

Question 20 – Solid Waste / Hazardous Waste / 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 format below and identify the assumptions used in the projection.

Table 20-1 Projected Solid Waste Generation						
Land Use	Intensity of Use		Generation Amount		Solid Waste Generation	
	Amount	Units	Amount	Rate	CYPD	TPD
Residential	4,000	DU	8.90	Lbs/Unit/Day	146.50	17.80
Retail	1,250,000	Sq.Ft.	0.04	Lbs/Sq.Ft./Day	205.76	25.00
Office	2,300,000	Sq.Ft.	0.01	Lbs/Sq.Ft./Day	94.65	11.50
Convention	200,000	Sq.Ft.	0.02	Lbs/Sq.Ft./Day	16.46	2.00
Hotel	2,100	Rooms	3.00	Lbs/Room/Day	25.93	3.15
Solid Waste Generated					489.30	59.45

Source: Ford Engineers, Inc.

The following conversion rates were used:

1 cubic foot = 9 lbs of waste

1 cubic yard = 27 cubic feet

1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs

1 ton = 2,000 lbs = 8.23 cubic yards

- 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, the project has no plans for any storage facility, laboratory, or warehouse space to contain or manage hazardous material as defined in Rule 9J-2.044 (2f) 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?

The development program for this project has no plans for any storage facility, laboratory, or warehouse space to contain or manage hazardous material. If in the future, hazardous

waste or toxic material were generated or handled within a facility inside the project boundaries that would cause a significant impact as described in Rule 9J-2.044(5a) of the Florida Administrative Code , then the hazardous waste will be separated from the solid waste stream by following the implemented guidelines for the process in the 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.

The development program for this project has no plans for any storage facility, laboratory, or warehouse space to contain or manage hazardous material. If in the future, hazardous waste or toxic material were generated or handled within a facility inside the project boundaries that would cause a significant impact as described in the Florida Administrative Code, then measures will be taken to acquire appropriate approvals from the corresponding departments and prepare a Hazardous Material Management Plan (HMMP) as explained in Rule 9J-2.044(2) of the Florida Administrative Code.

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

The development program for this project has no plans for any storage facility, laboratory, or warehouse space to contain or manage hazardous material. If in the future, hazardous waste or toxic material were generated or handled within a facility inside the project boundaries then the Applicant will comply with all regulations and rules as stated by U.S. Environmental Protection Agency and applicable Departments at a local, state, or federal levels.

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 firm's 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 is not planned or anticipated in the development program of this project.

Exhibit 20-1 includes a memorandum from Miami-Dade Department of Solid Waste Management to the Department of Planning and Zoning, indicating their ability to maintain five (5) years of solid waste disposal capacity services on a system wide basis.

Exhibit 20-1
SOLID WASTE SERVICE PROVIDER LETTER

Memorandum



Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Paul Mauriello, Deputy Director, Operations (Designate)
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2010-11 Through Fiscal Year 2019-20

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity		
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	250,000	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	383,500	236,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	236,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI until further cells are constructed.
** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.
All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009, through June, 2010, and projected tons for August and September, 2010.

Kathleen Woods-Richardson, Director
Department of Solid Waste Management
2525 N.W. 62nd Street, 5th Floor
Miami, FL 33147

Re: Southeast Overtown Park West DRI Update
Solid Waste Management

Dear Ms. Woods-Richardson:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from Miami-Dade Department of Solid Waste on its ability to provide our project with solid waste management.

The Southeast Overtown Park West Community Redevelopment Agency and the City of Miami as co-applicants are applying for the approval of Increment III of the Southeast Overtown Park West Development of Regional Impact (SEOPW DRI). The purpose of the DRI is to simplify and expedite the process for the impact review of large-scale development. The DRI is a Master Incremental DRI that establishes a development program that specifies the total amount of development that can be located anywhere within the DRI boundaries, subject to local land development regulations.

The SEOPW DRI area contains approximately 209 acres of urban development, and is generally bounded on the north by I-395, on the east by Biscayne Boulevard, on the south by NW/NE 5th Street, and on the west by I-95. An aerial map showing the project location is enclosed.

Also enclosed is a summary of the development program in table form showing the proposed land uses and amounts pursuant to the guidelines and standards in Chapter 28-24, F.A.C. Increment I and II which were originally approved in 1988 and 1992 respectively, and Increment III, which is currently being proposed, specify the type and intensity of land use in the SEOPW area for the next 10 years. We will notify you if the development program for Increment III is adjusted.

We request that your response address the following issues, as required by our application:

1. the projected excess capacity of the facilities serving the development at present and for each phase through the completion of the project;
2. any other commitments that have been made for this excess capacity;
3. a statement of the agency's ability to provide service at all times during and after development.

