

**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.A.1 (R) – 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.A.1 (R) Projected Solid Waste Generation						
Land Use	Intensity of Use		Generation Rate		Solid Waste Generation	
	Amount	Unit	Amount	Lbs/Sq. Ft./Day	CYD	TPD
Warehouse	4,300,000	Sq. Ft.	0.025	Lbs/Sq. Ft./Day	442.39	53.75
General Office	750,000	Sq. Ft.	0.010	Lbs/Sq. Ft./Day	30.86	3.75
Retail	350,000	Sq. Ft.	0.030	Lbs/Sq. Ft./Day	43.21	5.25
Hotel	350	Rooms	2.000	Lbs/Room/Day	2.88	0.35
Total Solid Waste Generated					519.34	63.10

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 “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 (R) – 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 (R)**

**Letters to and from Miami-Dade County Department of Solid Waste Management**

August 10, 2007

VIA E-MAIL & MAIL

Ms. Kathleen Woods-Richardson  
Director  
Miami-Dade County Department of Solid Waste Management  
Dr. Martin Luther King Jr. Office Plaza  
2525 N.W. 62<sup>nd</sup> Street  
Miami, Florida 33147

**Re: Beacon Countyline DRI  
Solid Waste Management**

Dear Ms. Woods-Richardson

In accordance with Chapter 380.06, Florida Statutes, regarding Development of Regional Impact (DRI), we are required to obtain information from Miami-Dade Department of Solid Waste Management on its ability to provide the proposed **Beacon Countyline DRI** development with solid waste management.

Flagler Development Group is seeking to develop a mixed-use project in the City of Hialeah. **Beacon Countyline DRI** consists of approximately +/- 500 acres located east of the Florida Turnpike and west of I-75 within the City of Hialeah's Hialeah Heights neighborhood. The project is bounded on the north by NW 170 Street; on the east by NW 97 Avenue; on the south by NW 154 Street; and on the west by NW 107 Avenue.

Enclosed for your use are the following:

- Aerial Photograph showing project location; and,
- Table 1 describing the proposed development program.

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any question, please do not hesitate to contact me at (305) 663-5800

Sincerely,

  
Andrew DeWitt  
The Curtis Group

**Development Program**

The Applicant proposes development of the following mix of uses:

<b>Table 1 Beacon Countyline Proposed Development Program</b>		
<b>Land Use</b>	<b>Intensity</b>	<b>Acres</b>
<b>Warehouse/flex</b>	4,100,000 sf	228.8
<b>General Office*</b>	1,000,000 sf	58.9
<b>Commercial</b>	550,000 sf	55.61
<b>Hotel</b>	350 rooms	9.5
<b>Lake</b>	-	70.3
<b>City Park and Municipal Center (Includes Police &amp; Fire Stations)</b>	-	66.3

\*GLA - Gross Leasable Area. GLA is approximately 85% of GFA (Gross Floor Area) for office and retail uses. Therefore the GFA equivalent is approximately 15 percent greater than shown above.



— Miami-Dade UDB 2005     City of Hialeah  
— Miami-Dade UDB 2015     Beacon County Line DRI

Map A  
 Location Map  
 Beacon County Line DRI



**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

*Delivering Excellence Every Day*