

ADDITIONAL MATERIAL
Public Hearing

JANUARY 28, 2025

SUBMITTED AT THE REQUEST OF
PLANNING COUNCIL

ADDITIONAL AGENDA MATERIAL

AGENDA ITEM NUMBER 57

PC 22-5

**Correspondence from Interested Parties Received between
8:00 a.m., January 21, 2025 and 10:00 a.m., January 27, 2025**

- **Exhibit A - Email correspondence from Justin Savioli dated January 21, 2025, received January 21, 2025 - Opposed**
- **Exhibit B - Email correspondence from Gail Woodbury dated January 22, 2025, received January 22, 2025 - Opposed**
- **Exhibit C - Email correspondence from City of Deerfield Beach, Eric Power, dated January 23, 2025, received January 23, 2025 - Opposed**
- **Exhibit D - Email correspondence from Zachary Velez dated January 25, 2025, received January 27, 2025 - Opposed**
- **Exhibit E - Email correspondence from Kaitlin Grote dated January 25, 2025, received January 27, 2025 - Opposed**
- **Exhibit F - Email correspondence from Selena Hosein dated January 25, 2025, received January 27, 2025 - Opposed**
- **Exhibit G - Email correspondence from Shaleen Hosein dated January 26, 2025, received January 27, 2025 - Opposed**

EXHIBIT A

From: [Justin Savioli](#)
To: [Planning Council](#)
Subject: Plan Amendment PC 22-5
Date: Tuesday, January 21, 2025 11:19:54 AM

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I am strongly opposed to any expansion of the Monarch Dump. That place is awful. My neighborhood already smells when it rains and I can't imagine how much worse it would be if it expanded. The landfill is ancient and the technology it uses is also ancient. The folks that operate it have been repeatedly sanctioned (making me consistently concerned about ground runoff and drinking water). [https://en.wikipedia.org/wiki/Mount_Trashmore_\(Florida\)](https://en.wikipedia.org/wiki/Mount_Trashmore_(Florida))

I can't imagine people (or businesses) will want to live closer to a heaping pile of wreaking trash, which I assume would impact the residential communities along Wiles Road as well as the Promenade (as well as the city's tax revenues). Overall, this seems like a horrible idea. If anything, the city should be requiring the waste management company to modernize its facilities to continue operating at all.

Part of me feels like this email is a waste of time and no one is going to listen to me but I genuinely cannot believe that this proposal is being taken seriously. This is like when Lucy would tell Charlie Brown to kick the football - as if this time it would be different. The waste management company is telling folks this time it will be different - right before it rips the football away and the residents all feel the pain (and smell the smell).

Justin Savioli
4116 Oxbow Drive
Coconut Creek, FL 33073

EXHIBIT B

From: gewoodbury@aol.com
To: [Planning Council](#)
Subject: Fw: Proposed Amendment impacting the Monarch Hill Landfill
Date: Wednesday, January 22, 2025 2:10:10 PM

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As a homeowner in the Township Estates in Coconut Creek, there are times when I can smell the Monarch Hill landfill from my backyard. This directly impacts the value of my home and probably affects my health. I'm against the proposed amendment to the Broward County Land Use Plan which would expand the landfill. It should be closed down-not expanded. There are many undeveloped areas west of my home which should be considered for a new landfill and Monarch Hill should be closed immediately.

Gail E Woodbury
4140 NW 22 Street
Coconut Creek
Sent from my iPhone

EXHIBIT C

From: [Eric Power](#)
To: [Sesodia, Josie](#)
Cc: [Blake Boy, Barbara](#); [Von Stetina, Deanne](#)
Subject: City of Deerfield Beach - Response to items 57-60 Monarch Hill
Date: Thursday, January 23, 2025 5:37:54 PM
Attachments: [DeerfieldBeach_MonarchHillI_12825.pdf](#)

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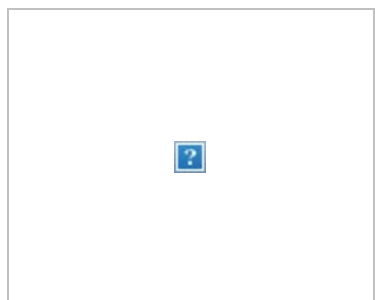
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Jo,

Please see the attached informational document that the City of Deerfield Beach has created in response to the Monarch Hill items scheduled to be heard at the 1/28/25 County Commission Meeting. This attachment has been sent to all County Commissioners and their staff.

