

# Memorandum



**Date:** April 27, 2026

**To:** Catherine M. Carbonell, Attorney  
Gunster  
600 Brickell Avenue, Suite 3500  
Miami, FL 33131

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water & Sewer Department (WASD) *Maria Valdes*

**Subject:** Request for concurrency review – Miami International Mall - Mixed-Use Designation  
- City of Doral

The Miami-Dade Water and Sewer Department has received your request for a concurrency review in connection to the following applications for the Miami International Mall to permit residential uses within a portion of the mall.

- LAND-2511-0031: Comprehensive Plan Text Amendment application to create the new “Mall Mixed Use” designation.
- LAND-2603-0035: Amendment to Future Land Use Map from “Business” to “Mall Mixed Use”.
- LAND-2511-0032: Land Development Code Amendment creating the new “Mall Mixed Use” District.
- LAND-2511-0033: Amendment to Official Zoning Map / Rezoning to the new “Mall Mixed Use District”.
- PZAD-2511-0983: Modification of Development Order (DRI).

WASD has no objections to the proposed development. The information provided below is preliminary. *The applicant is advised to consult with their engineer and WASD’s Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Miami International Mall – Mixed Use Designation

Applicant Name: James R. Williams Jr., Esq, on behalf of Greystar Development East, LLC

Location: The subject property (Miami International Mall) is located within Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and 35-3032-008-0010, in the Municipality of Doral.

Proposed Development: The Applicant is submitting the above noted applications to seek approval to permit residential uses within a portion of the Miami International Mall.

Water: The proposed development is located within the WASD’s water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the County’s CDMP.

The existing property is connected to water. There are 12-inch water mains within the property to where future development may be connected.

*Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered.*

Sewer: The proposed development is located within the WASD’s sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant

(CDWWTP) for treatment and disposal. The CDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to sewer. There is an existing 8-inch and 10-inch sanitary sewer gravity system within the site to where the future development may be connected. The flows from future development will be transmitted to Pump Station No. 0155 and No. 0187. Both pump stations are in OK Moratorium Status.

*Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement is offered.*

The subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

Should you have any questions, please contact me at [mavald@miamidade.gov](mailto:mavald@miamidade.gov) or at (786)-552-8198.