



SCOTT STOUDEMIRE  
DEPARTMENT DIRECTOR

May 18, 2021

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

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

Dear Ms. Cunniff:

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

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

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

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

**Land Use Compatibility (Section II of the development application)**

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

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

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

The applicant states in Section III.D.1., that the existing facility on the site is 95% impervious and that development under the proposed land use plan amendment should not reduce the insignificant permeable areas of the property or have an adverse impact on the aquifer recharge rate. The applicant's response fails to address the impacts on groundwater resources that will occur if the applicant is

allowed to expand its landfill operations on the site. The existing landfill has degraded water quality in the aquifer beneath the site. Continuing and expanding the use of the site will increase the risk of additional adverse impacts on South Florida's only potable aquifer. Given the serious threat of groundwater contamination posed by the ongoing operations at the landfill, the existing conditions must be evaluated and the potential impacts of the proposed expansion must be addressed.

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

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

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

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

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

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

**Intergovernmental Coordination Analysis** (Section IX of the development application)

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

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

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

**Land Use Element**

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

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

**Solid Waste Element**

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

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

- (c) Broward County shall strongly encourage State and Federal legislators to recognize waste-to-energy as a key renewable energy source, and to include waste-to-energy within any established renewable energy portfolio standard.

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

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

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

#### **Climate Change Element**

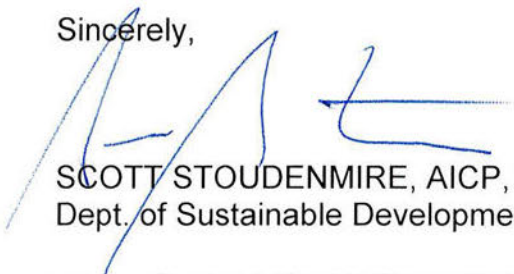
**Policy CC1.3** Broward County shall continue to promote and support the expansion of alternative and renewable energy from residential, commercial, and municipal properties by working with municipalities to reduce regulatory encumbrances, develop incentives for renewable and alternative energy installations,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

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

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

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

Sincerely,



SCOTT STOUDENMIRE, AICP, Director  
Dept. of Sustainable Development

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

WSS/ds

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



February 28, 2020

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

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

Mrs. Cunniff,

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

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

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

Thank you in advance for your consideration.

Sincerely,



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