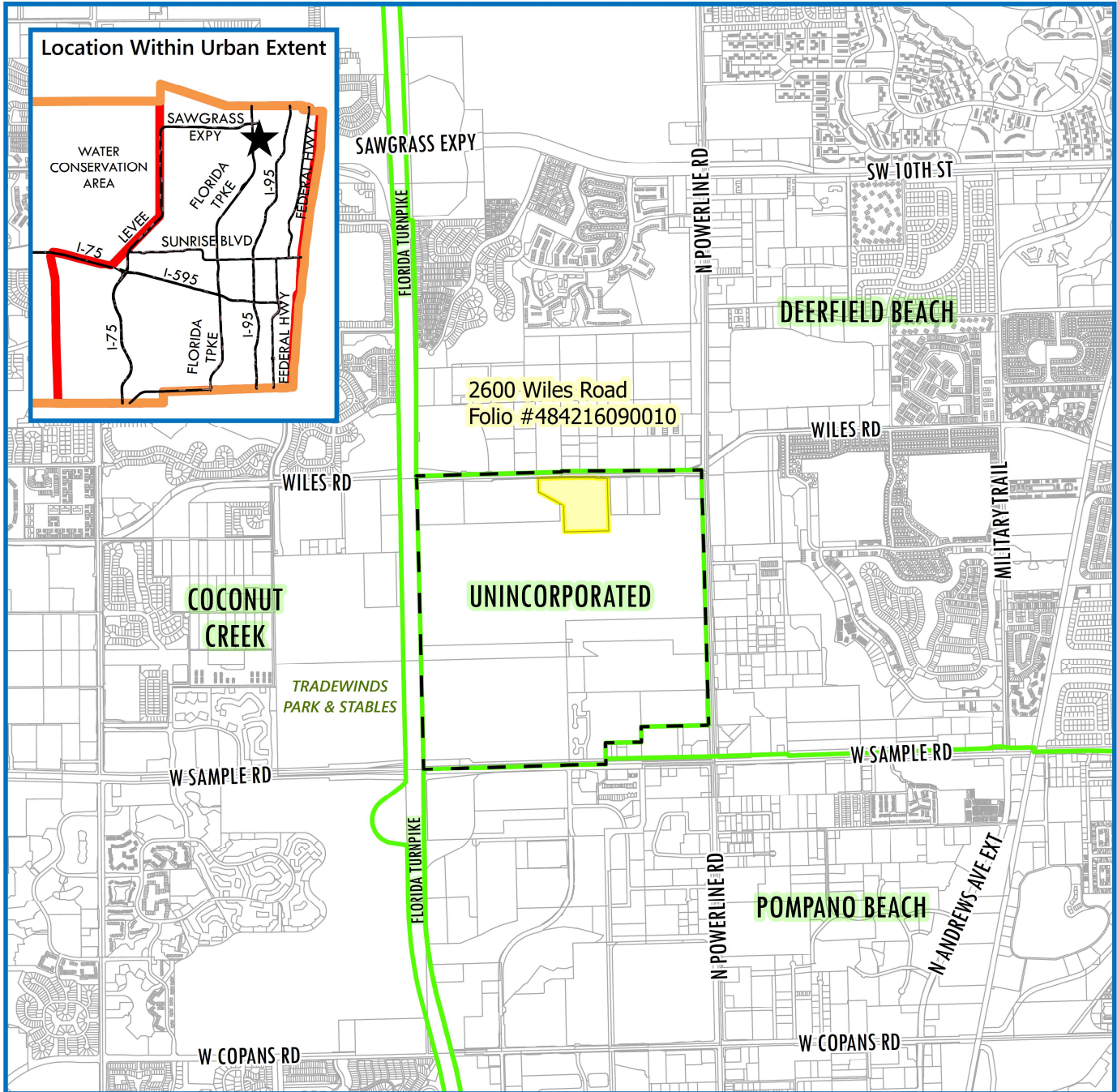
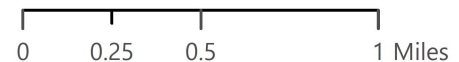
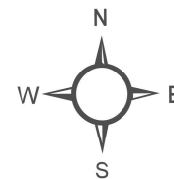




## Amendment 20-M1 Site Location Map



- 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.

**Attachment B**

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

JOHN H. ADAIR, III, P.A.  
EMERSON ALLSWORTH, P.A.  
E. SCOTT ALLSWORTH, P.A.  
MARK E. ALLSWORTH, P.A.

