



Department of Solid Waste Management
2525 NW 62nd Street
Miami, FL 33147
T 305-514-6609
www.miamidade.gov

03/15/2024

Ms. Vanessa Madrid
Holland & Knight LLP
701 Brickell Avenue 3300
Miami, FL 33131

Re: Harborgenix LLC request for a rezoning from Industrial to Industrial/Commercial (10450 NW 33rd Street)

Dear Ms. Madrid:

In response to your letter dated February 22, 2024, 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 not able to make specific capacity commitments to facilities, developments, or areas.

Enclosed, please find the DSWM's FY 2023-24 concurrency determination, issued on September 28, 2023, 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,

A handwritten signature in black ink, appearing to read "Olga Espinosa-Anderson".

Olga Espinosa-Anderson, Interim Director
Department of Solid Waste Management


Enclosure

Memorandum



Date: September 28, 2023

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

From: Olga Espinosa-Anderson, Interim 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 twelve (12) 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 seven (7) 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, 2024), 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: Danny Diaz, Assistant Director, Administration
Achaya Kelapanda, Deputy Director, Operation

**Department of Solid Waste Management (DSWM)
Disposal Facility Available Capacity
From Fiscal Year 2023-24 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 (7)		TO BE INCINERATED AND RECYCLED	WMI (5) CONTRACT CAPACITY	WC (7) CONTRACT CAPACITY	TOTAL CONTRACT CAPACITY	WMI (5) UNUSED CAPACITY	WC (7) UNUSED CAPACITY	TOTAL UNUSED CAPACITY
		Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED							
OCT. 1, 2023 TO SEPT. 30, 2024	2,063,000	1,119,847	0	1,119,847	3,311,201	748,300	2,562,901	896,293	129,500	766,793	1,165,200	2,063,000	0	2,250,000	800,000	3,050,000	1,064,800	800,000	1,864,800
OCT. 1, 2024 TO SEPT. 30, 2025	2,083,600	1,119,847	0	1,119,847	2,562,901	748,300	1,814,601	766,793	129,500	637,293	1,205,600	2,083,600	0	2,250,000	800,000	3,050,000	1,044,200	800,000	1,844,200
OCT. 1, 2025 TO SEPT. 30, 2026	2,104,400	1,119,847	0	1,119,847	1,814,601	748,300	1,066,301	637,293	129,500	507,793	1,226,600	2,104,400	0	2,250,000	800,000	3,050,000	1,023,400	800,000	1,823,400
OCT. 1, 2026 TO SEPT. 30, 2027	2,125,400	1,119,847	0	1,119,847	1,066,301	748,300	318,001	507,793	129,500	378,293	1,247,600	2,125,400	0	2,250,000	800,000	3,050,000	1,002,400	800,000	1,802,400
OCT. 1, 2027 TO SEPT. 30, 2028	2,146,700	1,119,847	0	1,119,847	318,001	318,001	0	378,293	129,500	248,793	1,689,199	2,146,700	0	2,250,000	800,000	3,050,000	560,801	800,000	1,350,801
OCT. 1, 2028 TO SEPT. 30, 2029	2,168,200	1,119,847	0	1,119,847	0	0	0	248,793	129,500	119,293	2,039,700	2,168,200	0	2,250,000	800,000	3,050,000	211,300	800,000	1,011,300
OCT. 1, 2029 TO SEPT. 30, 2030	2,189,900	1,119,847	0	1,119,847	0	0	0	119,293	119,293	0	2,070,607	2,189,900	0	2,250,000	800,000	3,050,000	179,393	800,000	979,393
OCT. 1, 2030 TO SEPT. 30, 2031	2,211,800	1,119,847	0	1,119,847	0	0	0	0	0	0	2,211,800	2,211,800	0	2,250,000	800,000	3,050,000	38,200	800,000	838,200
OCT. 1, 2031 TO SEPT. 30, 2032	2,233,900	1,119,847	0	1,119,847	0	0	0	0	0	0	2,233,900	2,233,900	0	2,250,000	800,000	3,050,000	16,100	800,000	816,100
OCT. 1, 2032 TO SEPT. 30, 2033	2,256,200	1,119,847	0	1,119,847	0	0	0	0	0	0	2,256,200	2,256,200	0	2,250,000	800,000	3,050,000	0	793,800	793,800
OCT. 1, 2033 TO SEPT. 30, 2034	2,278,800	1,119,847	0	1,119,847	0	0	0	0	0	0	2,278,800	2,278,800	0	2,250,000	800,000	3,050,000	0	771,200	771,200
OCT. 1, 2034 TO SEPT. 30, 2035	2,301,600	1,119,847	0	1,119,847	0	0	0	0	0	0	2,301,600	2,301,600	0	2,250,000	800,000	3,050,000	0	748,400	748,400
REMAINING YEARS				12			4			6		12							

ANNUAL DISPOSAL - DSWM LANDFILLS (in tons)	
RESOURCES RECOVERY ASHFILL	0
SOUTH DADE LANDFILL	748,300
NORTH DADE LANDFILL	129,500
TOTAL TO BE LANDFILLED	877,800

