

20. SOLID WASTE, HAZARDOUS & MEDICAL WASTE

- A. Provide a projection of the average daily volumes of solid waste generated at the completion of each phase of development. Use the form below and identify the assumptions used in the projection.**

Table 20.1 – Projected Solid Waste Generation, provides a breakdown of the projected average daily volume of solid waste for the Project. At buildout the projected solid waste generation is estimated to be 533.74 cubic yards per day (CYD) or 64.85 tons per day (TPD).

TABLE 20.1 Projected Solid Waste Generation						
Land Use	Intensity of Use		Generation Rate		Solid Waste Generation	
	Amount	Unit	Amount	Lbs/Sq. Ft./Day	CYD	TPD
Warehouse	4,100,000	Sq. Ft.	0.025	Lbs/Sq. Ft./Day	421.81	51.25
Office	1,000,000	Sq. Ft.	0.010	Lbs/Sq. Ft./Day	41.15	5.00
Retail	550,000	Sq. Ft.	0.030	Lbs/Sq. Ft./Day	67.90	8.25
Hotel	350	Rooms	2.000	Lbs/Room/Day	2.88	0.35
Total Solid Waste Generated					533.74	64.85

Source: The Curtis Group

- B. 1. Please specify the extent to which this project will contain laboratories, storage facilities, and warehouse space where hazardous materials may be generated or utilized. What types of hazardous waste or toxic materials are likely to be generated? Will a hazardous materials management plan be prepared covering all uses of hazardous materials on-site? If so, please discuss contents and enforcement provisions.**

At the present time, there are no plans for the Project to contain laboratories, storage facilities, or warehouse space where significant quantities of hazardous materials may be generated or utilized. No uses are anticipated for the Site that will have a “significant hazardous material usage impact” as defined in Rules 9J-2.044(2)(f) and (5)(a) of the Florida Administrative Code.

To the extent that hazardous materials usage on the Property will have a “significant hazardous material usage impact” in the future, the Applicant will prepare and submit a Hazardous Materials Management Plan or restrictive covenant in accordance with the requirements of Rule 9J-2.044(5)(b)(1) and (2) of the Florida Administrative Code.

- 2. Please discuss what measures will be taken to separate hazardous waste from the solid waste stream. What plans and facilities will be developed for hazardous or toxic waste handling, generation, and emergencies?**

To the extent that hazardous materials usage on the Property will have a “significant hazardous material usage impact” in the future, and if such waste is generated, hazardous waste will be separated from the solid waste stream by implementing the

“point of origin” disposal method as required by Rule 10D-104 Florida Administrative Code.

3. Please identify off-site disposal plans for hazardous waste generated by this development and provide assurance of proper disposal by a qualified contractor.

To the extent that hazardous materials usage on the Property will have a “significant hazardous material usage impact” in the future, the Applicant will prepare and submit a Hazardous Materials Management Plan or restrictive covenant in accordance with the requirements of Rule 9J-2.044(5)(b)(1) and (2) of the Florida Administrative Code.

4. What local and state regulation, permits and plans will regulate the generation and handling of hazardous waste at this development?

The Applicant, its successors or assigns, will comply with all legislation governing hazardous waste generation and handling. The handling and generation of any hazardous waste will be regulated by the U.S. Environmental Protection Agency and other local, state and federal agencies. If dry cleaner facilities are included as part of the Project, special rules (Chapter 62-781, F.A.C.) apply. Chapter 62-761, F.A.C., will apply in the unlikely event that a gasoline station or other petroleum storage facility is included in the Project.

Hazardous waste generation and handling are regulated by Chapter 24 of the Miami-Dade County Code. This chapter of the Code contains wellfield protection legislation.

C. For all waste disposal planned (on or off site), attach a copy of the letter from the developer describing the types and volumes of waste and waste disposal areas requested, and attach a letter from the agencies or firms providing services outlining:

- 1. the projected excess capacity of the facilities serving the development at present and for each phase through completion of the project,**
- 2. any other commitments that have been made for this excess capacity,**
- 3. a statement of the agency’s or firms ability to provide service at all times during and after development (the agency or firm must be supplied with the solid waste generation table in (A) above).**

On-Site disposal of solid waste is neither planned nor anticipated for the Project. **Exhibit 20-1, Letters to and from Miami-Dade County Department of Solid Waste Management**, includes a letter from Miami-Dade County Department of Solid Waste Management indicating their ability to maintain 5 years of solid waste disposal capacity services on a system wide basis.

Exhibit 20-1
Solid Waste Management Letters of Service



Solid Waste Management
 Dr. Martin Luther King, Jr. Office Plaza
 2525 NW 62nd Street • Suite 5100
 Miami, Florida 33147
 T 305-514-6666

- ADA Coordination
- Agenda Coordination
- Art in Public Places
- Audit and Management Services
- Aviation
- Building Code Compliance
- Building
- Business Development
- Capital Improvements
- Citizen's Independent Transportation Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Countywide Healthcare Planning
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management**
- Strategic Business Management
- Team Metro
- Transit
- Urban Revitalization Task Force
- Vizcaya Museum and Gardens
- Water and Sewer

August 16, 2007

miamidade.gov

Andrew DeWitt
 The Curtis Group
 7520 Red Road, Suite M
 South Miami, Florida 33143

Re: Beacon Countyline DRI

Dear Mr. DeWitt:

In response to your letter dated August 10, 2007, the Department of Solid Waste Management can provide you with the following information:

This Department does not measure waste disposal capacity utilization on a case-by-case basis. Accordingly, it is not possible to make specific capacity commitments to facilities, developments or areas. Instead, the adequacy of County disposal capacity is evaluated on a system-wide basis, in terms of existing waste delivery commitments from both public and private sector waste haulers. Long-term disposal capacity is then provided in response to projections regarding both contracted and anticipated non-contracted waste flows over many years.

Therefore, no specific calculations concerning excess capacity of disposal facilities to service Beacon Countyline's development at buildout are available. Similarly, no commitments have been made for this "excess capacity" to other parties in the past (other than through waste delivery contracts), nor is it possible to make one to you now in those terms.

Instead, this Department issues an annual assessment of the County's status in terms of "concurrency" provisions – that is the ability to maintain a minimum of five (5) years of waste disposal capacity on a systemwide basis. The County is committed to maintaining such concurrency in compliance with Chapter 163, Part II F.S. and, in fact, as reviewed in a memorandum dated September 15, 2006 to the Director of Planning & Zoning, we are in compliance with our Level of Service Standard.

Please be advised that this same information will apply should the project undergo additional changes. If you have questions, please contact my office at 305-514-6628.

Sincerely,

Kathleen Woods-Richardson
 Director

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