



**Department of Regulatory and Economic Resources**

Environmental Resources Management  
Code Coordination & Environmental Initiatives  
701 NW 1st Court 4<sup>th</sup> Floor  
Miami, Florida 33136-3912  
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**miamidade.gov**

February 10, 2025

Stephanie Puglia  
City of Doral  
8401 NW 53<sup>rd</sup> Terrace, 2<sup>nd</sup> Floor  
Doral, FL 33136

Re: Municipal Site Plan Review #MZ2025000011-1<sup>st</sup> Review  
Blas Sanchez  
8080 NW 58<sup>th</sup> Street  
City of Doral Application #PLAN-2410-0090 "Smash Padel Club Doral"  
Proposing interior remodeling of an existing warehouse to convert to seven (7) padel courts with reception area and bathrooms.

Folio: 35-3022-000-0150

Dear Ms. Puglia:

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced Municipal Site Plan Review for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this site plan review is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the existing warehouse is connected to public water and sanitary sewers. Pursuant to the Code the proposed structures are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

Sincerely,

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Lisa M. Spadafina, Director  
Division of Environmental Resources Management