- (1) Net Tons Disposed (Budget Division Base Budget for FY2023-24 with an annual 1% growth rate).
- (2) Ashfill capacity is for Cell 20. When Cells 20 is depleted, Resources Recovery Plant Ash will go to WMI; RRF is inoperable due to fire February 12, 2023.
- (3) South Dade includes Cells 4 and 6. When South Dade Landfill capacity is depleted, trash goes to WMI & WC.
- (4) North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.
- (5) Maximum Contractual Tonnage per year for WMI is 2.25 million tons, 500K tons Medley Landfill and Okeechobee County Landfill and 1.75 million to Medley Landfill. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two additional 5-year renewal terms. Total was 1.25 million. Contract amended in August 2023 for additional 1 million tons.
- (6) All beginning capacity figures are derived from the capacity of Miami-Dade County Landfills (Landfill Capacity Report) with actual tons for July 2023 through August 2023, and projected
- (7) Maximum contractual tonnage to Waste Connections (WC) is 800,000 at the JED Landfill in St. Cloud, FL. The initial term of the WC contract ends October 1, 2025 and the contract contains two additional 5-year renewal terms. Total was 500K. Contract amended in August 2023 for additional 300K.






concurrency Letter 3.15.24

















Final Audit Report


2024-03-15

Created:	2024-03-15 (Eastern Daylight Time)
By:	Deborah F. Silver (deborahf.silver@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlcMiaDsw9-eaFdOxGQEPs5RAuIBwzXFJ
Number of Documents:	3
Document page count:	4
Number of supporting files:	0
Supporting files page count:	0

"concurrency Letter 3.15.24" History

-  Document created by Deborah F. Silver (deborahf.silver@miamidade.gov)
2024-03-15 - 12:41:37 PM EDT
-  Agreement viewed by Deborah F. Silver (deborahf.silver@miamidade.gov)
2024-03-15 - 12:43:21 PM EDT
-  Document emailed to Stacey McDuffie-Brewster (stacey.mcduffie-brewster@miamidade.gov) for signature
2024-03-15 - 12:45:07 PM EDT
-  Email viewed by Stacey McDuffie-Brewster (stacey.mcduffie-brewster@miamidade.gov)
2024-03-15 - 12:54:29 PM EDT
-  Agreement viewed by Stacey McDuffie-Brewster (stacey.mcduffie-brewster@miamidade.gov)
2024-03-15 - 12:57:51 PM EDT
-  Document e-signed by Stacey McDuffie-Brewster (stacey.mcduffie-brewster@miamidade.gov)
Signature Date: 2024-03-15 - 1:03:44 PM EDT - Time Source: server
-  Document emailed to Danny Diaz (danny.diaz@miamidade.gov) for signature
2024-03-15 - 1:03:46 PM EDT
-  Email viewed by Danny Diaz (danny.diaz@miamidade.gov)
2024-03-15 - 1:53:43 PM EDT
-  Agreement viewed by Danny Diaz (danny.diaz@miamidade.gov)
2024-03-15 - 1:53:46 PM EDT

-  Document e-signed by Danny Diaz (danny.diaz@miamidade.gov)
Signature Date: 2024-03-15 - 1:54:06 PM EDT - Time Source: server
-  Document emailed to Sherra Durham-Camp (sherra.durham-camp@miamidade.gov) for signature
2024-03-15 - 1:54:08 PM EDT
-  Email viewed by Sherra Durham-Camp (sherra.durham-camp@miamidade.gov)
2024-03-15 - 2:01:20 PM EDT
-  Agreement viewed by Sherra Durham-Camp (sherra.durham-camp@miamidade.gov)
2024-03-15 - 2:01:24 PM EDT
-  Document e-signed by Sherra Durham-Camp (sherra.durham-camp@miamidade.gov)
Signature Date: 2024-03-15 - 2:01:52 PM EDT - Time Source: server
-  Document emailed to Richard King (richard.king@miamidade.gov) for signature
2024-03-15 - 2:01:54 PM EDT
-  Email viewed by Richard King (richard.king@miamidade.gov)
2024-03-15 - 2:41:06 PM EDT
-  Agreement viewed by Richard King (richard.king@miamidade.gov)
2024-03-15 - 3:11:54 PM EDT
-  Document e-signed by Richard King (richard.king@miamidade.gov)
Signature Date: 2024-03-15 - 3:13:03 PM EDT - Time Source: server
-  Document emailed to Achaya Kelapanda (achaya.kelapanda@miamidade.gov) for signature
2024-03-15 - 3:13:05 PM EDT
-  Email viewed by Achaya Kelapanda (achaya.kelapanda@miamidade.gov)
2024-03-15 - 3:21:03 PM EDT
-  Agreement viewed by Achaya Kelapanda (achaya.kelapanda@miamidade.gov)
2024-03-15 - 3:21:05 PM EDT
-  Document e-signed by Achaya Kelapanda (achaya.kelapanda@miamidade.gov)
Signature Date: 2024-03-15 - 3:21:27 PM EDT - Time Source: server
-  Document emailed to Olga Espinosa-Anderson (olga.espinosa-anderson@miamidade.gov) for signature
2024-03-15 - 3:21:29 PM EDT
-  Email viewed by Olga Espinosa-Anderson (olga.espinosa-anderson@miamidade.gov)
2024-03-15 - 3:41:22 PM EDT
-  Agreement viewed by Olga Espinosa-Anderson (olga.espinosa-anderson@miamidade.gov)
2024-03-15 - 3:41:24 PM EDT

 Document e-signed by Olga Espinosa-Anderson (olga.espinosa-anderson@miamidade.gov)

Signature Date: 2024-03-15 - 3:42:04 PM EDT - Time Source: server

 Agreement completed.

2024-03-15 - 3:42:04 PM EDT