**1177 SOUTHEAST THIRD AVENUE  
FORT LAUDERDALE, FLORIDA 33316-1109  
BROWARD (954) 762-3400  
TOLL FREE (866) 242-9488  
TELEFAX (954) 525-3423  
WEBSITE: SFLALAW.COM**

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.

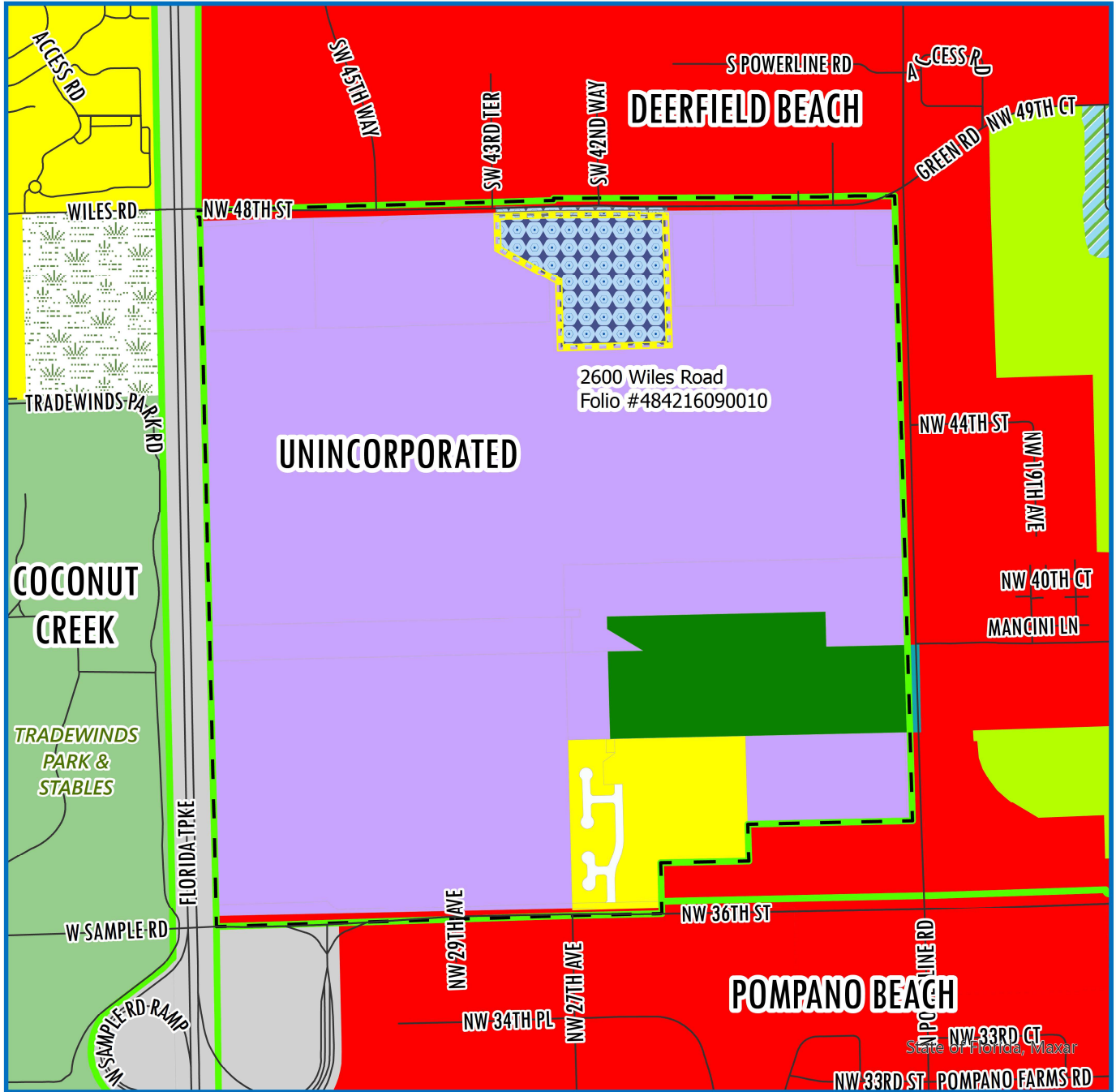
Respectfully submitted,

  
\_\_\_\_\_  
BILL LAYSTROM  
JOHN D. VOIGT, ESQUIRE  
Doumar Allsworth





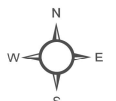
## Amendment 20-M1 Current Future Land Use Map



