

**RESILIENT ENVIRONMENT DEPARTMENT  
URBAN PLANNING DIVISION  
STAFF REPORT**

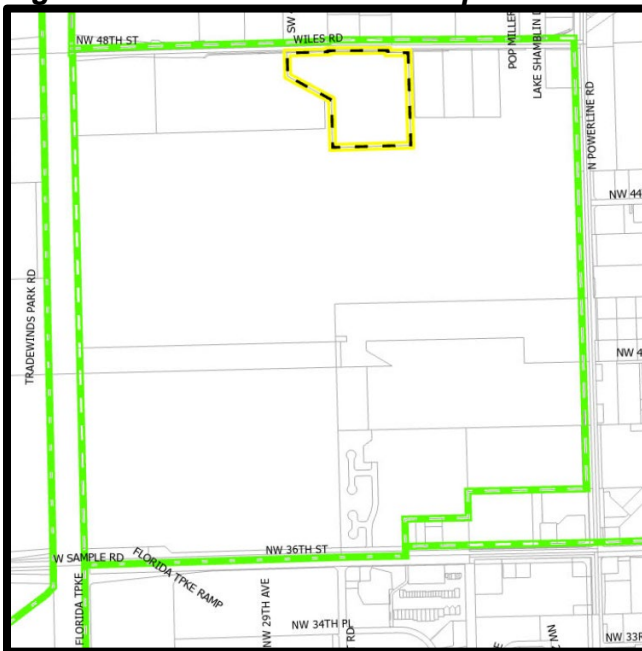
**Rezoning 25-Z3: Waste Management  
Staff Report**

**I. Rezoning Description.**

**A. Rezoning Details.**

The proposed rezoning changes the zoning district from PUD: Planned Unit Development District and M-4: Heavy Industrial District to A-6: Agricultural Disposal District. The approximately 24.2-acre site is located at 2600 Wiles Road, within the Monarch Hill Landfill Area of the Broward Municipal Services District. Figure 1 shows an aerial view of the site and Figure 2 includes proposed rezoning details

**Figure 1: General Location Map**



**Source:** Broward County Geographic Information Systems

**Figure 2: Proposed Rezoning Details**

<b>Site Location Map</b> (Attachment A)	2600 Wiles Road.
<b>Effect of Rezoning</b>	Allows expansion of the Monarch Hill Landfill by 22.4 net acres (24.2 gross acres).
<b>Size</b>	22.4 net acres (24.2 gross acres).
<b>Existing Uses</b> (Attachment B – Aerial Map)	Former waste to energy plant (plant was demolished between 2024 and 2025).
<b>Proposed Use</b>	Landfill.
<b>Current Zoning District</b> (Attachment C)	PUD: Planned Unit Development District (14.4 net acres) and M-4: Heavy Industrial District (8.0 net acres).
<b>Proposed Zoning District</b> (Attachment D)	A-6: Agricultural-Disposal District.

<b>BMSD Future Land Use Designation</b> (Attachment E)	Industrial (February 25, 2025: Board of County Commissioners changed from Electrical Generation Facilities to Industrial).
<b>Current BCLUP Future Land Use Designation</b>	Commerce (February 25, 2025: Board of County Commissioners changes from Electrical Generation Facilities to Commerce).
<b>Commission District</b>	District 2
<b>Applicant/Property Owner</b>	Waste Management, Inc.
<b>Folio Number</b>	484216090010

## **B. Staff Recommendation**

*The Resilient Environment Department's Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed rezoning consistent with the Broward County Comprehensive Plan.*

## **C. Background**

The site is a former waste-to-energy plant that was demolished between 2024 and 2025.

On February 25, 2025, the Board of County Commissioners enacted the following Ordinances:

1. Ordinance PC 2025-10 changing the future land use designation of the Broward County Land Use Plan from Electrical Generating Facilities to Commerce.
2. Ordinance 2025-11 changing the Broward Municipal Services District Future Land Use Map from Electrical Generation Facilities to Industrial.
3. Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet, except during a government declared disaster, or as directed by the Board of County Commissioners or County Administrator if the Board is in recess. Garbage is defined in accordance with Section 62-701.200, Florida Administrative Code as "all kitchen and table food waste, and animal or vegetative waste that is attendant with or results from the storage, preparation, cooking, or handling of food materials." The Ordinance does not prohibit the landfilling of "Class III waste," "construction and demolition debris," "sludge" (excluding liquid sludge), "ash residue," "bottom ash," or "fly ash," as those terms are defined in Rule 62-701.200, Florida Administrative Code, or nonhazardous soils.
4. Ordinance 2025-13: Amended the Broward County Code of Ordinances raising the maximum height of a landfill from 125 feet to 325 feet.

