potential is listed as a generic "242,000 square feet of industrial use". Given what is surrounding the subject property and the applicant's well-established intent to maximize its use of the existing landfill, it is clear that the application needs to analyze land use compatibility based on the use of the site under its *maximum development potential* – i.e., as an expansion of the adjacent landfill. The application must address all of the potential impacts associated with the use of the site as a landfill for the disposal of residential and commercial garbage, because these impacts will occur when the site is used for its maximum development potential. Similarly, the County's analysis of this proposal must address these impacts.
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,



SCOTT STOUDENMIRE, AICP, Director
Dept. of Sustainable Development

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

WSS/ds

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



February 28, 2020

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

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

Mrs. Cunniff,

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

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

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

Thank you in advance for your consideration.

Sincerely,



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

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

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

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

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

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

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

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

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

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

Bonnie Phillips
4717 SW 12th Place, Deerfield Beach

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

Josie,

Thank you for prompt reply and explain the process.

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

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

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

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

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

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

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

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

Best Regards,
Ricardo Cukier

1221 SW 46th Ave
Deerfield Beach, FL 33442

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

From: vicky p

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

To: PDMDInfo

Subject:

To Whom It May Concern,

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

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

Regard,

Vilailak Puapornpong

From: oslair martins sacramento sacramento

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

To: PDMDInfo

Subject:

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

oslair martins sacramento

From: Gabriel Ricaurte

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

To: PDMDInfo ; Gabriel Ricaurte

Subject: CONCERN about the reallocation transfer station WM

Good Morning,

To whom this may concern:

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

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

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

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

Thank you

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

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

Good afternoon,

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

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

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

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

Thank you for your time.

Lorali DePaula

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

To whom it may concern,

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

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

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

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

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

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

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

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

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

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

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

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

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

Michelle Springer

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

Good morning,

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

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

Sincerely,
Ana Servent
954-405-4688

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

To whom it may concern,

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

Concerned,
Michael Mills

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

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

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

To: PDMDInfo

Subject: NO to Extending the landfill!

Importance: High

To whomever this concerns,

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

Thank you

Eileen Schechtman

Regional Sales Manager

Mobile: (305) 283 - 5748

Fax: (888) 326 - 0333

emyeenie@bellsouth.net

From: Caroline Noren <oceanblue3737@gmail.com>

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

To: PDMDInfo <PDMDInfo@broward.org>

Subject: NO to Extending The Landfill

To whom it may concern:

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

Please vote NO!

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

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

Caroline Noren

Retired

Palm Beach County Schools

From: Roxanne Oester

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

To: PDMDInfo

Cc: moester25@gmail.com

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

To whom it may concern:

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

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

Thank you.

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

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

To whom it may concern,

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

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

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

Please, please do not do this!

Sincerely,

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

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

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

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

Thank you for your time.

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

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

Hello,

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

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

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

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

Hello,

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

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

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

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

Thank you,

David Rivera

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

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

Please do not allow this to happen, thank you

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

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

Thank You,

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

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

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

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

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

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

Kind regards,
Karen

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

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

Respectfully,
Nicholas Pillitteri - Homeowner in The Waterways

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

To Whom this may concern,

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

Gregg Terrazzano (homeowner) Water Ways @ Quite Waters 954.695.9282

From: Marcelo Marangon

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

To: PDMDInfo

Subject: WM Project to Extend the Powerline Rd Landfill Operation

Dear Sir or Madam,

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

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

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

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

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

Thank you in advance for your attention.

