



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
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miamidade.gov

February 26, 2024

Julian Perez, AICP, CFM
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, FL 33136

Re: Municipal Site Plan Review #MZ2024000007-1st Review
FL Doral-S LLC
9300 NW 13 Street Doral, Florida
City of Doral application #PLAN-2401-0068
Proposing a New Subaru Dealership

Folio: 35-3033-003-0010

Dear Mr. Perez:

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 the Code.

Potable Water Supply and Wastewater Disposal

According to DERM records, the existing building is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, 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.

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing 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.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

The review of the above noted plans shall not constitute DERM approval of the paving and drainage plans included in this application. Paving and drainage plans shall be reviewed and approved by the RER Environmental Plan Review office.

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under Marks Brothers Dump (DERM File SW-1193). All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from DERM as it relates to environmental contamination issues. Be advised that the DERM 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 the Department of Parks and Recreation and Open Spaces (PROS) for a park and the Department of Transportation and Public Works (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.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. Tree Permit #2214209 is associated with the subject property and the permit expired on September 27, 2023. The applicant is required to adhere to all conditions and requirements of this permit. Any additional tree(s) proposed for removal and/or relocation that are subject to the tree preservation and protection provisions of the Code, including tree removals and/or relocations that were approved under Tree Permit #2214209 but were not completed prior to permit expiration, will require a new Tree Removal/Relocation Permit. Section 24-49 of the Code provides for the preservation and protection of tree resources.

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 prior to reviewing the tree removal permit application. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically 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 Regulation

Be advised that DERM records indicate that the proposed development is located in areas with associated solid waste program records. Therefore, approval from other departments, sections or agencies having jurisdiction over the scope of work or the property shall be obtained prior to the development of the site.

In the event that solid waste is encountered during the site development process, the responsible party or his designee is responsible for properly handling and disposing of the waste material at an approved and permitted solid waste management facility, and in accordance with local, state, and federal regulations.

For additional information pertaining to this property, please refer to the Department's electronic records under DERM Case/File No. SW-1193. If you have any questions regarding the above comments please contact Johnny Vega, P.E., or Gabriel Bristol-Sanchez of the EPS at (305) 372-6600 or via email at johnny.vega@miamidade.gov or gabriel.bristol-sanchez@miamidade.gov.

Enforcement History

The subject property has no 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. Additionally, a review records associated with the above DERM Enforcement case revealed the following:



Folio no. 35-3033-003-0010:

CUMMINGS HOME IMPROVEMENT (DERM case no. IW5 - 10228)

A review of records associated with the above DERM Enforcement case revealed no associated costs, penalties, and/or liens.

KINGDOM GRAPHICS, INC. (DERM case no. IW5 - 04641)

A review of records associated with the above DERM Enforcement case revealed no associated costs, penalties, and/or liens.

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.

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