On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste. The agreement settles litigation in two court cases:

1. City of Coconut, et al. v. Broward County (Case No. CACE-25-004400 (Cir. Ct.).
2. City of Coconut, et al. v. Broward County (Case No. 25-1748GM (Fla. Div. Admin.).

The site is currently zoned M-4 and PUD. The M-4 zoning district is intended for the heaviest manufacturing and industrial uses, involving the use, handling, and storage of hazardous materials, or industrial uses which require a substantial amount of open air storage area. The M-4 district allows resource recovery plants and incinerators, but not landfills. The PUD district is intended to apply to planned developments approved by

Ordinance of the Board of County Commissioners prior to September 11, 1991. The PUD does allow the proposed landfill use.

The proposed A-6: Agricultural-Disposal District specifically permits the intended landfill use. According to the applicant, approximately 100,000 tons of material is disposed in Monarch Hill Landfill each month. The applicant intends to use the site for disposal of construction and demolition debris (C&D waste) and bulk waste. The applicant states that prior to landfill disposal, fifty percent (50%) of C&D waste is processed at one of Waste Management's two recycling centers in Broward County. The processing removes recyclable materials, such as metal, rock, cardboard, and wood and decreases the amount of waste that is landfilled.

## II. Summary of Evaluation Criteria.

The Broward County Zoning Code, Section 39-30 requires the Board of County Commissioners to consider eleven (11) factors when evaluating a rezoning request. These factors are addressed below.

### A. Ambiguity/Error.

*Analysis:* The site is zoned PUD and M-4 consistent with its former use as a waste-to-energy facility. The proposed landfill use is not allowed by the current zoning districts. The site requires a rezoning to the A-6: Agricultural-Disposal district to use the site for a landfill.

*Finding:* There is no ambiguity or error.

### B. Changing Conditions.

*Analysis:* The former waste-to-energy facility was previously part of the Solid Waste District and processed 800,000 tons of municipal solid waste per year. It ceased operations in 2015 after the Interlocal Agreement between Broward County and the municipalities that formed the Solid Waste District expired. The facility was subsequently demolished.

Broward County is nearly fully developed, population growth is expected to continue, and the need for landfills is expected to continue.

**Figure 3: Projected Population**

2020	1,994,375
2025	2,021,386
2030	2,089,980
2035	2,114,505
2040	2,189,893
2045	2,230,372
2050	2,238,298
Change 2020 - 2050	293,923 (15.1%)

*Source: Broward County 2024 Population and Forecast Allocation Model*

The Board of County Commissioners adopted amendments changing the future land use designations of both the Broward County Land Use Plan and the Broward Municipal Services District Future Land Use Map from Electrical Generation Facility to Industrial. The amendments were reviewed with the consideration that the future Industrial use would be landfill.

*Finding:* The proposed rezoning addresses changing conditions by allowing expansion of an existing landfill.

**C. Applicant Testimony.**

Verbal and written testimony from the applicant will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

**D. Staff Recommendation.**

See Section I.B.-Staff Recommendation

**E. Public Testimony.**

Verbal and written testimony from the public will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

**F. Consistency with Goals, Objectives, and Policies (GOPs) of the Broward County Comprehensive Plan.**

Staff reviewed the application for consistency with the applicable Goals, Objectives, and Policies of the Broward County Comprehensive Plan and identified the following:

**POLICY BMSD 1.1.5** - Future land uses shall be coordinated with the availability of public facilities and services.

*Analysis:* Review agencies either reported the facilities and services are available to serve the future development of the site or had no objections (Attachments J, F, H, I. The availability of facilities and service will be reevaluated at the time of site planning.

*Finding:* Consistent.

**POLICY BMSD 1.1.7** - Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

*Analysis:* While this Policy typically applies to FLUM amendments, the Applicant is proposing an industrial use that is adjacent to existing and planned industrial uses.

*Finding:* Consistent.

