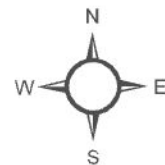
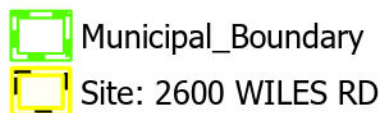


★ Site Location Within Urban Extent



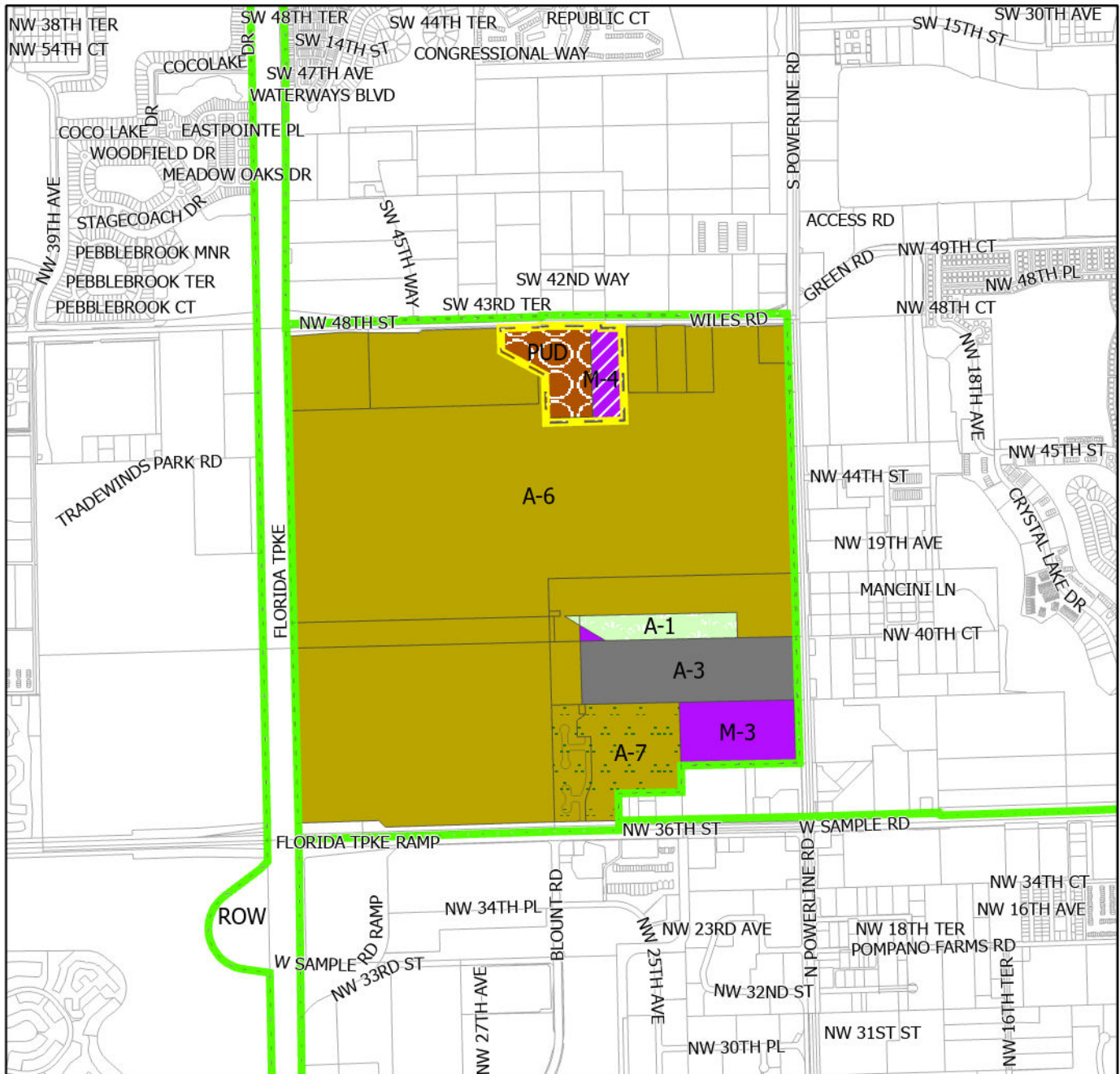
A horizontal number line with tick marks at 0, 125, 250, and 500. The unit is labeled "Feet" at the end.