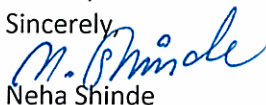
Please indicate in your response whether the present facilities/staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your expedited written response, 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 questions, please do not hesitate to call me at (305) 663 5800.

Thank you.

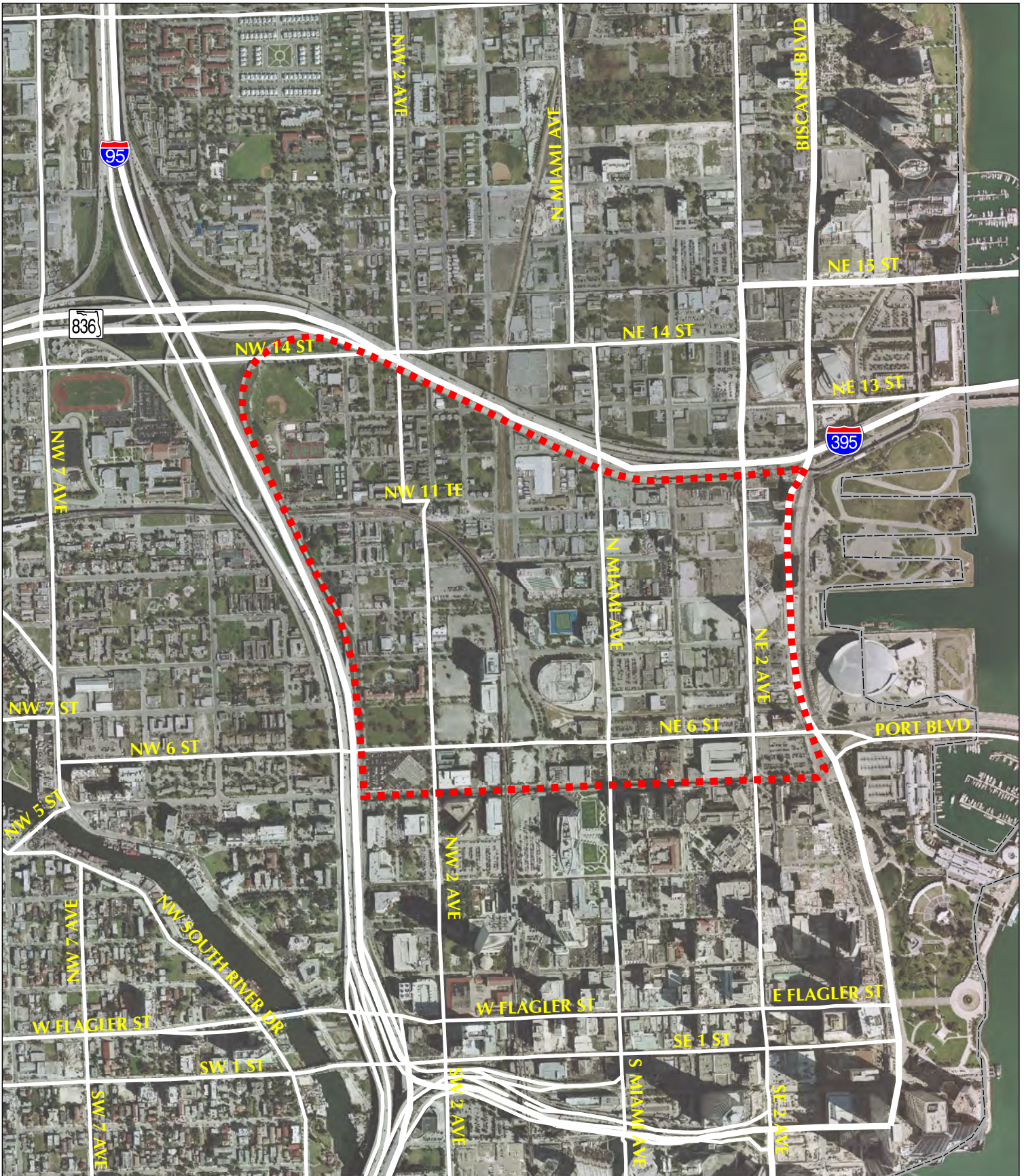
Sincerely,




Neha Shinde

COMPREHENSIVE DEVELOPMENT PLANNING

Y:\USBDATA\PROJECTS\2008_03 SEOPW DRI\2008-03_Map B_ Aerial Map.mxd



LEGEND

 Southeast Overtown Park West DRI Boundary



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2009
 0 500 1000 2000 Feet

AERIAL MAP

SEOPW DRI - INCREMENT III

Table 1
SEOPW DRI – Proposed Development Program for Increment III

Use	Units	Increment III Proposed Development Program
Office	SF	2,300,000
Retail	SF	1,250,000
Residential	DU	4,000
Hotel	Rooms	2,100
Recreation	Seats	8,000
Convention	SF	200,000