Thanks,
Eric



PLEASE NOTE OUR PHONE NUMBERS AND EMAILS HAVE CHANGED.

Eric M. Power AICP, LIAF

Planning & Development Services Director

- ☐ 954.250.4130
- ☐ 150 NE 2nd Ave, Deerfield Beach FL 33441
- ☐ www.dfb.city
- ☐ epower@deerfieldbeachfl.gov



100 Years of Community

IS MONARCH HILL EXPANSION NECESSARY?

Waste Management warns of higher costs if Monarch Hill closes, yet cities using Waste Management already pay more than other cities.

WASTE MANAGEMENT'S PUSH TO EXPAND MONARCH HILL IS UNJUSTIFIED

ONLY 3 BROWARD CITIES USE IT FOR SOLID WASTE DISPOSAL

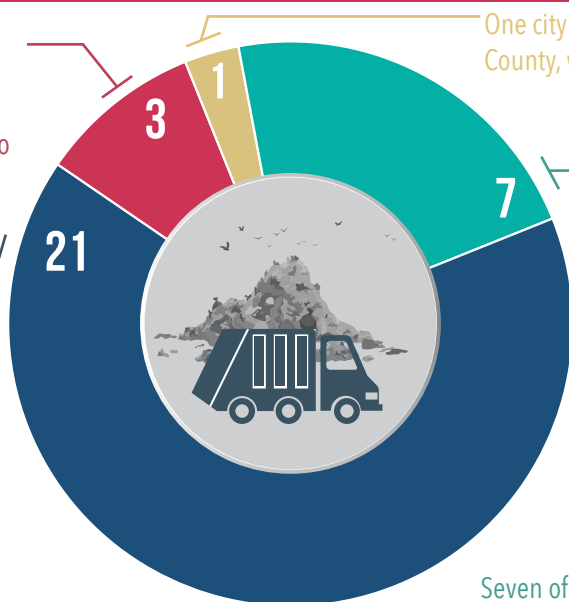
1 PARKLAND

2 POMPANO BEACH

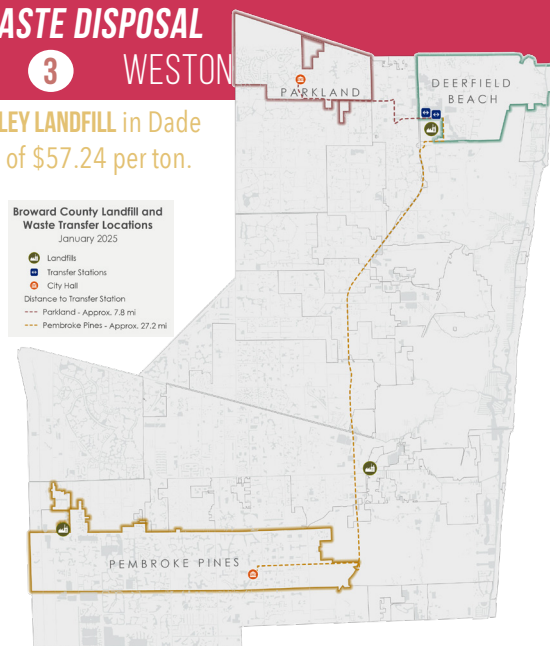
3 WESTON

Only **THREE** cities use the closest landfill, **MONARCH HILL**, which has the highest fees, ranging from \$60.00 to \$91.33 per ton.

Out of 31 cities in Broward County, 20 cities including Broward County itself rely on **WHEELABRATOR SOUTH BROWARD** as their Final Disposal Facility. These 21 cities benefit from the lowest disposal rate, paying just \$51.26 per ton.



One city uses **MEDLEY LANDFILL** in Dade County, with a fee of \$57.24 per ton.



Seven of Broward's 31 cities use the **JED LANDFILL IN OSCEOLA COUNTY**, with fees ranging from \$55 - \$61.81

WASTE MANAGEMENT IS **OVERSTATING** THE URGENCY OF EXPANSION TO GAIN APPROVAL FROM THE COUNTY COMMISSION.