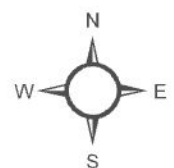
#15225 ANJOSEPH 09/11/2025



Rezoning 25-Z3 Current Zoning



- | | |
|---------------------------------|---|
| Site: 2600 WILES RD | A-7: Agricultural-Restricted Disposal |
| Municipal_Boundary | M-3: Intense Manufacturing and Industrial |
| A-1: Agricultural Estate | M-4: Limited Heavy Industrial |
| A-3: Agricultural and Utilities | PUD: Planned Unit Development |
| A-6: Agricultural-Disposal | ROW: Right-of-Way/Unzoned |



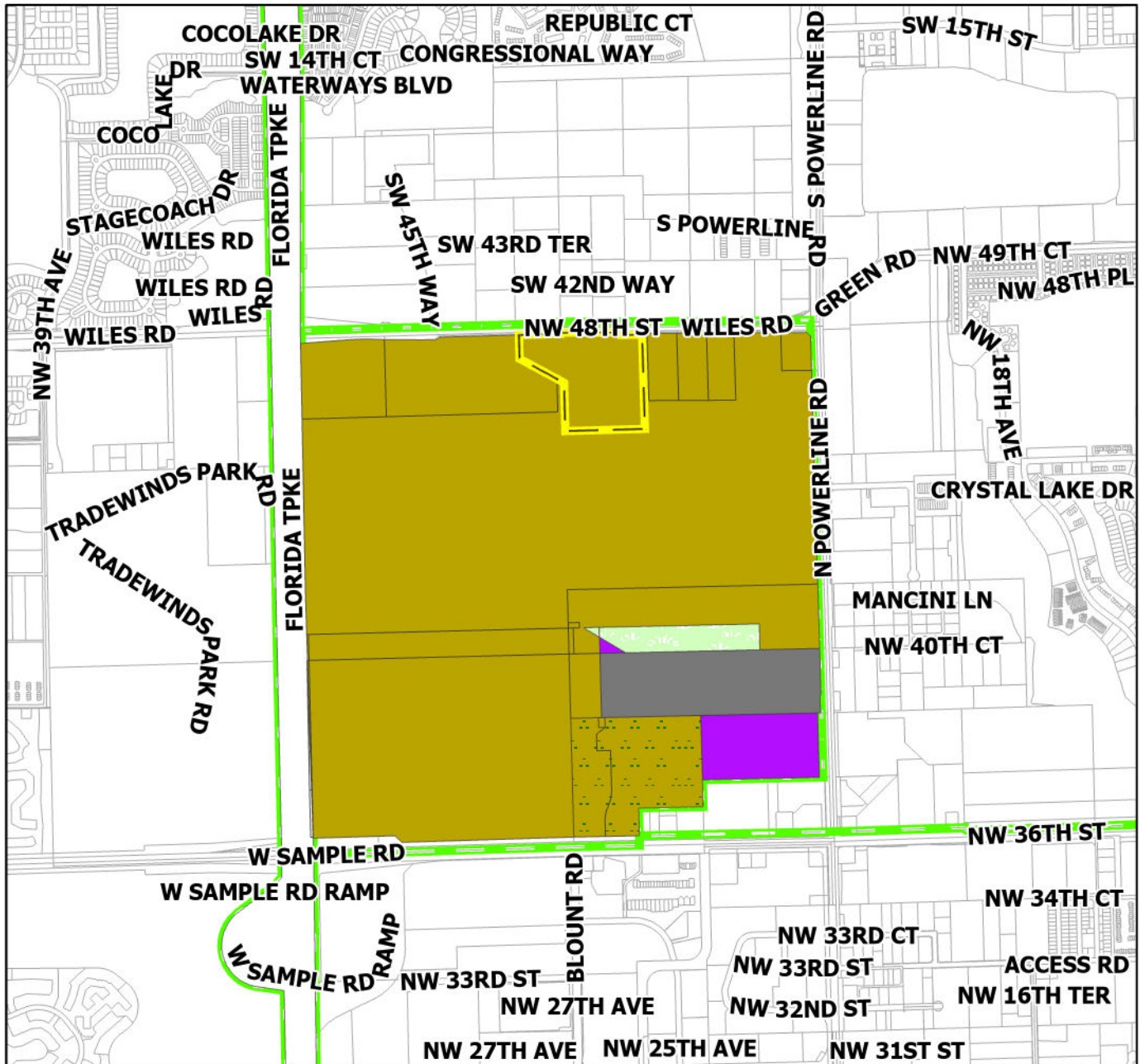
0 125 250 500 Feet