Marcelo Marangon DeAraujo

(954) 371-3141

From: vicky p

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

To: PDMDInfo

Cc: vicky p

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

To Whom It May Concern,

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

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

Regard,
Vilailak Puapornpong

From: Anderson Margossian

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

To: PDMDInfo

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

Hi,

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

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

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

I'm strongly against this initiative

regards,

Anderson Margossian

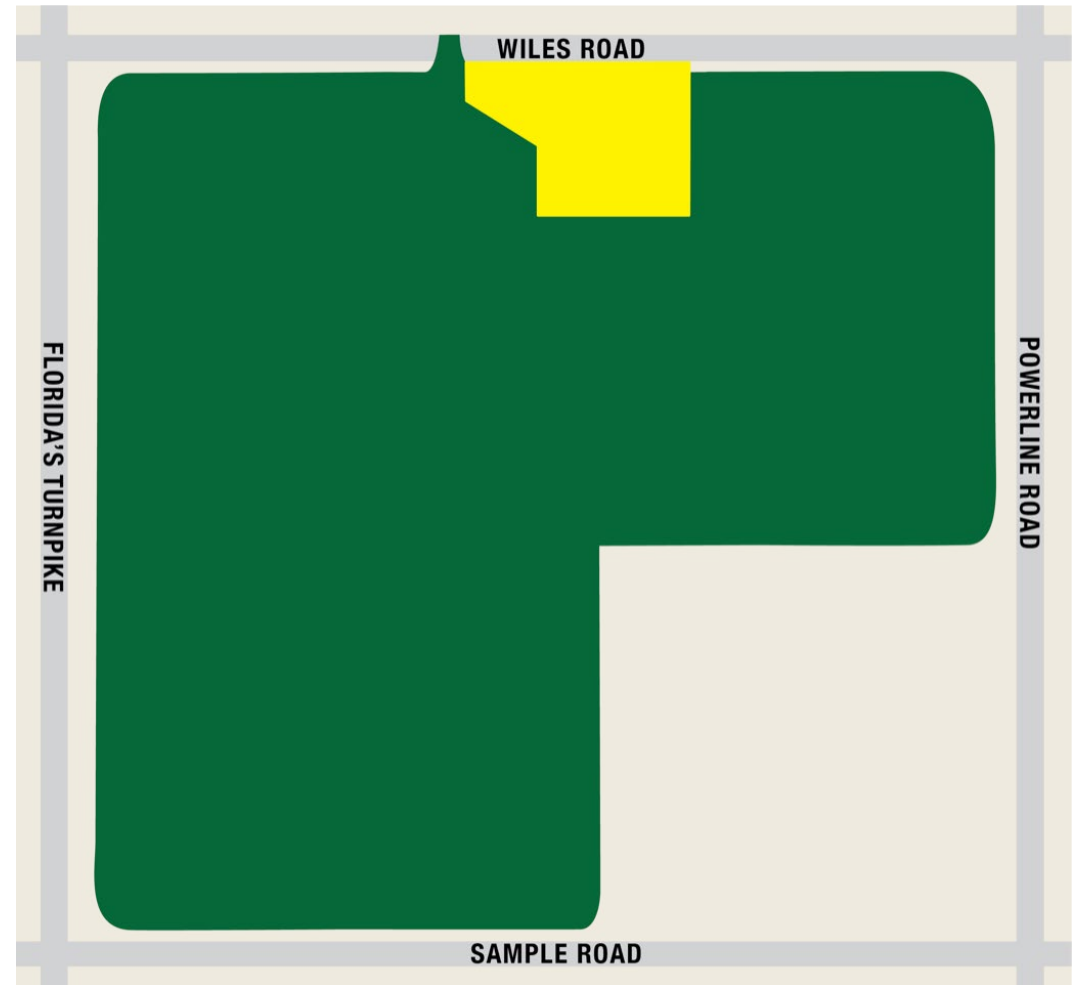
Monarch Hill Landfill Land Use Plan Amendment (LUPA)



Monarch Hill - Land Use Plan Amendment (LUPA)