CITY COMPARISON: POPULATION, LAND SIZE & DISPOSAL RATES

LAZY LAKES	\$51.26	{0.023 SQ MILES}	{33 POPULATION}
SEA RANCH LAKES	\$51.26	{0.2 SQ MILES}	{540 POPULATION}
HILLSBORO BEACH	\$59.00	{0.4 SQ MILES}	{1,987 POPULATION}
LAUDERDALE-BY-THE-SEA	\$61.50	{0.9 SQ MILES}	{6,198 POPULATION}
PEMBROKE PARK	\$51.26	{1.4 SQ MILES}	{6,260 POPULATION}
WILTON MANORS	\$51.26	2	11,426
WEST PARK	\$51.26	22	15,130
LIGHTHOUSE POINT	\$51.26	23	10,486
LAUDERDALE LAKES	\$51.26	3.7	35,954
HALLANDALE BEACH	\$61.81	4.2	41,217
NORTH LAUDERDALE	\$51.26	4.6	44,794
OAKLAND PARK	\$61.50	7.5	44,229
DANIA BEACH	\$51.26	7.8	31,723
COOPER CITY	\$51.26	8	34,401
LAUDERHILL	\$51.26	8.5	74,482
MARGATE	\$51.26	8.8	58,712
COCONUT CREEK	\$51.26	11.2	57,833
BROWARD COUNTY	\$51.26	11.3	{17,224 POPULATION}
TAMARAC	\$51.26	11.7	71,897
PARKLAND	\$91.33	12.5	34,670
SOUTHWEST RANCHES	\$57.24	13	{7,607 POPULATION}
DEERFIELD BEACH	\$59.00	14.9	86,859
SUNRISE	\$51.26	16.2	97,335
PLANTATION	\$51.26	21.7	91,750
CORAL SPRINGS	\$51.26	22.9	134,394
POMPANO BEACH	\$81.15	24	112,046
WESTON	\$60.00	24.6	68,107
HOLLYWOOD	\$61.81	27.3	153,067
MIRAMAR	\$51.26	28.9	134,721
PEMBROKE PINES	\$55.00	32.7	171,178
FORT LAUDERDALE	\$51.26	34.6	182,760
DAVIE	\$51.26	34.9	105,691

CHART KEY

- CITY SIZE - SQUARE MILES
- POPULATION SIZE
- DISPOSAL RATE - WHEELABRATOR SOUTH BROWARD
- DISPOSAL RATE - JED LANDFILL OSCEOLA COUNTY
- DISPOSAL RATE - MONARCH HILL LANDFILL
- DISPOSAL RATE - MEDLEY LANDFILL DADE COUNTY



WHY ALLOW MONARCH HILL TO CONTINUE TO OPERATE WHEN OTHER COUNTY LANDFILLS HAVE CAPACITY?

Cities get better rates together—approve the Solid Waste Authority Master Plan before granting Monarch Hill's height and expansion.

RESOLUTION 2022-152

On April 26, 2022, Broward County **APPROVED** the **Zero Waste Living Policy**. This policy aims to cut landfill waste, yet approving landfill expansions undermines progress. With 460 cities nationwide proving Zero Waste is achievable, **Broward must lead by supporting municipalities** and prioritizing long-term solutions over setbacks.



COMPOSTING WORKS

Deerfield Beach's composting program, with 17,000 participants (20% of the City population), can divert over 3,750 tons of waste annually—proof that **SMALL EFFORTS LEAD TO BIG RESULTS**. If just 20% of Broward County's population joined, over 73,500 tons of waste could be kept out of landfills each year. **Let's scale this success countywide!**

If you continue to ignore staff and constituent concerns, please at least show **commitment** to the environment by holding Waste Management to **higher standards** for construction and groundwater safety.



Broward County can **lead the change** it envisions or let Waste Management continue to dictate the narrative – harming our environment and delaying critical action. **THE CHOICE IS OURS.**

UNDERSTAND WHAT YOU'RE VOTING ON:

ITEMS 57 & 58

Approving these items goes **against** County Staff recommendations and **conflicts** with Broward Next. Waste Management has consistently shown it is **NOT A GOOD NEIGHBOR**. The City of Deerfield Beach urges the County Commission to protect surrounding municipalities by enforcing stricter setbacks, landscape buffers, and safeguards during construction. It is crucial to ensure that the proposed height increase and expansion do not jeopardize our local water systems or the environment.