- |                                 |                                  |                                     |                                  |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| — 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

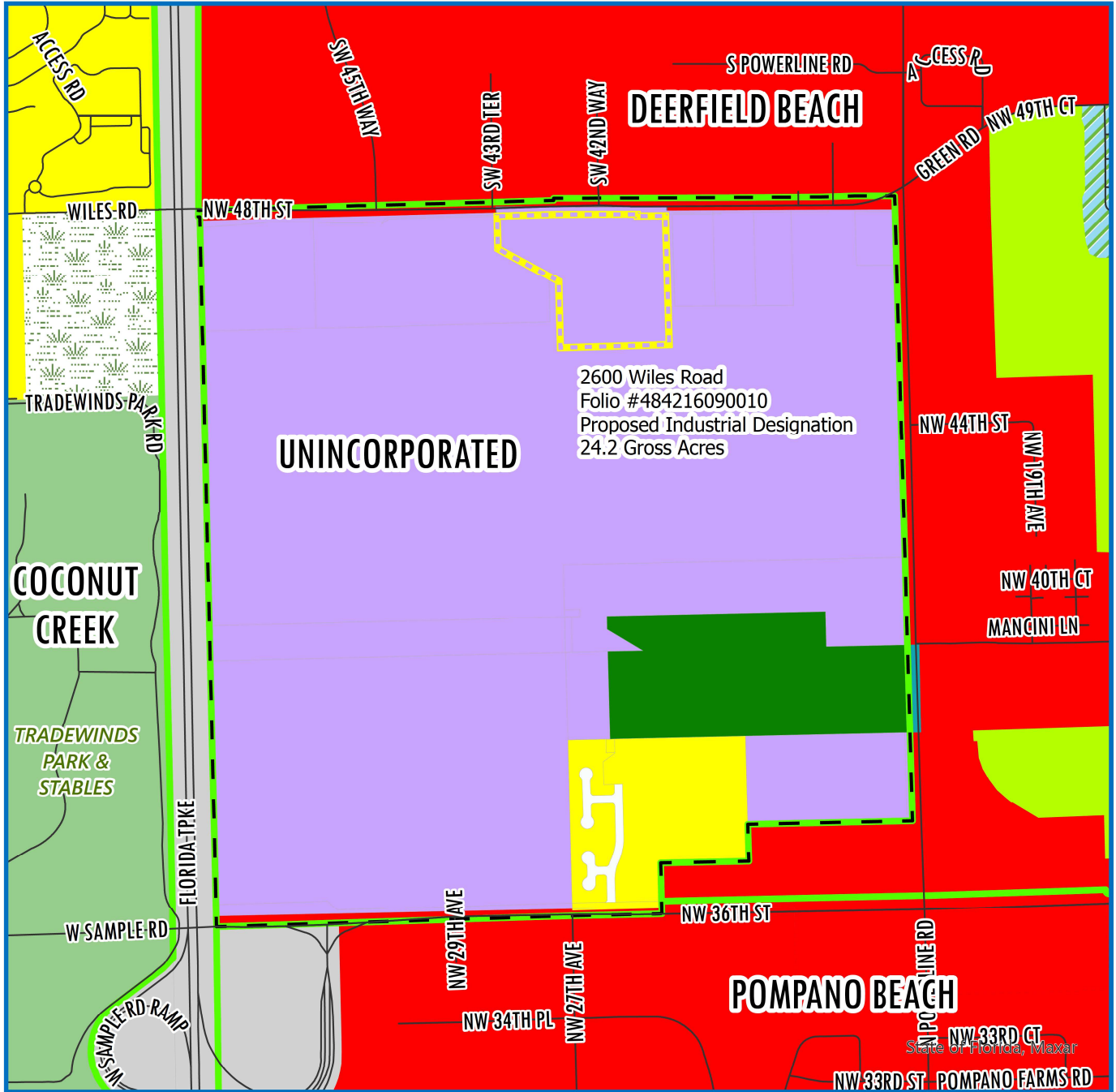
This map is for conceptual purposes only and should not be used for legal boundary determinations.







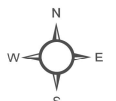
## Amendment 20-M1 Proposed Future Land Use Map



- |                                 |                                  |                                     |                                  |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| — 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.

