



May 20, 2026

Stephanie Puglia
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

Re: Municipal Site Plan Review #MZ2026000010-3rd Review
Shelton Academy LLC
2020 NW 89th Place, Doral FL 33172
City of Doral application PLAN-2510-0115
Phased school expansion to increase enrollment

Folios: 35-3028-015-0010 and 35-3028-015-0020

Dear Ms. Puglia:

The Department of Regulatory and Economic Resources—Code Coordination and Public Hearings Section (CCPH) 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, related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records, public water and sanitary sewers are currently abutting the subject property. 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 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 RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the 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, RER-Environmental Plan Review Section 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require an RER Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

Site grading and development plans shall comply with all state and federal criteria and shall not cause flooding of adjacent properties.

The applicant is advised to contact the RER Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

The review of the above noted plans shall not constitute RER 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.

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. Tree Permit #2600253 was issued on March 26, 2026, for the subject property identified by folio no. 35-3028-015-0010. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2600253, a new tree removal permit will be required.

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 meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

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 properties 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 regarding any additional information or concerns with this review.

DERM Enforcement History

The subject property has no open and one closed formal enforcement record for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Folio No. 35-3028-015-0010

SHELTON ACADEMY LLC (DERM Closed Case no. GDO-13768)

Additionally, a review records associated with the above DERM Enforcement cases revealed:

- Unpaid penalties: \$0.00

- Paid penalties & surcharge: \$510.00 (UCVN No. B281423)
- Paid Settlement Costs: \$5,000.00 (Credit and Collections Division for UCVN no. B281423)
- Unpaid Administrative Costs: \$0.00
- Paid County Administrative Costs: \$0.00
- Paid County investigative, enforcement, testing, or monitoring costs: \$0.00
- Unpaid Liens: \$0.00
- Paid/Satisfied Liens: \$0.00

Air Quality Preservation

The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

“Demolition” is defined 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.

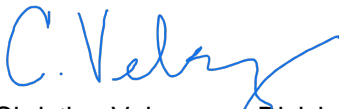
The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

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,



Christine Velazquez, Division Chief
Regulatory and Economic Resources