



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
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Miami, Florida 33136-3912
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July 9, 2024

Javier Gonzalez
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

Re: Municipal Site Plan Review #MZ2022000036-3rd Review
Trump Endeavor 12 LLC, a Delaware limited liability company
4400 NW 87 Avenue, Doral
City of Doral re-zoning application LAND-2205-003 "Doral International Tower PUD". Re-zoning
the properties from MF-4 and IC to Downtown Mixed Use (DMU)

Dear Mr. Gonzalez:

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced Municipal Site Plan Review application 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 application is approved pursuant to sections 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

According to DERM records the existing development on the site is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. 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 which 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.

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. This permit shall be obtained before any development activity on the property. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305-372-6681) for additional information.

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen size trees (trees with a trunk diameter at breast height of 18 inches or greater). A tree disposition plan entitled "Doral International Towers" prepared by Erez Bar-Nur, R.L.A., was submitted in support of the subject application and indicates the removal of non-specimen tree resources and the relocation of specimen tree resources. However, DERM staff has determined that the relocation of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code.

DERM has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Pollution Remediation

Based on the use of the site (golf course), DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to potential environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Wetlands

The subject properties do not currently contain wetlands as defined by section 24-5 of the Code; therefore, it is anticipated that a Class IV permit will not be required. This Section has no objections to the approval of this application. For additional information please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov.

Air Quality Preservation

The proposed development would require the demolition of existing structures. Please be advised, prior to DERM approval of a demolition permit, an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the National Emission Standards for Hazardous Air Pollutants (NESHAP) threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities. The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components. If the corresponding Asbestos Survey indicates that materials (friable or to be made friable during the proposed renovation/demolition activities) are positive for 1% asbestos or over, and the amount of materials is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. Additionally, an Asbestos Renovation Notification must be filed, and obtain approval, with the Air Quality Management Division (AQMD) of DERM for abatement work at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, an Asbestos Demolition Notification must also be submitted, and approved, within the same timeframes mentioned above, prior to demolition work.

Keep in mind that the NESHAP regulations define "Demolitions" as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility. For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Enforcement History

The subject property has found one (1) open and two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Open Enforcement Case:

1. DERM Open Case no. IW-00413:

On October 1, 1993, a Notice of Violation and Orders for Corrective Action (NOV) was issued for discharges of industrial waste into a storm drain and for operating a commercial laundry and dry cleaner without the required operating permit. On March 17, 1997, a Final Notice Prior to Court Action (FNPTCA) was issued for failure to comply with the NOV. On April 28, 1997, a Demand Letter was issued for failure to comply with the FNPTCA. A Demand Letter was issued on November 20, 2009, for failure to submit the Contamination Assessment Plan Addendum (CAPA). As of September 19, 2022, the No Further Actions with Conditions (NFAC) is under review by DERM.

This case is currently ongoing and is being managed by DERM's Enforcement Section. For any questions on the pending case above, please contact Erin Lynn Westall at (305) 372-6902 or at ErinLynn.Westall@miamidade.gov.



Closed Enforcement Cases:

TRUMP NATIONAL DORAL DBA CHAMPIONS RESTAURANT (DERM Closed Case no. GDO-04347)
Paid civil penalties: \$500.00

TRUMP DORAL/ TRUMP DORAL GOLF RESORT AND SPA (DERM Closed Case no. PSO-00850)
Paid civil penalties: \$110.00
Paid Settlement: \$300.00
Paid Administrative Costs: \$150.00

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