**POLICY BMSD 1.2.1** - Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses,
2. The site is suitable for the proposed use,
3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element,
4. Urban Sprawl is discouraged,
5. Sufficient affordable housing is provided to meet the needs of the area,
6. The proposed use is compatible with surrounding uses

*Analysis:* While this Policy typically applies to FLUM amendments, the Applicant proposes an industrial use that is adjacent to existing and planned industrial uses. Review agencies either reported the availability of facilities to serve the future

development of the site or had no objections (Attachments J, F, H, I). The remaining items of this Policy are to be reviewed at time of site planning.

*Finding:* Consistent.

**BCCP Solid Waste Element Policy 6.2.2:** The impact of solid waste management facilities and support services on adjacent natural resources and land uses shall be considered during the siting of new solid waste management facilities and the expansion of, or increase in, capacity of solid waste management facilities.

*Analysis:* The proposed application was reviewed for impacts on environmental resources. (See Attachment F).

*Finding:* Consistent.

**BCCP Solid Waste Element Policy 6.3.4:** Potential expansion of the Central Disposal Sanitary Landfill (CDSL) [Monarch Hill] shall be governed by the following:

- a) Broward County shall not approve a solid waste license or a zoning application which would allow the CDSL [Monarch Hill] to expand horizontally beyond the confines of the major roadways that currently constitute its boundaries: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
- b) Prior to January 1, 2018, Broward County shall not accept a solid waste license or zoning application which would allow the CDSL [Monarch Hill] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes as those applicable slopes are defined in Chapter 62-701 of the Florida Administrative Code in effect on September 13, 2010, and within the confines of the following major roadways: Wiles Road to the north; Sample Road to the south; Powerline Road to the east; Florida's Turnpike to the west.
- c) On or after January 1, 2018, the County may approve an application for a solid waste license or a zoning approval which would allow the CDSL [Monarch Hill] to exceed a maximum vertical height of 225 feet NGVD with three to one slopes, as set forth in (b) above, only if said approval restricts the waste to be accepted at CDSL [Monarch Hill] to Summit Waste, as defined in (d) below, except in the following limited circumstances:
  - i. The North Waste-to-Energy facilities located at 2600 Wiles Road, Pompano Beach, FL and/or the South Waste-to-Energy facilities located at 4400 South State Road 7, Fort Lauderdale FL are not operational;
  - ii. There exists a declared disaster pursuant to a Federal, State of Florida, or Broward County declaration.
  - iii. The waste must be disposed of at the CDSL [Monarch Hill] pursuant to an already existing contract between the operator of CDSL [Monarch Hill] and Miami Dade County, including any renewals or extensions thereto based on Miami Dade County exercising any option it has in the already existing contract;
  - iv. There is a de minimis amount of processable waste that must be delivered to the CDSL [Monarch Hill] as a result of a hauler, truck or equipment breakdown; or
  - v. Processable waste is inadvertently mixed in with bulk pick-up loads as a result of consumer error.

- d) The term “Summit Waste” shall mean and include all types of non-hazardous solid waste which are authorized by the current (as of September 13, 2010) solid waste license for the CDSL [Monarch Hill] issued by Broward County, except “garbage” as defined by 62-701.200(34) of the Florida Administrative Code in effect as of September 13, 2010. Summit Waste shall include, but is not limited to ash, construction and demolition debris, Class III waste (as defined in Rule 62-701.200(14) F.A.C.), non-hazardous soils, and sludge (as defined in Rule 62-701.200(106) F.A.C., but excluding liquids).

*Analysis:* On February 25, 2025, the Board of County Commissioners enacted the following Ordinances: Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet and Ordinance 2025-13 raising the maximum height of a landfill from 125 feet to 325 feet. On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste.

*Finding:* Consistent.

**BCCP Solid Waste Element Policy 6.4.3:** New and expanded landfills, and new and expanded resource recovery facilities, shall be planned to minimize impacts on adjacent existing or adopted future land uses.

*Analysis:* On February 25, 2025, the Board of County Commissioners enacted the following Ordinances:

- Ordinance 2025-12 amending the Broward County Code of Ordinances to prohibit the landfilling of garbage above 225 feet,
- Ordinance 2025-13 raising the maximum height of a landfill from 125 feet to 325 feet.