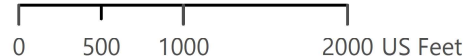
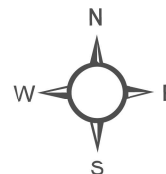




# Amendment 20-M1 Site Location Aerial Map



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

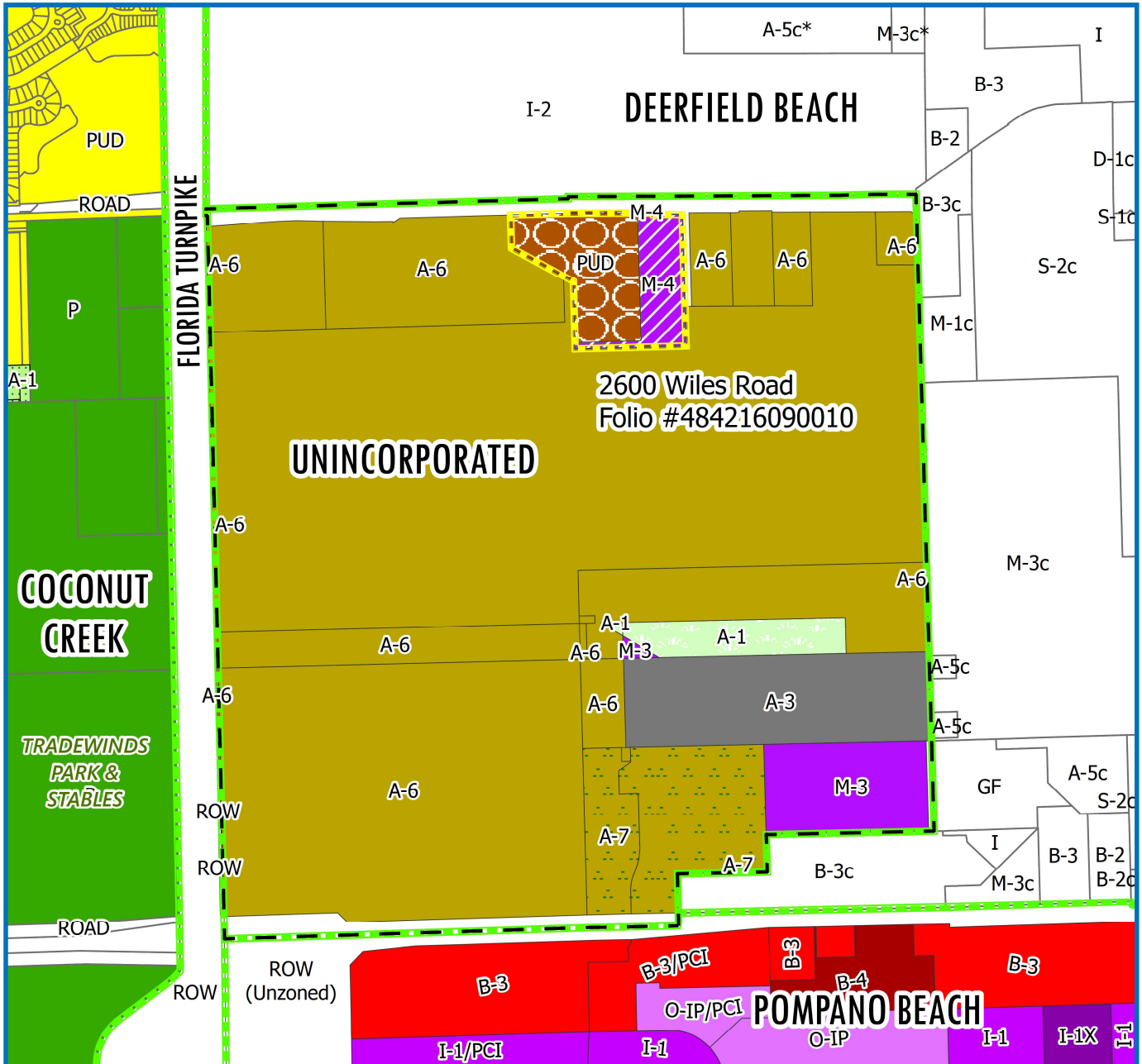


Prepared by:  
 Planning and Development Management Division  
 Environmental Protection and Growth Management Department  
 This map is for conceptual purposes only and should not be used for legal boundary determinations.



