

## FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

### General Comments

1. **The Beacon Countyline project will be located on 340 acres in western Hialeah. The project will consist of warehouse, office and retail space, as well as a 350-room hotel. The property was originally part of broad Sawgrass flats in the greater Everglades ecosystem. Over time, the property has been converted to agricultural use and most recently has been utilized as a construction and demolition debris (C&D) landfill and material reclamation facility (MRF). A stormwater treatment system has been constructed in conformance with State water quality standards. Several Florida Department of Environmental Protection (FDEP) and Miami-Dade County Department of Environmental Resource Management (DERM) Permits have historically been issued for the C&D and MRF use.**

The Project has been reduced to approximately 496 acres and the development program has been revised as shown in the response to **Question 10 – General Project Description**.

2. **Permits for the Water Treatment Facility and the Distribution System will be required and will be processed through the Miami-Dade County Department of Health office. We could not locate a letter of available service from the off-site water supplier within the Application. Please provide a letter describing: (1) existing capacity and (2) a schedule to obtain supplemental capacity (Hialeah or plant expansion). It is good to see that reuse is envisioned for this project. Please be aware of the requirements for Cross Connection Controls for projects of this type. The referenced anti-back siphoning valves may not be adequate for irrigation wells or reuse.**

Letters from the service providers will be sent to all review agencies when received.

3. **If reclaimed water will be available in the future, then the Applicant should plan on installing the reuse distribution system (purple pipe) during construction. The Application indicates that approximately 140,000 GPD of irrigation water will be needed. The ADA states that the Applicant has requested a letter from the City concerning wastewater service for the project, but contains no response from the utility (City of Hialeah) at this time. The Applicant should provide an update on when wastewater service will become available.**

Letters from the service providers will be sent to all review agencies when received. The City of Hialeah will implement the water conservation measures pursuant to Miami-Dade County Ordinance No. 08-14. The City is not planning to implement a wastewater reuse system. City staff has indicated that construction of a wastewater reuse distribution system (purple pipe) is not necessary.

4. **The proposed work will require an Environmental Resource Permit (ERP). In accordance with the operating agreement between South Florida Water Management District (SFWMD) and the Department, the SFWMD has regulatory authority for this ERP issue. As part of the ERP review process, the impact to water resources should be evaluated for the proposed project. For any dewatering activity, a water use permit may be required from SFWMD. The project needs to be**

constructed and operated to ensure compliance with water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. Additionally, the project may require an NPDES stormwater construction permit from the Department's Tallahassee office. Please contact them at (850) 245- 7521.

This comment has been acknowledged and the Applicant will undertake all required permitting processes as needed for development of the Project.

5. **Any direct or indirect potential impacts to wetlands will have to be addressed through the ERP regulatory process where the applicant has to demonstrate minimization of impacts and adequate mitigation according to Part IV of Chapter 373, Florida Statutes.**

The Applicant will undertake all regulatory processes as needed for the development of the Project and will address all direct or indirect impacts to wetlands through these processes.

6. **Page 14-1 states that "Approximately 77 percent of the site is covered with an average of 10 to 12 feet of C&D material." And "The C&D material will be spread over the remainder of the site during Site preparation and landfill closure activities." Additionally, the DRI states that "Groundwater has been monitored since 2000 during semi-annual sampling events in 18 monitoring wells." Further, Page 14- 2 states that "A copy of the most recent semi-annual groundwater monitoring report submitted to DERM is included as Appendix 14.1 Semiannual Groundwater Monitoring Report in Book 2". I was not provided a copy of "Book 2" in the submittal. However, the Miami-Dade Department of Environmental Resources Management (DERM) would be the lead agency to review and process any solid waste closure permits associated with this facility. All groundwater monitoring for the operation of the C&D facilities needs to be coordinated with DERM. Additionally, any soil, groundwater, surface water or sediment contamination assessment and remediation issues associated with the C&D facilities must also be coordinated with DERM. Specific steps must be proposed by the applicant in order to dispose / manage land clearing debris and construction and demolition debris generated during facility construction. Along with Miami-Dade County Chapter 24, Chapter 62-701, Florida Administrative Code (F.A.C.) contains regulations governing solid waste management. Maps that were included in the submittal show adjacent quarry operations. This DRI does not appear to be in a wellfield protection area, based on a review of the wellfield protection map located on DERM's website: [http://www.miamidade.gov/derm/wellfield\\_protection\\_areas.asp](http://www.miamidade.gov/derm/wellfield_protection_areas.asp).**

This comment has been acknowledged. The Applicant is currently working with DERM on the environmental and solid waste concerns at the Site.

7. **We could not locate a reference to irrigation water, however, the location of any irrigation wells must be closely coordinated with DERM to ensure that any contaminated groundwater is not spread to previously uncontaminated areas, less contaminated areas or offsite. Wastewater services for the proposed development is planned to be through Miami-Dade County.**

The Applicant acknowledges that the facilities employed On-Site will comply with the applicable requirements of Miami-Dade County Code and the Florida Administrative Code in the handling, disposal, and facilities associated with any hazardous materials during construction activities. The Applicant will employ Best Management Practices and will provide guidance for any business On-Site that would potentially handle hazardous materials.

