

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.A.1 – Wasterwater Treatment Flow**. Wastewater treatment demand rates are derived from sewage flow rates set forth in Miami-Dade Water and Sewer Department's 'Schedule of Daily Rated Gallonage for Various Occupancy'. Land use categories were applied to the proposed uses as follows:

- **Warehouse** – Used the Warehouse Industrial 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.
- **Retail** – Used the "Shopping Center (dry uses)" rate of 5 gpd per 100 sq. ft.
- **Restaurants** – A total of three full service and ten fast food restaurants was estimated for this project. A total of 300 seats and 338 seats were estimated in the full service and fast food establishments respectively. The flow rates of 50 gallons per day per full service seat and 35 gallons per day per fast food seat was applied from the Schedule.
- **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. Wastewater treatment demand attributable to this area is expected to be nominal.

Table 18.A.1 (R2)					
Wastewater Treatment Flow					
Proposed Development			Wastewater Treatment Flow		
Use	Amount	Unit	Rate* (Gallons Per Day, GPD)	Demand**	
Warehouse	4,300,000	Sq. Ft.	0.02	GRP/Sq. Ft.	86,000
Office	750,000	Sq. Ft.	0.10	GPD/Sq. Ft.	75,000
Retail	320,000	Sq. Ft.	0.05	GPD/Sq. Ft.	16,000
Restaurant - Fast Food	338	Seats	35.00	GPD/Seat	12,000
Restaurant - Full Service	300	Seats	50.00	GPD/Seat	15,000
Hotel	350	Rooms	100.00	GRD/Room	35,000
Total Gallons Per Day Demand					239,000
Source: PBS&J					

* Wastewater treatment demand rates are derived from sewage flow rates set forth in Metropolitan Dade County Water and Sewer Department's 'Schedule of Daily Rated Gallonage for Various Occupancy'. See ADA Section 18.A for a discussion of methods and assumptions used to derive the proposed general use categories from categories provided in the Code.

** Rounded to the nearest 1,000 gallons per day.

- 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 attached in **Exhibit 18.1 – Letters of Available Service** indicating the ability of the City of Hialeah and WASD to provide wastewater services for the Project and a response to the above information. The City responded in a letter dated July 23, 2008 and WASD responded with two letters dated May 14, 2008 and July 15, 2008.

- 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.

Exhibit 18.1

Letters of Available Service

City of Hialeah dated July 23, 2008

Miami-Dade WASD dated May 14 and July 15, 2008

City of Hialeah

Department of Water & Sewers



Julio Robaina
Mayor

Esteban Bovo
Council President

Carlos Hernandez
Council Vice-President

Council Member

Jose F. Caragol

Vivian Casals-Muñoz

Luis E. Gonzalez

Isis Garcia-Martinez

Jose Yedra



Armando Vidal, P.E.
Director

July 23, 2008

Mr. Michael A. Lee, Senior Project Manager
PBS & J
2001 NW 107th Avenue
Miami, Florida 33172-2507

Reference: Beacon Countyline DRI-Water and Sewers Availability

Dear Mr. Lee:

This letter is in response to your request of April 11, 2008 regarding the availability of water and sewers services for the proposed Beacon Countyline development.

The City of Hialeah recently constructed a sewer force main along NW 97 Avenue and will connect this line to a new regional pump station (PS 200) currently under construction. PS 200 will collect and transmit all flows that are delivered to the new 97 Avenue force main and will serve all of the anticipated development within the annexation area. PS 200 will connect directly to a Miami Dade force main along NW 138th Street. The pump station will be completed within the next twelve months.

As you are aware the City has entered into a Joint Participation Agreement with Miami Dade for the construction and operation of a Reverse Osmosis Water Treatment Plant (the plant) to serve the Annexation Area (Three square miles having NW 170 Street as its northern boundary, NW 138 Street as its southern boundary, the eastern edge of I-75 as its eastern boundary and NW 107 Avenue as its western boundary). This plant currently in the planning and preliminary engineering stages is scheduled to be in full operation in 2011. Therefore, the City anticipates that any water demands after the completion of the plant will be fully met by the plant. The City has completed negotiations for a 20-year service agreement with Miami Dade and anticipates being able to provide from our interim allocation for the annexation area to Beacon Countyline development 6,400 gpd as outlined in your letter of April 23, 2008. This allocation will be made available to Beacon Countyline in 2010 in accordance to your development and demand schedule recently submitted to my office. If you have any questions please do not hesitate to call on me at (305) 556-3800.