Prepared by: Urban Planning Division
Resilient Environment Department

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

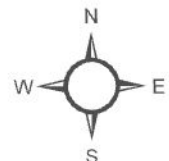


Rezoning 25-Z3 Proposed Zoning



- Municipal_Boundary
- Site: 17 NW 27th Ave

- A-1: Agricultural Estate
- A-3: Agricultural and Utilities
- A-6: Agricultural-Disposal
- A-7: Agricultural-Restricted Disposal
- M-3: Intense Manufacturing and Industrial
- ROW: Right-of-Way/Unzoned



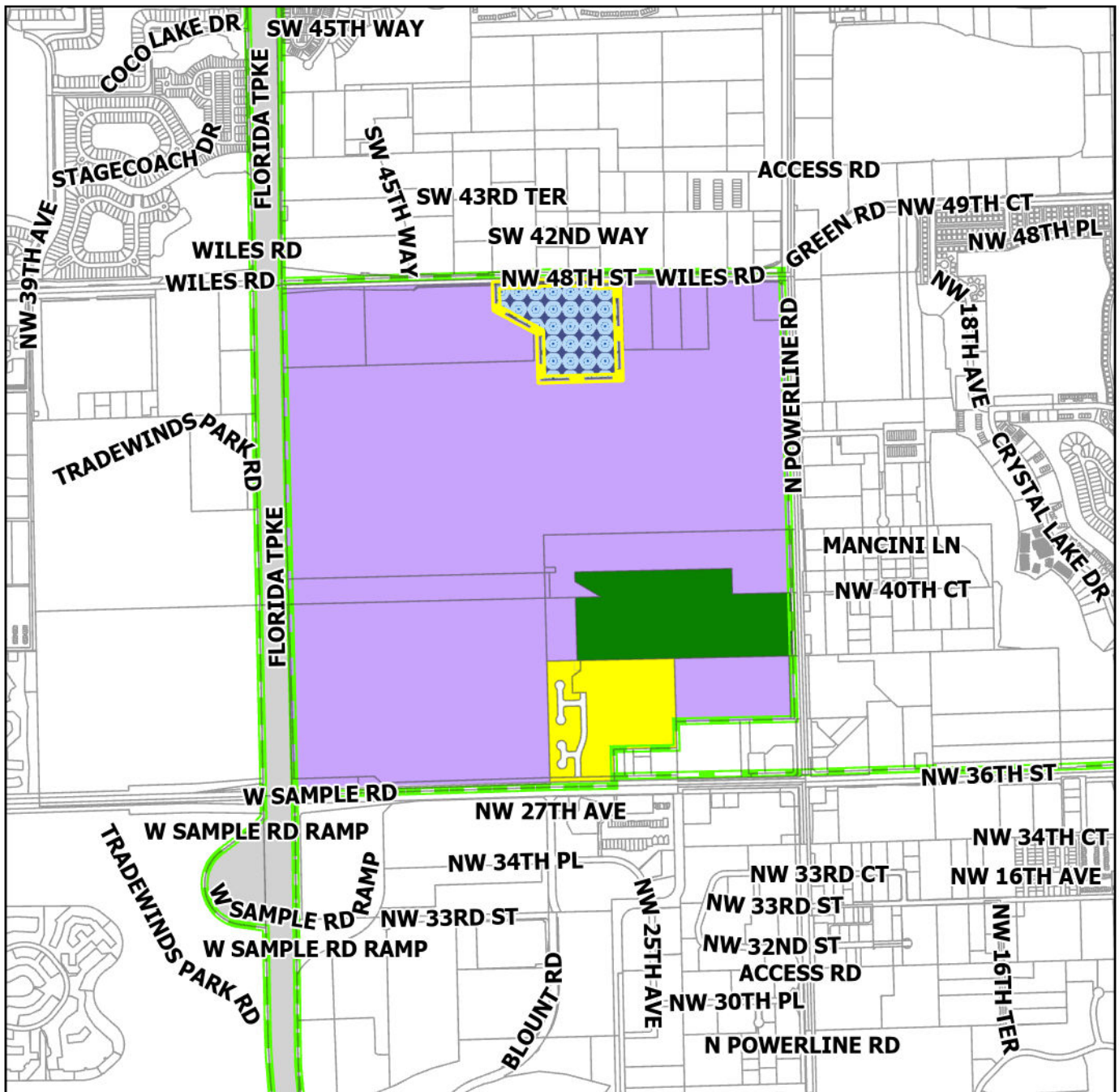
Prepared by: Urban Planning Division
Resilient Environment Department

