

20. SOLID WASTE/HAZARDOUS 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, presents the estimated average daily solid waste volumes anticipated at project buildout. Upon full completion of City Park, the development is projected to generate approximately **493 cubic yards per day (CYD)**, or **60 tons per day (TPD)**. Although City Park is not located in Broward County, the solid waste generation rates were derived from the **Broward County Comprehensive Plan Solid Waste Element**, as these are the only formally published and adopted generation rates currently available. Miami-Dade County does **not publish comparable generation factors by land use type**, making Broward's publicly available standards the most authoritative and defensible reference for estimating projected generation.

TABLE 20-1 CITY PARK PROJECTED SOLID WASTE GENERATION						
Land Use	Intensity of Use	Generation Rate¹ (lbs/unit/day)	Solid Waste Generation²			
			lbs	CFT	CYD	TPD
Residential ¹						
Single Family	5,561 du	8.9	49,493	5,508	204	25
Multi-Family	2,239 du	8.9	19,927	2,214	82	10
Commercial ²						
Retail	673,902 sf	4 lbs per 100 sf	29,956	2,995	110	13
Office	500,000 sf	1 lbs per 100 sf	5,000	540	20	2.5
Industrial	892,484 sf	2 lbs per 100 sf	17,850	1,971	73	9
Schools						
Elementary	1,011 Students	0.25 lbs per student	253	28	1	0.12
Middle	1,222 Students	0.25 lbs per student	306	34	1	0.15
High	1,630 Students	0.25 lbs per student	408	45	2	0.20
Total Proposed Generation			123,193	13,335	493	60

Source: The Curtis Group

¹ Based on the adopted Broward County Comprehensive Plan Solid Waste Element

² 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.**

None of the uses included within City Park are expected to contain hazardous wastes.

- 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 Project Site will have a “significant hazardous material usage impact”, 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 Project Site will have a “significant hazardous material usage impact”, 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 regulations, 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 cleaning 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.

- 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 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**, will include a letter requesting an indication of the ability and capacity of the department to provide solid waste services for the proposed Project. A response from Miami-Dade County Department of Solid Waste Management indicating their ability to provide service to the project will be included as soon as it is received.

EXHIBIT 20-1
Letters to and from Miami-Dade County
Department of Solid Waste Management
To Be Included