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

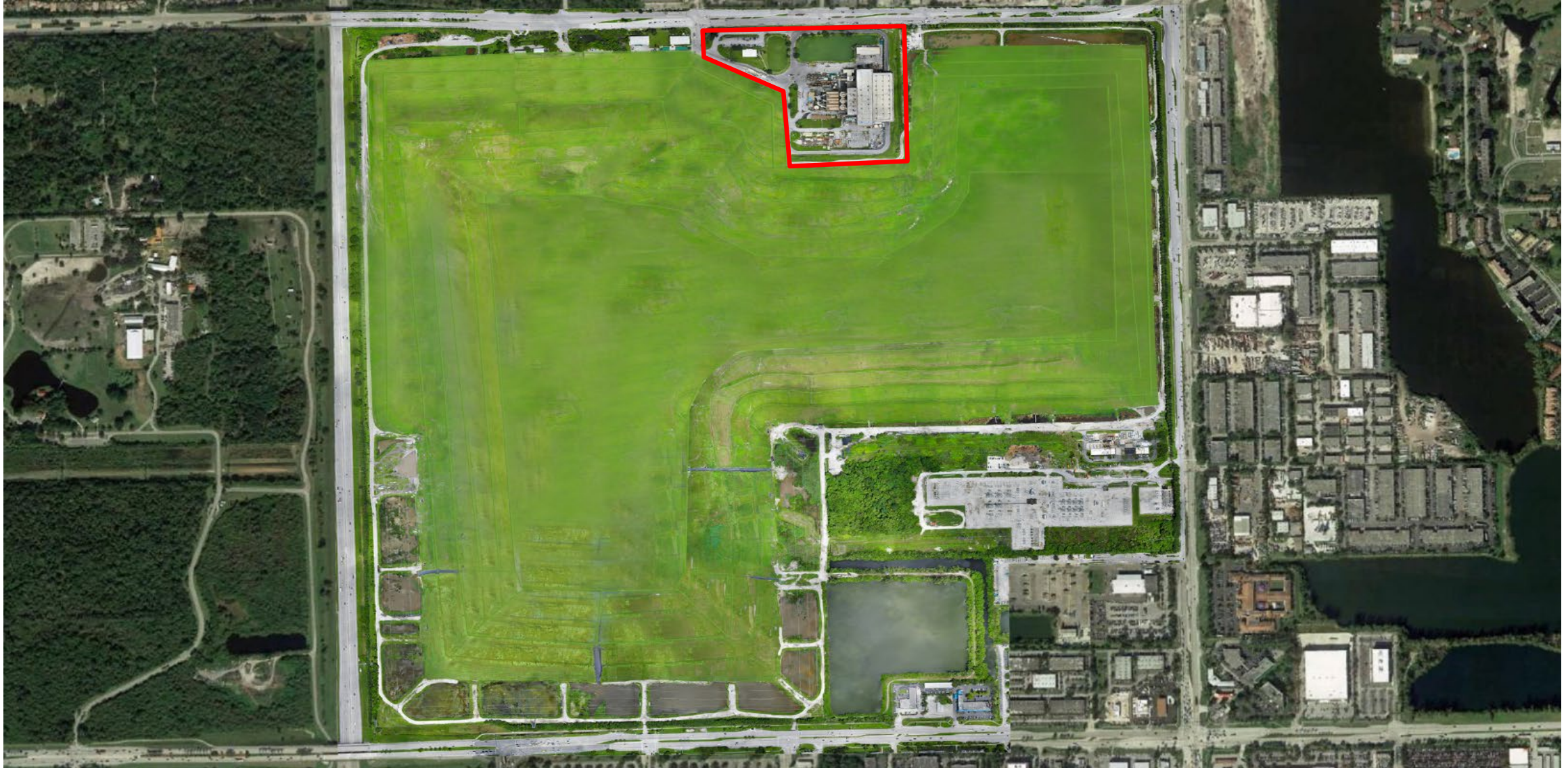
- LUPA for the land use of a 24-acre parcel of land at Monarch Hill, formerly Wheelabrator North site, and originally a Waste-to-Energy (WTE) facility.
- Currently operated as a trash transfer station for municipalities in Northern Broward County.
- In order for the current use to be in compliance, WM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



Monarch Hill Landfill - Aerial of 24-Acre Parcel



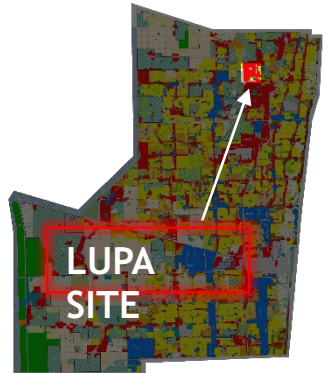
Monarch Hill Landfill - Currently Permitted