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



Rezoning 25-Z3

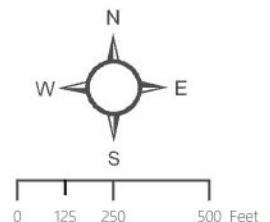
Broward Municipal Services District Future Land Use



- | | | | |
|---|----------------------------------|---|----------------|
|  | Site: 2600 WILES RD |  | Industrial |
|  | Municipal_Boundary |  | Transportation |
|  | Low (5) Residential |  | Utilities |
|  | Electrical Generation Facilities |  | Right of Way |

Prepared by: Urban Planning Division
Resilient Environment Department

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



Resilient Environment Department (RED)

Review and Comments on

Proposed Broward County Rezoning

For: Broward County Urban Planning Division

Applicant: Waste Management Inc. of Florida

Petition No: 25-Z3

Jurisdiction: Coconut Creek

Size: 24.2 ACRES

Current Zoning: PUD: Planned Unit Development District and
M-4: Heavy Industrial District

Proposed Zoning: A-6: Agricultural-Disposal District

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites

IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?

No X Yes

IS THE SUBJECT PROPERTY WITHIN 1/4 MILE OF A KNOWN CONTAMINATED SITE?

No Yes ✓

There are three (3) documented contaminated sites within ¼ mile of the area that is the subject of this rezoning application:

- NF-0010, Central Disposal Sanitary Landfill, 3000 Wiles Road; Mixed Product; Closed with Conditions and subject to a Declaration of Restrictive Covenant
- NF-2886, Ric-Man International, Inc., 1802 SW 45th Way; Metals and Phenols; Closed with Conditions and subject to a Declaration of Restrictive Covenant
- NF-2083, Sun Recycling 7, 1815 S Powerline Road; Metals; Closed with Conditions and subject to a Declaration of Restrictive Covenant

There are also documented contaminants in groundwater on the southeastern portion of the property that are currently monitored under the facility's Solid Waste Management Permit and License; those contaminants are confined to the property boundary.

Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. (DSV 08/29/25)

Solid Waste

IS THE SUBJECT PROPERTY WITHIN ONE MILE OF A SOLID WASTE FACILITY?

No _____ Yes X

(If yes, please include location map and explain)

Monarch Hill Landfill

RED License no: SW-LF00076-21

FDEP Permit no: 0051323-034-SC



COULD ENVIRONMENTAL FACTORS (CONTAMINATION, 302 FACILITIES, SOLID WASTE FACILITIES) HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No X Yes _____

If yes, please explain:

Surface Water Management

IS THE SUBJECT PROPERTY WITHIN A FEMA SPECIAL FLOOD HAZARD AREA?

No X Yes _____ - If yes, please explain:

Any future development of the property will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#). (JN 8/8/25)

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are ten (10) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the ten (10) facilities, eight (8) are hazardous material facilities, one (1) is a storage tank facility and one (1) is a hazardous material and storage tank facility. (PD 08/04/25)

IS THE SUBJECT PROPERTY IN CLOSE PROXIMITY TO OR DOES IT CONTAIN A KNOWN HAZARDOUS MATERIAL FACILITY?

No _____ Yes ☒ - location map included.

(If yes, please include location map and explain)

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes ☒

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not adjacent to, or within ¼ mile of a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 08/04/25)

IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?

No ☒ Yes _____

If yes, identify which zone:

COULD THE ENVIRONMENT (e.g., WELLFIELD ZONES) BE IMPACTED BY THE SUBJECT PROPERTY AND ITS PROPOSED USES?

No _____ Yes ☒

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 08/04/25)

NATURAL RESOURCES

DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:

No Impact ☒ _____

Increase _____ Decrease _____ in Water Recharge Capabilities

AIR QUALITY

No air construction permit application needs to be submitted for the planned landfill expansion. Future gas generation from landfill operations, may subject the facility to air permit requirements if emissions are deemed significant and need to be limited.