On August 21, 2025, the Board of County Commissioners approved the Monarch Hill Litigation Settlement Agreement that addresses issues such as future vertical or horizontal expansion limits, odor control, litter control, and limits on the acceptance of household and commercial solid waste.

*Finding:* Consistent.

## **G. Comprehensive Plan Consistency-Densities, Intensities, and General Uses.**

*Analysis:* The Land Use of the Property is Industrial and the requested A-6 Zoning is consistent with that designation as further described in the Policy below.

**POLICY BMSD 1.1.1** Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County Land Use Plan and associated maps, to allow various land uses by type and at assorted densities and intensities, including the following land use categories:

...

➔ Industrial

...

Land Use Category Descriptions and Permitted Uses:

The following section describes the future land use map categories available for designation on the BMSD Future Land Use Map (FLUM). The Broward County Land Use Plan (BCLUP) and associated map may include additional future land use categories. The addition of such categories to this policy requires a comprehensive plan text amendment. The Broward County Code of Ordinances, Chapter 39-Zoning, shall include the zoning districts and regulations available consistent with the permitted uses, densities, and intensities of each future land use designation. Where an existing lawful use of land or a structure is no longer permitted, such use of land or structure shall be considered nonconforming and subject to the applicable provisions of the County's Code of Ordinances, unless a contrary result is specifically provided for in the BCLUP.

...

#### Industrial

Industrial uses are intended to provide opportunity for retention and expansion of manufacturing, warehouse distribution, research and development, or other substantial employment based activities. Limited commercial uses may also be appropriate, subject to certain criteria and restrictions. Uses permitted in areas designated industrial are as follows:

1. Light and heavy industrial uses.

...

13. Utilities, excluding electrical power plants

...

*Findings: Consistent.*

### **H. Environmental, Historic, and Archaeologic Resources.**

The proposed application was reviewed for impacts to historic, archaeological, and environmental resources. (See Attachments F and G).

#### **1. Historic - Archaeologic Resources:**

*Analysis:* The County's archaeological consultant determined the proposed project will not have an adverse effect on a previously identified area of archaeological sensitivity (Attachment F). A historic resources survey, conducted in 2019, recommended a Phase I Archaeological Survey be conducted because an Indian camp was documented on the property. A detailed review will be conducted at the time of site planning to ensure the appropriate protection of such resources.

*Finding: Consistent.*

#### **2. Natural Resources**

*Analysis:* Broward County staff conducted a review for compliance with policies and programs regarding natural resources of the site. That review noted the potential for impacts to natural resources; however, further investigation would be required at the time of site planning and permitting.

a. Contaminated Sites.

Documented contaminants exist in the groundwater on the southeastern portion of the site. They are confined to the limits of the property and monitored under the facility's Solid Waste Management Permit and License. Any dewatering at or within one-quarter mile of the contaminants is subject to approval by the Environmental Permitting Division.

b. Solid Waste.

The site is a landfill.

c. Surface Water Management.

Site located in a Flood Hazard Area: A Broward County Surface Water Management License and Environmental Resource Permit area required.

d. Hazardous Material Facilities.

Ten within a quarter-mile of the site.

e. Wellfield Protection.

The proposed amendment site is not located within a wellfield zone of influence. Broward County's Wellfield Protection regulations do not require any special restrictions.

f. SARA Title III (Community Right to Know).

There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site.

g. Air Quality.

Five (5) air permitted facilities within a ½ - mile, including the landfill.

*Findings:* Consistent

**I. Infrastructure Capacity.**

**1. Public Schools.**

*Analysis:* Will not generate any students.

*Finding:* Complies.

**2. Recreation and Open Space.**

*Analysis:* Will not generate additional population.

*Finding:* Complies.

**3. Mobility.**

*Analysis:* Mobility addresses how well the site is served by transportation systems and how well those transportation systems provide access to community facilities, shopping, employment, and services (See Attachments J - Traffic Circulation Analysis, Attachment H - Public Transit Comments).



- a. *Traffic*. A peak hour traffic analysis was prepared as part of Broward County Land Use Plan amendment PC 22-5 (Attachment J). The proposed amendment is not expected to increase traffic on the regional roadway network.
- b. *Public Transit*. Public transit is not available, but Broward County Transit will note the area for possible service expansion as part of the Comprehensive Operational Analysis being conducted (See Attachment H).
- c. *Bicycle Facilities*. A bike lane exists along NW 48<sup>th</sup> Street.
- d. *Pedestrian Facilities*. A sidewalk exists along NW 48<sup>th</sup> Street.
- e. *Complete Streets*. The proposed amendment site is adjacent to Wiles Road. Staff recommended the site be designed to include safe and convenient connections to the surrounding transportation network.