Sincerely,

Armando Vidal, P.E., Director

CC: Mayor Julio Robaina
William Grodnick, City Attorney
Debora Storch, Director, Planning
Joe Dysard, RW Beck
Ron Armstrong, Parsons



Carlos Alvarez, Mayor

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Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

July 15, 2008

Ms. Jo Sesodia, AICP, DRI Coordinator
SFRPC
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021

Re: Beacon Countyline Development of Regional Impact (DRI)

Dear Ms. Sesodia:

This letter is to provide an update to my previous letter dated May 14, 2008. The water supply for the subject project is to be provided by the City of Hialeah in accordance with a Joint Participation Agreement (JPA) between the County and the City, dated December 27, 2007, and a 20-year Contract between the County and the City providing for the rendition of water service, which is anticipated to be approved by the Miami-Dade County Board of County Commissioners (BCC) on July 17, 2008. The JPA addresses the design, construction, and operation of a reverse osmosis (RO) water treatment plant, which is scheduled to be completed by December 2011.

Since the RO plant will not be in service by the time the subject development is completed, the Miami-Dade Water (MDWASD) has agreed to serve the project until the completion of the RO plant, subject to the approval by the BCC of the 20-Year service contract. The MDWASD has adequate water supply to serve this project until 2011.

Should you have any questions, please call me at (786) 552- 8120 or Maria Valdes at (786) 552-8198.

Sincerely,

[Handwritten signature of Bertha M. Goldenberg]

Bertha M. Goldenberg, P.E.
Assistant Director
Regulatory Compliance and Planning

CC: J. Gonzalez, FDG
R. Curtis, the Curtis Group
Michael A. Lee, PBS&J

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Carlos Alvarez, Mayor

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Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

May 14, 2008

Ms. Jo Sesodia, AICP, DRI Coordinator
SFRPC
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021

Re: Miami-Dade Water and Sewer Department's (MDWASD)
Comments on Applicant's response to First Statement of
Information Needed (SIN)
Beacon Countyline Development of Regional Impact (DRI)

Dear Ms. Sesodia:

The MDWASD has reviewed the applicant's response to the 1st SIN
for the Beacon Countyline DRI and hereby submits the following
comments:

Project Location:

Located within the City of Hialeah in the area annexed by the City in
2004. The Beacon Countyline DRI is an approximately 496± acre
planned mixed-use employment center. The project area is bounded
by NW 97th Avenue on the east, NW 107th Avenue on the west, NW
170th on the north and NW 154th Street on the south.

The Beacon Countyline DRI is located within the Urban Development
Boundary (UDB) expansion that was approved with the April 2005
CDMP Hialeah application. The UDB expansion became effective in
September 2007.

Proposed Development:

Table with 4 columns: Proposed Use, Proposed Development, Water Use(gpd/unit), Water Demand (gpd). Rows include Warehouse, Retail, Office, Restaurant-Fast Food, Restaurant-Full Service, Hotel, Total (gpd), and Total (mgd).

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Water:

The subject project is located within the City of Hialeah's service area. The water for this project is planned to be supplied by the future Hialeah R.O. Water Treatment Plant (WTP), which is an alternative water supply source included in the County's approved 20-year Water Use Permit. The Hialeah R.O. Plant is scheduled for completion by 2011. Currently, the City and MDWASD are in the process of finalizing a wholesale water service agreement. The water availability for the Beacon Countyline project is contingent upon the City's execution of a wholesale water service agreement. In addition, the water services for this project are subject to the following conditions:

- Adequate water supply is available prior to approval of a building permit or its functional equivalent.
- Adequate transmission and Plant capacity exist at the time of the owner's request.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer:

The subject project is located within the City of Hialeah's service area. The City of Hialeah is a volume sewer customer and discharges their wastewater flows into the MDWASD's wastewater system where the flows are directed to the North District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. The sewer services to be provided to this project are subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation:

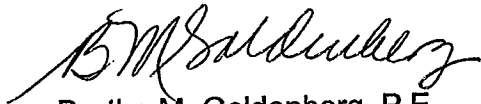
Miami-Dade has developed recommendations for new development to achieve higher water use savings. These Water Conservation recommendations were adopted by Ordinance No. 08-14 on February 5, 2008 (see attached copy). The applicant will be required to comply with these water use efficiency requirements included in the Ordinance No. 08-14 for new developments. Also, the Ordinance

Ms. Jo Sesodia, SFRPC
MDWASD Comments to Applicant's response
1st SIN for Beacon Countyline DRI
May 14, 2008
Page 3

requires that a manual for implementation of the recommendations be developed by July 2008.

Thank you for the opportunity to provide these comments to you. Should you have any questions, please call me at (786) 552- 8120 or Maria Valdes at (786) 552-8198.

Sincerely,

A handwritten signature in cursive script, appearing to read "B. M. Goldenberg".

Bertha M. Goldenberg, P.E.
Assistant Director
Regulatory Compliance and Planning