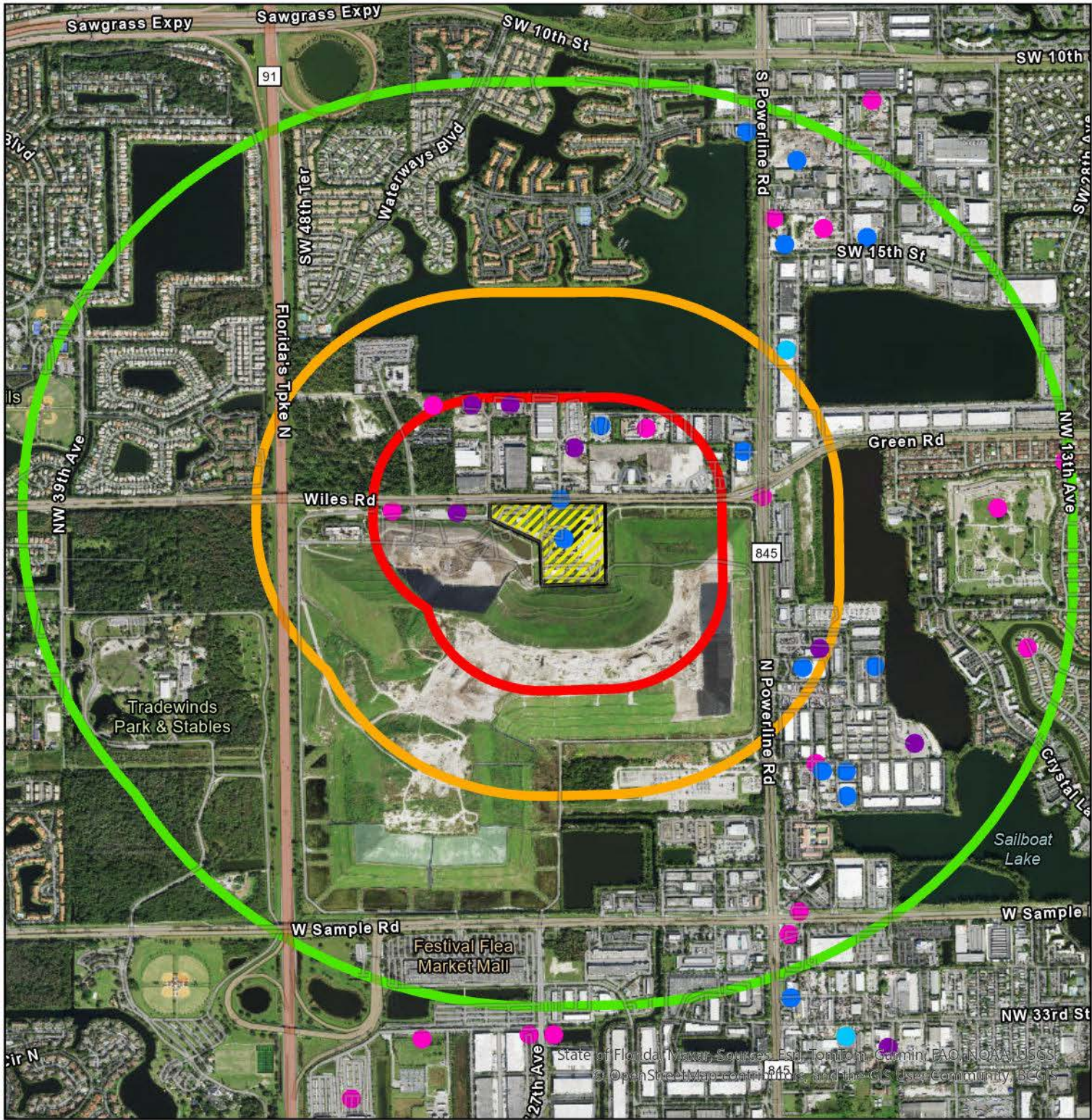
There are five (5) air permitted facilities located within half a mile of the proposed rezoning site, one of which is the proposed site itself (Monarch Hill Landfill). Of these five air sites, only one had a violation which was for late permit renewal in 2017. By nature of the proposed site, the Monarch Hill Landfill has had odor problems. That being said, there are no air facilities in the area with existing or potential noise problems.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program also recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include: promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate as well as AFV infrastructure, recommending bikeways as well as bike storage facilities, and the use of pedestrian-friendly designs which would include native tree-shaded areas.

**DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS
USES PERMITTED IN THE PROPOSED DISTRICT ON POTABLE WATER:**

No Impact X

Increase _____ Decrease _____ in Potable Water Demand:



Legend

- | | |
|--|---|
| ● State Air Sites | Proposed Site |
| ● County Air Sites | Quarter Mile Buffer |
| ● Contaminated Sites | Half Mile Buffer |
| ● Solid Waste Facilities | One Mile Buffer |

0 0.25 0.5 1 Miles



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: A. Robins on 8/12/2025
Natural Resources Division