*Finding*: Complies.

#### 4. Potable Water.

*Analysis*. Broward County Water and Wastewater Management Division stated it has no objections to the proposed rezoning (See Attachment I). It is estimated that demand for potable water facilities will decline as a result of the proposed rezoning.

**Figure 4: Potable Water Impacts**

<b>Service Provider</b>	Broward County Water and Wastewater Services Division-District 2
<b>Treatment Plant</b>	Broward County Water Treatment Plant 2A
<b>Impact</b>	-0.0081 MGD

*Finding*: Complies.

#### 5. Sanitary Sewer.

*Analysis*: The Broward County Water and Wastewater Management Division stated it has no objections to the proposed rezoning (See Attachment I).

**Figure 5: Sanitary Impacts**

<b>Service Provider</b>	Broward County Water and Wastewater Services Division-District 2
<b>Treatment Plant</b>	Broward County North Regional Wastewater Treatment Plant
<b>Impact</b>	-0.0063 MGD

*Finding*: Complies.

#### 6. Solid Waste Generation.

*Analysis*: No comments submitted; however, the rezoning is for a landfill that receives solid waste. The proposed amendment is expected to have a neutral impact on solid waste generation. Staff concludes adequate solid waste disposal facilities exist to serve the proposed amendment site.

**Figure 6: Solid Waste Impacts**

Zoning	Generation Rate <sup>1</sup>	Total
Current: PUD for Electrical Generation facility	2 lbs. per 100 sq. ft. per day	19,514 lbs. per day
Proposed: A-3	2 lbs. per 100 sq. ft. per day	19,514 lbs. per day

<sup>1</sup> Broward County Comprehensive Plan, Solid Waste Element, Table 6-A; Solid Waste Generations Rates for Development Review

*Finding: Complies.*

## 7. Drainage and Aquifer Recharge.

*Analysis:* The site is not within a Federal Emergency Management Agency Special Flood Hazard Area. A Broward County Surface Water Management License and Environmental Resource Permit will be required (See Attachment F).

*Finding: Complies.*

## J. Compatibility of Existing and Proposed Uses.

*Analysis:* Compatibility is “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluated compatibility based upon the characteristics of the proposed use in relation to the surrounding existing and planned uses.

The Comprehensive Plan’s Broward Municipal Services District Element Policy BMSD 1.1.7 states that “future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.” BMSD Policy 2.11.8 further states that “Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.”

**Figure 7: Site and Surrounding Land Uses**

Location	Existing Use	Current Zoning	Local Future Land Use	BCLUP Future Land Use
Subject Site	Former waste to energy plant	PUD: Planned Unit Development & M-4: Heavy Industrial	Industrial	Industrial
North (Deerfield Beach)	Warehouse Light manufacturing	I-2: Limited Heavy Industrial	Industrial	Commerce
East	Vacant Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce
South	Industrial (Monarch Hill Landfill)	A-6: Agricultural Disposal	Industrial	Commerce
West	Trucking operations (Waste Management)	A-6: Agricultural Disposal	Industrial	Commerce

On the north, the site abuts NW 48 Street, a six-lane, an approximately 125 feet wide, divided arterial roadway. The industrial uses to the north are not expected to be impacts by the proposed amendment as they are separated by NW 48<sup>th</sup> Street and generate traffic from heavy trucks.

On the east, the site abuts Monarch Hill Landfill.

On the south, the site abuts Monarch Hill Landfill.

On the west, the site abuts Monarch Hill Landfill.

The proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

*Finding:* Complies.

**K. Oceanfront Properties Considerations.**

Not applicable.

**III. Attachments (See Exhibit 2)**

- Attachment A: Site Location Map
- Attachment B: Aerial Map
- Attachment C: Current Zoning Map
- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Environmental Resource Comments
- Attachment G: Historic-Archaeologic Resource Comments
- Attachment H: Transit Comments
- Attachment I: Water and Sewer Comments
- Attachment J: Traffic Analysis