



Department of Solid Waste Management
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04/16/2026

James R. Williams Jr., Esq.
Gunster
600 Brickelle Ave, Unit 3500
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(305) 376-6008
JamesWilliams@gunster.com

Re: Greystar Development East, LLC / Site Plan #1 / Miami International Mall Redevelopment

Dear Mr. Williams,

In response to your email dated April 6, 2026, the Department of Solid Waste Management (DSWM) can provide you with the following information as it pertains to waste disposal concurrency:

The DSWM does not measure waste disposal capacity utilization on a case-by-case basis. Instead, the adequacy of County disposal capacity is evaluated system-wide, based on historical contracted and anticipated non-contracted waste flows. Accordingly, we are unable to make specific capacity commitments for facilities, developments, or areas.

Enclosed, please find the DSWM's FY 2025-26 concurrency determination, issued on September 29, 2025, which is filed with the Regulatory and Economic Resources Department on an annual basis. The determination shows sufficient system-wide waste disposal capacity to meet the County's adopted 5-year level-of-service standard.

Should you require additional information, please do not hesitate to contact Stacey McDuffie-Brewster, Division Chief, Business Development and Contract Management, at 305-514-6040.

Sincerely,

Achaya Kelapanda

Achaya Kelapanda
Department Deputy Director of Operations

Enclosure

C: Aneisha Daniel, PhD., Director

Date: September 29, 2025

To: Jerry Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Aneisha Daniel, PhD *Aneisha Daniel*
Director
Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management (DSWM) 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 construction 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 to the System through interlocal agreements or 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 2035 or five (5) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers 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, 2026), 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

- c: Bolante Shorunke-Jean, Assistant Director, Financial Services
Olga Espinosa-Anderson, Deputy Director, Administration
Achaya Kelapanda, Deputy Director, Operations

Department of Solid Waste Management (DSWM)
 Disposal Facility Available Capacity
 From Fiscal Year 2025-26 Through Fiscal Year 2034-35

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED (1)	RESOURCES RECOVERY ASHFILL (2)		SOUTH DADE LANDFILL (3)		NORTH DADE LANDFILL (4)		WMI (5) & WC (6)	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED	TOTAL CONTRACT CAPACITY	TOTAL UNUSED CAPACITY
		Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity		
OCT. 1, 2025 TO SEPT. 30, 2026	2,045,400	1,124,827	0	1,124,827	2,731,915	440,000	2,291,915	791,825	165,100	626,725	2,045,400	2,059,700
OCT. 1, 2026 TO SEPT. 30, 2027	2,086,300	1,124,827	0	1,124,827	2,291,915	440,000	1,851,915	626,725	165,100	461,625	2,086,300	2,018,800
OCT. 1, 2027 TO SEPT. 30, 2028	2,128,000	1,124,827	0	1,124,827	1,851,915	440,000	1,411,915	461,625	165,100	296,525	2,128,000	1,977,700
OCT. 1, 2028 TO SEPT. 30, 2029	2,170,600	1,124,827	0	1,124,827	1,411,915	440,000	971,915	296,525	165,100	131,425	2,170,600	1,934,500
OCT. 1, 2029 TO SEPT. 30, 2030	2,214,000	1,124,827	0	1,124,827	971,915	440,000	531,915	131,425	131,425	0	2,214,000	1,887,425
OCT. 1, 2030 TO SEPT. 30, 2031	2,258,300	1,124,827	0	1,124,827	531,915	440,000	91,915	0	0	0	2,258,300	1,681,700
OCT. 1, 2031 TO SEPT. 30, 2032	2,303,500	1,124,827	0	1,124,827	91,915	440,000	0	0	0	0	2,303,500	1,288,415
OCT. 1, 2032 TO SEPT. 30, 2033	2,349,600	1,124,827	0	1,124,827	0	0	0	0	0	0	2,349,600	1,190,400
OCT. 1, 2033 TO SEPT. 30, 2034	2,396,600	1,124,827	0	1,124,827	0	0	0	0	0	0	2,396,600	1,103,400
OCT. 1, 2034 TO SEPT. 30, 2035	2,444,500	1,124,827	0	1,124,827	0	0	0	0	0	0	2,444,500	1,055,500
REMAINING YEARS				10			6			4	10	

ANNUAL DISPOSAL - DSWM LANDFILLS (in tons)
 RESOURCES RECOVERY ASHFILL 0
 SOUTH DADE LANDFILL 440,000
 NORTH DADE LANDFILL 165,100
 TOTAL TO BE LANDFILLED 605,100

- (1) Net Tons Disposed (Budget Division Base Budget for FY2025-26 with an annual 2% growth rate).
 (2) Ashfill capacity is for Cell 20. RRF is inoperable due to fire February 12, 2023.
 (3) South Dade includes Cells 4 and 5. When South Dade Landfill capacity is depleted, trash goes to WMI and WC.
 (4) North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI and WC.
 (5) Maximum Contractual Tonnage per year for WMI is 2.7 million tons, 700K tons Medley Landfill and 2 million to Okeechobee County Landfill (Based on Third Amended and Restated Non-Exclusive Agreement).
 The term of the agreement is through September 30, 2035, plus two 10-year options-to-renew.
 (6) Maximum contractual tonnage to Waste Connections (WC) is 800,000. The current contract capacity is 500,000 tons and a letter agreement for an additional 300,000 tons. Capacity is available at the JED Landfill in St. Cloud, FL and the Heart of FL Landfill in Lake Panasoffee, FL. The term of the agreement is through October 1, 2035, plus two 10-year options-to-renew.
 (7) All beginning capacity figures are derived from the capacity of Miami-Dade County Landfills (Landfill Capacity Report) with actual tons for July 2025 through August 2025, and projected tons for September 2025.