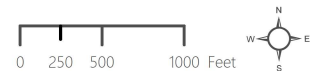


## Amendment 20-M1 Zoning Map By Jurisdiction



<ul style="list-style-type: none"> <li> Municipal Boundary</li> <li> Unincorporated Area Boundary</li> <li> Site Location - 2600 Wiles Road</li> </ul> <p><b>BMSD Unincorporated Zoning</b></p> <ul style="list-style-type: none"> <li> A-1: Agricultural Estate</li> <li> A-3: Agricultural and Utilities</li> <li> A-6: Agricultural-Disposal</li> <li> A-7: Agricultural-Restricted Disposal</li> <li> M-3: Intense Manufacturing and Industrial</li> <li> M-4: Limited Heavy Industrial</li> <li> PUD: Planned Unit Development</li> <li> ROW: Right-of-Way/Unzoned</li> </ul>	<p><b>Deerfield Beach Zoning</b></p> <ul style="list-style-type: none"> <li> A-5c: Agricultural - Excavation</li> <li> A-5c*: Agricultural - Excavation</li> <li> B-2: Business, Highway</li> <li> B-2c: General Commercial Business</li> <li> B-3: Business, General</li> <li> B-3c: Intense Commercial Business</li> </ul>	<ul style="list-style-type: none"> <li> D-1c: Special One-Family District</li> <li> GF: Government Facility</li> <li> I: Industrial</li> <li> I-2: Limited Heavy Industrial</li> <li> M-1c: Limited Manufacturing &amp; Industrial</li> <li> M-3c: Intense Manufacturing &amp; Industrial</li> <li> M-3c*: Intense Manufacturing &amp; Industrial</li> </ul>	<p><b>Pompano Beach Zoning</b></p> <ul style="list-style-type: none"> <li> B-3: General Business</li> <li> B-3/PCI: General Business, Planned Industrial Overlay</li> <li> B-4: Heavy Business</li> <li> I-1X: Special Industrial</li> <li> I-1: General Industrial</li> </ul>	<p><b>Coconut Creek Zoning</b></p> <ul style="list-style-type: none"> <li> A-1: Agricultural</li> <li> P: Parks and Recreation</li> <li> PUD: Planned Unit Development</li> <li> Road</li> </ul>	<ul style="list-style-type: none"> <li> I1/PCI: General Industrial, Planned Industrial Overlay</li> <li> O IP: Office Industrial Park</li> <li> O-IP/PCI: Office Industrial Park, Planned Industrial Overlay</li> </ul>
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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 120<sup>th</sup> 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](mailto:vfacuse@broward.org) | 954.357.5506

[Broward.org/Planning](http://Broward.org/Planning) | [#BrowardNEXT](https://twitter.com/BrowardNEXT) |



