



Broward County

Legislation Text

File #: 21-998, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Environmental Protection

Division: Planning & Development Management

Information

Requested Action

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

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

Why Action is Necessary

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

What Action Accomplishes

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

Is this Action Goal Related

No

Previous Action Taken

None

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT LOCAL PLANNING AGENCY AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

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

Facility to Industrial. The proposed change will also require an amendment to the Broward County Land Use Plan.

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

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

1. Recommends the Board transmit the application to the Broward County Planning Council for their consideration; and
2. Advises the Board, that while the proposed amendment to Industrial future land use is compatible with adjacent uses and consistent with land use policies in the Broward County Comprehensive Plan; expansion of Monarch Hill Landfill and the loss of Electrical Generation Facility use is not consistent with environmental and solid waste goals, objectives and policies of the Comprehensive Plan.

Following review by the Broward County Planning Council, this application will be scheduled for future public hearings before the Board.

Source of Additional Information

Josie P. Sesodia, AICP, Planning and Development Management Division Director, (954) 357-6602

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.