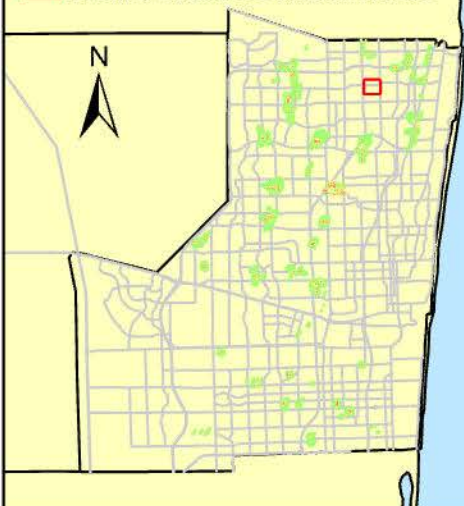
Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Waste Management Inc. of Florida	1801 SW 42ND WAY, Deerfield Beach, FL 33442	8999 - Services, Not Elsewhere Classified	Hazardous Material License
WM Recycling Deerfield	1750 SW 43RD TER, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material License
T-Mobile - 6FB1435M	2501 NW 48TH ST, Deerfield Beach, FL 33073	4812 - Radiotelephone Communications	Hazardous Material License
Central Concrete Supermix, Inc. (Plant No. 6)	1817 POWERLINE RD, Deerfield Beach, FL 33442	3273 - Ready-Mixed Concrete	Hazardous Material and Storage Tank License
Henderson Machine Inc.	1809 S POWERLINE RD, #110, Deerfield Beach, FL 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Material License
Sprint MI03XC188-Pavex Corporation	2501 NW 48TH ST, Deerfield Beach, FL 33442	4812 - Radiotelephone Communications	Hazardous Material License
All County Waste Recycling	1810 SW 42ND WAY, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material License
SNL IOV Wiles Owner, LLC	2501-03 NW 48TH ST, Deerfield Beach, FL 33442	1611 - Highway and Street Construction, Except Elevated Highways	Storage Tank Facility
Environmental Products Group Inc.	1907 SW 43RD TER, #EFGH, Deerfield Beach, FL 33442	7538 - General Automotive Repair Shops	Hazardous Material License
Deerfield Beach Recycling & Transfer	1751 SW 43RD TER, Deerfield Beach, FL 33442	4953 - Refuse Systems	Hazardous Material License

Rezone 25-Z3 Monarch Hill Landfill



State of Florida, Maxar

Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Prepared on: 8/4/2025 10:57 AM

Prepared by: Pdurius

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

SARA Title III Site

Hazardous Material Facility

Boundary

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes 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.



Coastal Archaeology & History Research, Inc.
Cultural Resource Consulting

Friday, August 29, 2025

Heather Cunniff, AICP, Planning Section Supervisor
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324

Re: Request for Comment - Historical Review
Rezoning Application – 25-3Z / Monarch Hill Landfill
Broward County Property Appraiser folios(s): 484216090010

Dear Heather,

I have had an opportunity to review materials relative to Rezoning Application – 25-3Z / Monarch Hill Landfill, Broward County Property Appraiser folios(s): 484216090010.

- 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 not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Resilient Environment Department
Urban Planning Division
Historic Preservation Program
1 North University Drive, Box 102
Plantation, Florida 33324
Telephone: (954) 357-9731
Email: rferrer@broward.org

- C. If 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. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew A. DeFelice".

Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: madefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer
Broward County, Resilient Environment Department
Urban Planning Division, Historic Preservation Program

VIA EMAIL

August 12, 2025

Heather Cuniff, AICP, Planning Section Supervisor
Broward County Urban Planning Division
1 North University Drive
Plantation, FL 33324

RE: Rezoning 25-Z3 – Monarch Hill Landfill – Transit Verification Letter

Dear Heather Cuniff,

Broward County Transit (BCT) has reviewed your correspondence dated July 24, 2025 regarding the proposed Rezoning 25-Z3 for Monarch Hill Landfill, north of Wiles Road between Powerline Road and the Florida Turnpike in unincorporated Broward County, for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing employment opportunities along Wiles Road in unincorporated Broward County. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

From: [Melendez, Vilma](#)
To: [Cunniff, Heather](#)
Cc: [Bodmann, Susan](#)
Subject: RE: Rezoning 25-Z3
Date: Thursday, July 31, 2025 1:37:41 PM
Attachments: [image002.png](#)
[image003.png](#)

Good afternoon Heather,

On behalf of the Water Management Division, I have reviewed the documents provided and have no objections to the proposed rezoning application.