8. **The applicant is advised that many types of facilities generate some type of hazardous material, especially during construction activities (paints, solvents, adhesives, oils, roofing coatings, etc.) For example, lubricating oils used in lawn care, generators, air compressors are frequently handled. Please be advised that petroleum storage tanks at fuel stations and for emergency generators must be constructed to comply with the current requirements of Miami-Dade County Chapter 24, along with Chapter 62-761 or 62-762, F.A.C., as appropriate. In addition, there are special requirements for dry cleaner facilities governed by Chapter 62-781, F.A.C. as well as requirements for hazardous waste handlers, including laboratories, photographic developing, paint handling, etc. (Chapter 62-730, F.A.C.). An acknowledgment that these facilities would comply with the applicable requirements of these rules should be included. Best Management Practices guidance for many businesses that handle hazardous materials may be found at: <http://www.dep.state.fl.us/waste/categories/p2/default.htm>**

The Applicant intends to follow all applicable Waste Program procedures in the event that drums, solid wastes, tanks or potentially contaminated soils are encountered during construction. The Property is a C&D Landfill site that will need to be closed prior to construction. The Applicant will be subject to the permitting and approval processes established by the applicable governing agencies. The Applicant intends to comply with Chapter 24 and Chapters 62-761, 62-762 or 62-781, F.A.C., as appropriate, throughout the construction process of any petroleum storage tanks at fuel stations for emergency generators. The Applicant will meet all requirements for dry cleaner facilities pursuant to Chapter 62-781, F.A.C., should such a facility be constructed On-Site, as well as those requirements for hazardous waste handling facilities pursuant to Chapter 62-730, F.A.C., if applicable.

9. **With regard to Waste Program issues, what specific procedures would be followed by the applicant in the event drums, solid wastes, tanks or potentially contaminated soils are encountered during construction? Also, projects involving "dewatering" should be discouraged, since there is a potential to spread contamination to previously uncontaminated or less contaminated areas or off-site and affect surface waters, contamination receptors, site workers and the public. Dewatering projects would require permits / approval from the South Florida Water Management District, Water Use Section and coordination with the Miami-Dade Department of Environmental Resources Management.**

These comments are acknowledged and will be implemented. In the event drums, tanks or potentially contaminated soils are encountered during construction, Best Management Practices (BMPs) will be employed to segregate the waste, test the material if needed, and handle it properly. A contingency plan will be submitted to DERM for approval prior to waste relocation or significant construction activities.

Currently, it is not anticipated that dewatering will be required for site development; however, it is acknowledged that permits/approvals will be required from SFWMD and DERM if dewatering is necessary.

10. **Department rules and statutes are found on the DEP's Internet Web site: <http://www.dep.state.fl.us/legal/Default.htm>**

This comment has been acknowledged and the Applicant will go through all required permitting processes as needed for development of the Project.

11. **A staging area, with controlled access, should be planned in order to safely store raw material paints, adhesives, fuels, solvents, etc. that will be used during construction. All containers need to be properly labeled. The project developers should consider developing a written construction Contingency Plan in the event of a natural disaster (e.g. hurricane), spill, fire or environmental release of hazardous materials stored / handled for the project construction. Contingency planning should also include details on how construction and hazardous materials would be safely stored and secured prior to a hurricane or natural disaster.**

The Applicant will comply with all Federal, State and local requirements regarding natural disaster contingency planning and hazardous materials handling and storage.

12. **The Air Section of the Department of Environmental Protection (DEP) has reviewed the November 2007 ADA to determine if a carbon monoxide air quality modeling analysis would be needed. This analysis would be based upon DEP's "Guidelines for Evaluating the Air Quality Impacts of Indirect Sources." These guidelines require that all Level of Service (LOS) "E" and "F" intersections impacted by 5% or more project traffic and surface parking area of 1500 vehicle trips per hour or a parking garage of 750 vehicle trips per hour need to be considered for air quality modeling.**

This comment has been acknowledged and the Applicant will undertake all required permitting processes as needed for development of the Project.

13. **We concur with the Applicant's response to *Question 22-Air* that air impacts will be addressed after *Question 21 - Transportation*, has been approved. At that time, it is recommended that the applicant's representative schedule an air quality methodology meeting with Bruce Coward of DERM (305/372-69250) and Bruce Offord of DEP (561/681-6630), to determine which intersections and/or parking facilities need to be considered for a carbon monoxide analysis.**

This comment has been acknowledged and the Applicant will undertake all required permitting processes as needed for development of the Project.

14. **We would also like to encourage the use of "green" building techniques in the construction of the project's offices, warehouses and retail structures. The United States Green Building Council ([www.usgbc.org](http://www.usgbc.org)) as well as the Florida Green Building Coalition ([www.floridagreenbuilding.org](http://www.floridagreenbuilding.org)) has developed nationally-recognized building standards for new construction which encourage a whole building approach to sustainability. These standards require performance in five**

**key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.**

The Applicant is reviewing “green” building techniques and will implement these techniques as feasible and appropriate.