## Attachment H Water and Wastewater Management Division Comments

**From:** Nigaglioni, Rolando <[RNIGAGLIONI@broward.org](mailto:RNIGAGLIONI@broward.org)>

**Sent:** Monday, March 16, 2020 9:25 AM

**To:** Forelle, Sara <[SFORELLE@broward.org](mailto:SFORELLE@broward.org)>

**Cc:** Bodmann, Susan <[SBODMANN@broward.org](mailto: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.

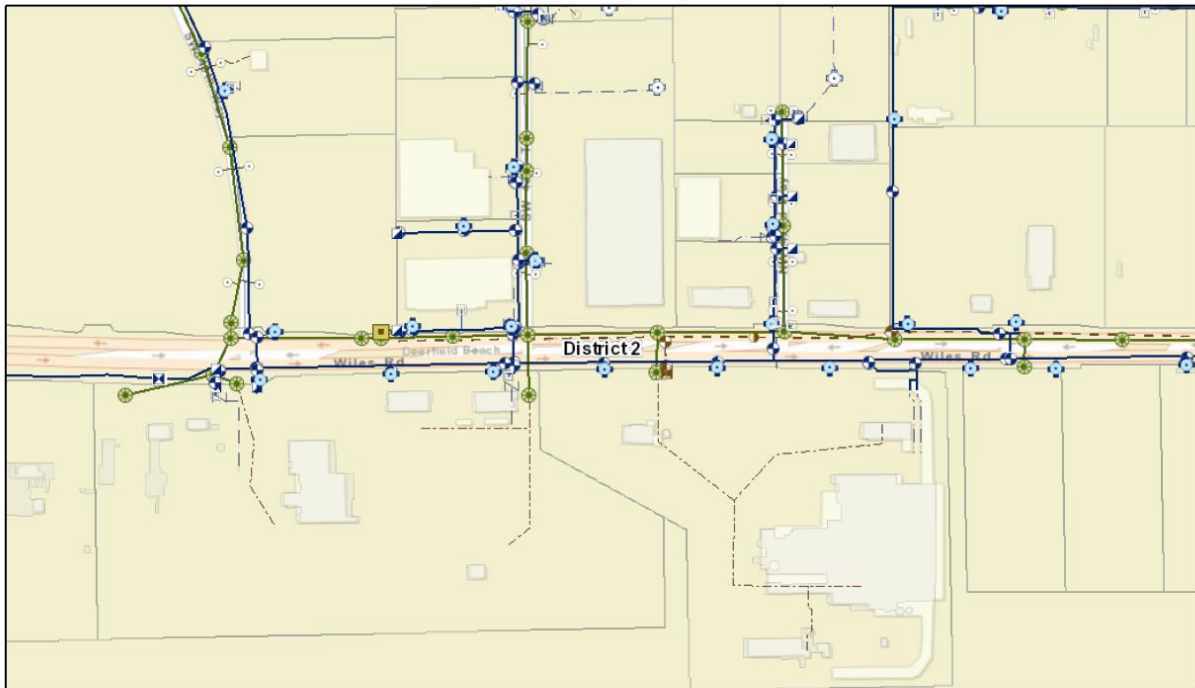
If you have questions or need additional information, do not hesitate to contact me.



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](http://www.broward.org/waterservices)

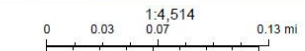


### WWS Utility Map



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](mailto: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](mailto: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

**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

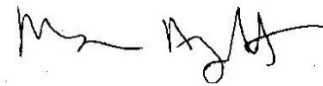
by this type of development is approximately 72 percent.

***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**

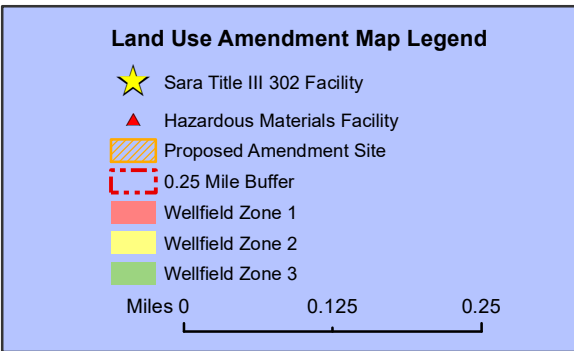
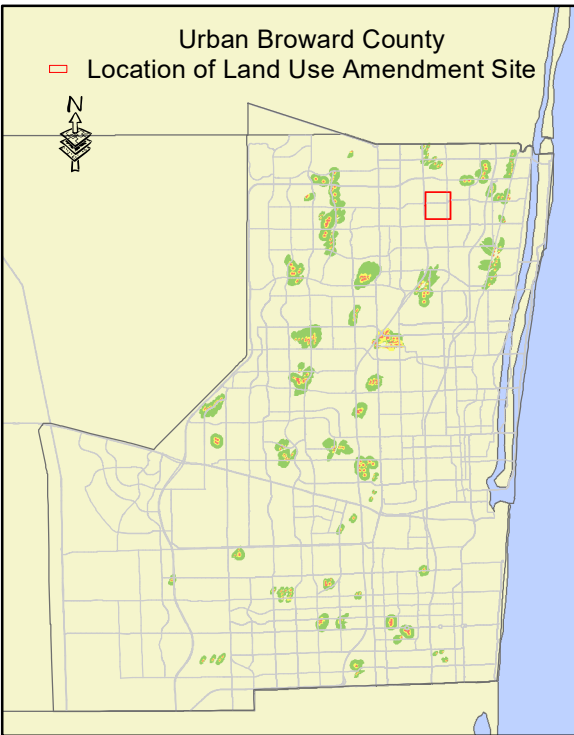
Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Mirandas Tire Inc	1982 NW 44TH ST	Deerfield Beach	33064	Waste Tire Facility	Active
Lanzo Industrial Center Addition Parcels C & D	4200 NW 19TH AVE	Deerfield Beach	33064	Borrow Pit Reclamation Project	Active
Deerfield Beach Recycling & 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

