

18. WASTEWATER MANAGEMENT

- A. **Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.**

Estimates of average daily wastewater treatment demands are presented in **Table 18-1**. Wastewater treatment demand rates are derived from sewage flow rates set forth in Sec. 24-13(5) of the Code of Metropolitan Dade County for the County's use in determining sewage flows. Land use categories from the ordinance were applied to the proposed uses as follows:

- **Warehouse** – Used the Warehouse Industrial speculation building rate of 20 gallons per day per 1,000 square feet (20 gpd per 1,000 sq. ft.)
- **Office** – Used the Office building rate of 10 gpd per 100 sq. ft.
- **Commercial** – Increased the 5 gpd per 100 sq. ft. rate of the “Shopping Center (dry uses)” category, but increased the factor by 20% to account for higher usage associated with other varied commercial categories that also might occupy the proposed commercial space.
- **Hotel** – Used the hotel/motel rate of 100 gpd per room.

The Applicant also proposes to offer a site in the southern portion of the Property to the City of Hialeah for development of a municipal recreation area and/or other public facilities. Since potable and non-potable water demands attributable to this area can vary significantly according to the types of uses the City elects to develop on the Site, no estimate of those demands is provided.

- B. **If applicable, generally describe the volumes, characteristics and pre-treatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s).**

The general use categories proposed for this development primarily encompass uses that do not require pre-treatment of wastewater before it enters the collection system. Some specific uses, however, are required by state regulations to employ measures for disposal of certain materials prior to disposal (e.g. photo lab developers), but these are expected to be minor elements of the overall Project and are regulated individually.

- C. **1. If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through build out, any other commitments that have been made for this excess and a statement of ability to provide service at all times during or after development.**

The Applicant has requested a letter from the service provider concerning excess capacity and prior commitments for service. The response will be forwarded when received.

- 2. If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at**

all times during and after development.

The development schedule will be contingent on availability of sufficient treatment and distribution capacity to meet the development's needs. The Applicant will pursue an agreement with the City providing assurance that adequate capacity will be available to serve the Project throughout the development period.

D. If septic tanks will be used on-site, indicate the number of units to be served, general locations and any plans for eventual phase-out.

No septic tanks are planned.

E. Indicate whether proposed wastewater service will be provided within an established service area boundary.

The Beacon Countyline Property is in the City of Hialeah and the City's service area boundary.

TABLE 18.1 Wastewater Treatment Demand				
Proposed Development			Wastewater Treatment Demand	
Use	Amount	Unit	Rate* (Gallons Per Day, GDP)	Demand
Warehouse	4,100,000	Sq. Ft.	0.02 GPD/Sq. Ft.	82,000
Office	1,000,000	Sq. Ft.	0.10 GDP/Sq. Ft.	100,000
Commercial	550,000	Sq. Ft.	0.05 GPD/Sq. Ft.	27,500
Hotel	350	Rooms	100 GPD/Room	35,000
Total Gallons Per Day Demand				244,500
Source: PBS&J				

*Wastewater treatment demand rates are derived from sewage flow rates set forth in Sec. 24-13(5) of the Code of Metropolitan Dade County for the County's use in determining sewage flows. See ADA Section 18A for a discussion of methods and assumptions used to derive rates for the proposed general use categories from categories provided in the Code.

Exhibit 18-1

Letter of Available Service