ITEM 59

What is the urgency for this item? **No justification** has been provided by County staff, the County Attorney's office or Waste Management. This **CONFLICTS** with Section 6.3.4(d) of the Solid Waste Element and in an emergency, would be superseded by governor orders even if Monarch Hill is closed. Why does **Broward County continue to enable Waste Management** to profit on a site that should be closed?

ITEM 60

The City of Deerfield Beach urges the County Commission to **PROTECT** surrounding municipalities **by enforcing stricter setbacks, landscape buffers, and environmental safeguards**. Height increases and expansions must be **SCRUTINIZED** to **prevent harm** to water systems and the environment. *Are Pembroke Pines and Southwest Ranches aware that approving this item allows the Broward landfill to exceed 300 feet, with serious long-term impacts?*

Broward County and Waste Management have not yet met the requirements of the Comprehensive Plan, specifically Policy 8.2, which mandates coordination with local governments and solid waste providers to ensure a safe, efficient, and comprehensive waste management system. The City of Deerfield Beach is ready to meet with the County and Waste Management to address these concerns.

EXHIBIT D

From: [Zachary Velez](#)
To: [Planning Council](#)
Subject: Opposed Amendment to the Broward County Land Use Plan (PC 22-5)
Date: Saturday, January 25, 2025 5:34:11 PM

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I am a brand new resident to the Waterways Community. I would like to strongly object to the amendment to expand the Monarch Landfill. I strongly disagree with this project proposition, as well as many of my fellow neighbors. Please take our community into consideration when it comes to the deciding factor of this project.

Zachary Velez
Waterways Community of Deerfield Beach
1424 SW 47th Ave.
Deerfield Beach, FL 33442

Sent from my iPhone

EXHIBIT E

From: [Kaitlin Grote](#)
To: [Planning Council](#)
Subject: Opposing the amendment
Date: Saturday, January 25, 2025 7:04:32 PM

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To whom this may concern,

I oppose the amendment to the Broward County Land Use Plan (PC 22-5). We need to protect our community. I grew up in Coconut Creek my whole life and it's so beautiful, but we need to get rid of the landfill.

Kaitlin Grote

EXHIBIT F

From: [Selena Hosein](#)
To: [Planning Council](#)
Subject: Plan (PC 22-5)
Date: Saturday, January 25, 2025 7:28:50 PM

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I oppose the amendment to the Broward County Land Use Plan (PC 22-5)

EXHIBIT G

From: [Shaleen Hosein](#)
To: [Planning Council](#)
Subject: PC 22-5
Date: Sunday, January 26, 2025 4:19:41 PM

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To whom this may concern,

I oppose the amendment to the Broward County Land Use Plan (PC 22-5).

The trash mountain that is located on Powerline Rd. and Wiles was a temporary bandaid of a solution. I encourage the county of Broward to learn from places around the world that respect community homes and the planet that are thriving in better health and finances. It would be quite silly to act in a way of ignorance, while we can start treating issue and prevent it getting bigger. As a community we are here to come together and help reverse these effects.

The people who reside in and around Broward County can do the work to create a ripple effect in this world to better it as a whole. We can stand as inspiration and a role model of what community is about.

I did a quick search of some solutions to ponder with and inspire ideas of your own "reducing the amount of waste generated by using reusable items, properly recycling, composting food scraps, supporting policies that limit single-use plastics, buying items with minimal packaging, and actively participating in clean-up initiatives"

Please do not feel pressure and that it is you vs us. There is tons of knowledgable from people within the community that can help come up with healing and sustainable plans to implement as practices of home owners, tenants, businesses, agencies, restaurants, hotels, etc.

At the end of the day we want whats best for nature, which includes humans. Creating a high quality of life (from the air we breathe, to the water we drink, and shower in).

And as someone mentioned in a post, the impact this will have on the values on property. I wanted to throw that in there because let us face it, its apart of society and creating safe neighborhoods, etc.

Not only do I feel someone these solutions will help us reverse this pollution, it can also bring more awareness and care to our society. Picture a community composting sites that can be then used to feed grass, trees, etc. Minimizing dumpsters and creating different work for high schoolers and people who may have trouble making a living.

Thank you for your time.