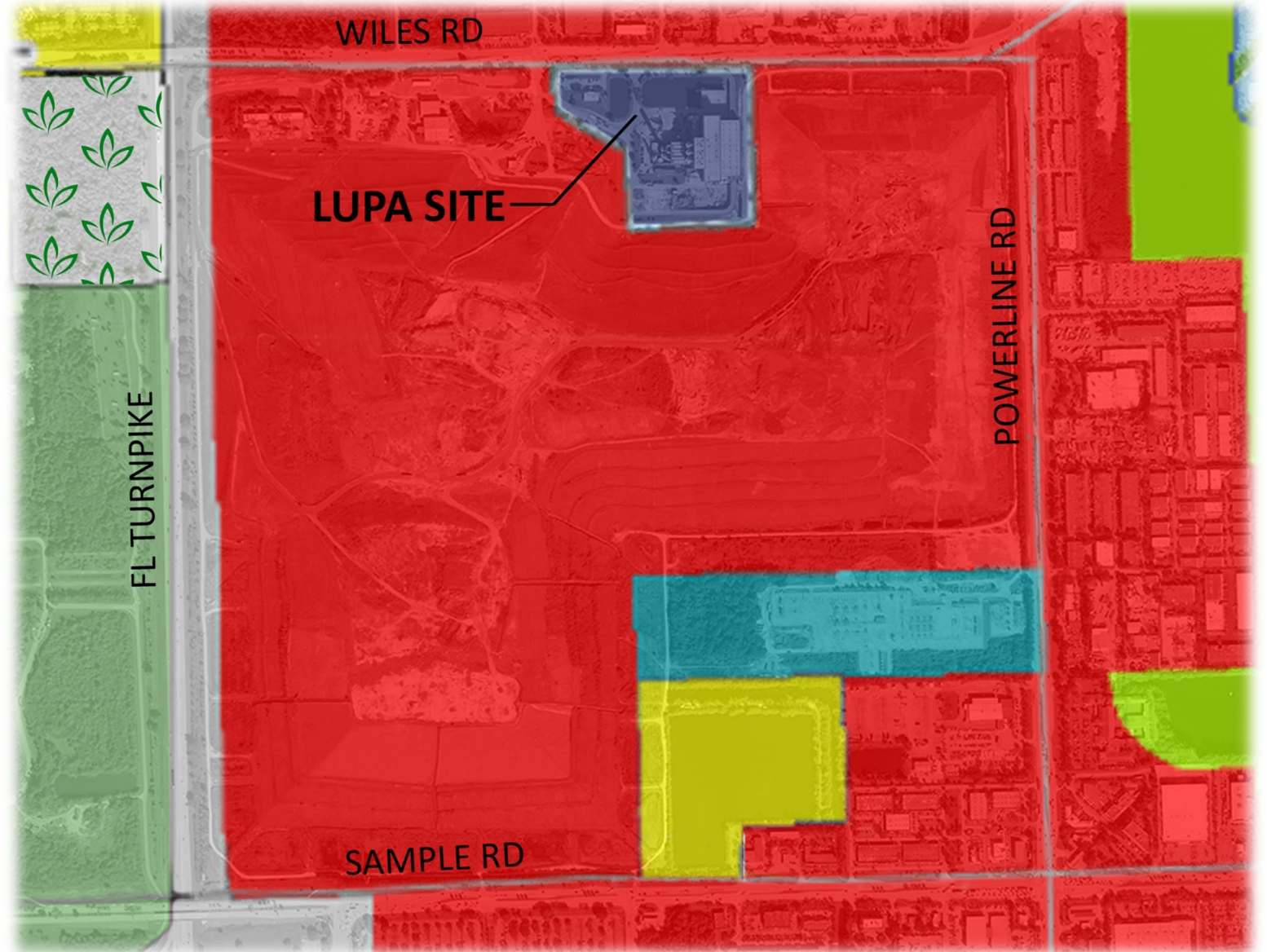
Monarch Hill Landfill - Proposed Land Use Change



LUPA Site and Adjacent Land Use Designations



Broward County
Urban Area












BROWARDNEXT

**BROWARD COUNTY
LAND USE PLAN**

Adopted: February 11, 2020

LEGEND

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



Nearby Industrial and Waste Facilities



View of Monarch Hill Transfer Station (Former WTE Site)



Monarch Hill Landfill

Materials Disposed at this location & Improvements Made Over the Years

Materials:

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

Improvements:

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



Monarch Hill Landfill

Bird Mitigation

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



Monarch Hill Landfill

Odor Mitigation

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



Monarch Hill LUPA

Summary of Impacts

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

Monarch Hill Landfill

Renewable Energy Creation: Landfill Gas-to-Energy

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



Monarch Hill Landfill - Vital Broward County Asset

Future Capacity

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



Monarch Hill LUPA

County Policies in Support of LUPA

Broward County Land Use Plan:

- Policy 2.11.8: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.
- Policy 3.4.2: Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available, and properly zoned in anticipation of future needs.
- Policy 3.4.3: The disposal of solid wastes by sanitary landfill should be environmentally sound and state of the art.

Broward County Solid Waste Element:

- Objective 6.3: Broward County shall ensure the availability of solid waste facilities with sufficient capacity to process and dispose of present and future volumes of solid waste, using adopted level of service standards.
- Policy 6.4.3: New and expanded landfills, and new and expanded resource recovery facilities, shall be planned to minimize impacts on adjacent existing or adopted future land uses.

Broward Municipal Services District Land Use Plan:

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

Monarch Hill Landfill

WM Community Outreach

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

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

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

Monarch Hill LUPA - Summary

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

Thank You!



Proposed Land Use Plan Amendment Review Dates

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

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

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

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

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

Item # 98

ADDITIONAL MATERIAL Regular Meeting June 15, 2021

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

TO: Mayor and Members of the Board of County Commissioners

THRU: Bertha Henry, County Administrator

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

DATE: June 7, 2021

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

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

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

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

Attachments (2)

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