Thank you,

Vilma C. Melendez, P.E., M.Eng., CPM
Construction Project Manager Supervisor
Water Management Division
2555 W. Copans Rd.
Pompano Beach, FL 33069
☎ (954) 831-0764
Cell (954) 809-8822
✉ Email: vmelendez@broward.org



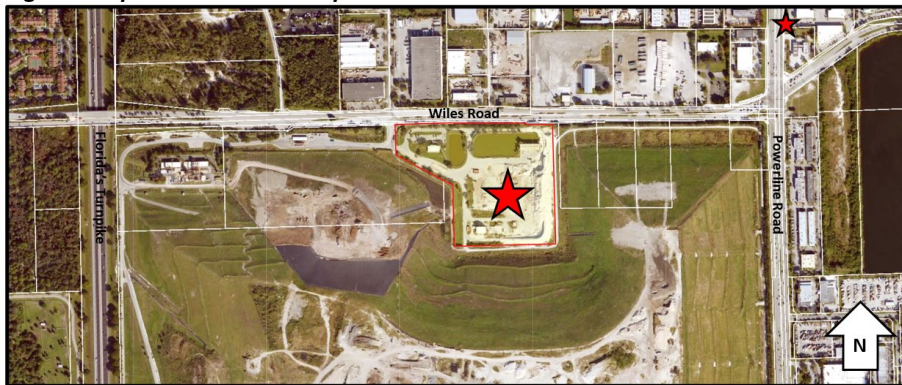
From: Cunniff, Heather <HCUNNIFF@broward.org>
Sent: Thursday, July 24, 2025 4:45 PM
To: Pognon, Monica <MPOGNON@broward.org>; Ferrer, Richard <RFERRER@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Cohen, Daniel <DACOHEN@broward.org>; Mccoy, Barney <BAMCCOY@broward.org>; Justafort, Romary <RJUSTAFORT@broward.org>; Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>; Carrano, Susanne <SCARRANO@broward.org>; Berrios, Nestor <NBERRIOS@broward.org>; Dunne, Alicia <ADUNNE@broward.org>; Bodmann, Susan <SBODMANN@broward.org>; Glennika Gordon <glennika.gordon@browardschools.com>
Cc: Delsalle, Darby <DDELSALLE@broward.org>
Subject: Rezoning 25-Z3

The Urban Planning Division received the attached application to rezone an approximately 22.4 net acre (24.2 gross acre) site from PUD: Planned Unit Development District and M-4: Heavy Industrial District to A-6: Agricultural-Disposal District. The site is a former waste-to-energy facility. The applicant intends to use the site as part of the Monarch Hill Landfill.

On February 25, 2025, the Board of County Commissioners adopted the following future land use changes:

1. BMSD 20-M1: Broward Municipal Services District Future Land Use Map from Electrical Generation Facilities to Industrial.
2. PC 22-5: Broward County Land Use Plan Future Land Use Map from Electrical Generation Facilities to Commerce

The site is shown below.



I may be contacted at 954-357-5657 or hcunniff@broward.org if you have any questions.

Please provide comments by Thursday, August 28, 2025.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

URBAN PLANNING DIVISION

1 North University Drive, Box 102| Plantation, FL 33324

954.357.5657

Broward.org/Planning

ATTACHMENT J

***TRAFFIC ANALYSIS - Peak
(as voluntarily restricted to Industrial uses/zoning)
PC 22-5***

Prepared: July 1, 2022

INTRODUCTORY INFORMATION

Jurisdiction:	Unincorporated Broward County/Broward Municipal Services District
Size:	Approximately 24.2 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation:	Electrical Generation Facilities
Potential Development:	242,000 square feet of electrical generation facility use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”*
Total P.M. Peak Hour Trips:	194 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Commerce limited to industrial uses/zoning
Potential Development:	242,000 square feet of commerce use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	194 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>0 peak hour trips</u>
--	---------------------------------

PLANNING COMMENTS

This traffic analysis is based on the voluntary commitment to restrict the proposed amendment site to industrial uses and zoning of the local government. See Attachment 3. The proposed amendment as restricted is not projected to increase traffic on the regional transportation network at the long-range planning horizon.