LUA

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
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







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. 31<sup>st</sup> Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: [Med\\_Exam\\_Trauma@broward.org](mailto: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](mailto: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](mailto: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](mailto: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

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SOUTH FLORIDA  
**SunSentinel**

SUNSENTINEL.COM

SATURDAY, MAY 8, 2021

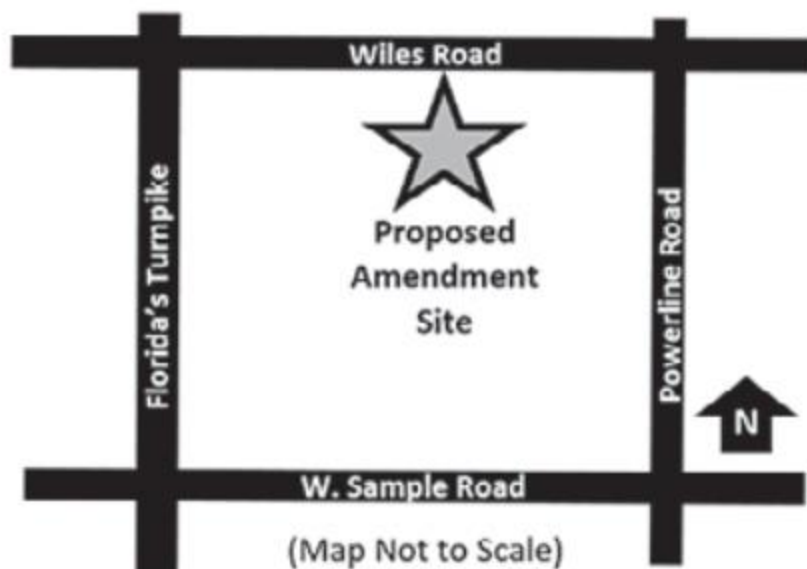
\$4.50

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## 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 2<sup>nd</sup> 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.





May 21, 2021

**Public Notice**

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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:

**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](mailto: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

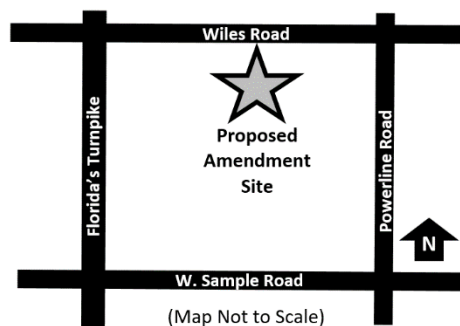
Dave Santucci, City Manager  
150 NE 2<sup>nd</sup> Avenue  
Deerfield Beach, FL 33441

**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 2<sup>nd</sup> 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

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Heather E. Cunniff, AICP, Senior Planner may be reached at 954-357-5657 or [hcunniff@broward.org](mailto: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

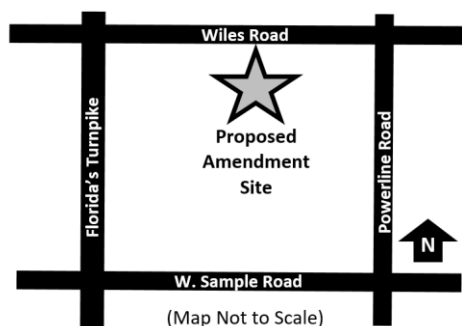
Greg Harrison, City Manager  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**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 2<sup>nd</sup> 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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Sincerely,

Josie P. Sesodia, AICP, Director

cc: David Recor, Development Services Director  
JS/hec

May 6, 2021

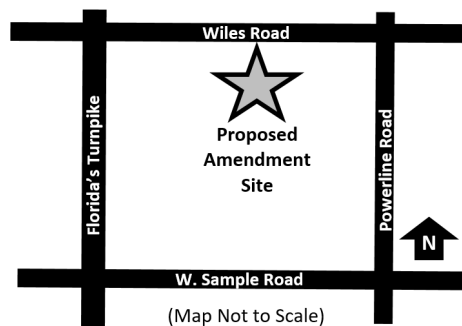
Karen Brooks, City Manager  
4800 Copans Road  
Coconut Creek, FL 33063

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

Dear Ms. Brooks:

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 2<sup>nd</sup> 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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Sincerely,

Josie P. Sesodia, AICP, Director

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