



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
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miamidade.gov

January 12, 2024

Stephanie Puglia
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33134

Re: Municipal Site Plan Review #MZ2023000075-1st Review
MTD Unit 3 503, LLC/DelCop Group, LLC
East of NW 107th Avenue and South/North of NW 88th Street
City of Doral Municipal City Council Application #PLAN-2308-0058-“Midtown Doral”
Requesting to modify the development for Phase IV, V, and VI for proposed development of 552 total units and total 22,740square feet of retail.

Dear Ms. Puglia:

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced Municipal City Council 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. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Folios: 35-3008-000-0041, 35-3008-000-0048, and 35-3008-000-0051

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject properties. Pursuant to the Code and based on the site plan submitted, the proposed multi-use development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain a sanitary sewer extension permit prior to DERM approval of future development orders. 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.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

The sanitary sewer flow from the subject property is directed to Private pump station PSO 99-1316. At this time, pump station 99-1316 is operating under Temporary Moratorium Status. The property manager shall submit elapsed time readings to DERM’s Water and Wastewater Division.



In accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013), DERM cannot certify sewer capacity for projects that are an increase in sanitary sewer flow discharging to this private pump station until MDWASD certifies the pump station is operating in compliance.

Please contact the DERM Water and Wastewater Division (305)372-6920 for additional information regarding the pump station status.

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.

Stormwater Management

The subject property is located within a special stormwater management basin, Basin B, as defined in the Code, which requires compliance with Miami-Dade County requirements for cut and fill or fill encroachment criteria for flood protection and resource conservation as provided in section 24-48 of the Code. Applicable projects are required to obtain DERM Cut and Fill approval within special stormwater management basins.

As of the date of the letter, the applicant has obtained a DERM Cut and Fill approval under Miami-Dade County Cut and Fill Review No. 630. Therefore, the proposed site plan complies with the storm water management criteria in the Code. Please be advised that the permittee must comply with the approved site plans and all terms and conditions covered under the above-mentioned DERM Cut and Fill approval. Any changes to the site plans, terms and conditions of the Cut and Fill will require approval from the Water Control Section of DERM.

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.

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

Wetlands

The subject properties lie within the East Turnpike Basin and contain wetlands as defined by section 24-5 of the Code. The properties are part of Class IV Permit CLIV-20130018 issued for impacts to 28.19 acres of wetlands for the construction of a mixed-use development. However, the permit expired on August 22, 2018, and the development of the site was not completed as per the Class IV permit and wetlands remain on site. **Therefore, a new Class IV must be obtained prior to any work in wetlands.**

DERM has no objection to this application provided the applicant acquires a Class IV permit prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biological resources. The Wetlands Resources Section (305) 372-6585 may be contacted for further information concerning the wetland permitting requirements.

Miami-Dade County approvals must comply with the Miami-Dade County Comprehensive Development Master Plan (CDMP). Objective CON-9B of the CDMP states that *“nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized,”*

The subject properties are located within the United States Fish and Wildlife Service (USFWS) core foraging area for federally threatened wood stork colonies and may contain habitat for species listed in Appendix B of the CDMP.

Any questions regarding threatened and endangered species can be directed to the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (772) 562-3909 or the Natural Resources Division of DERM at (305)372-6575.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800- 432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidadegov for additional information or concerns regarding this review.

Tree Preservation

A review of the subject properties revealed the presence of wetlands and may contain upland 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. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code. The applicant is advised that a tree survey that includes a tree disposition table may be required during the tree removal permit application process.

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 regarding any additional information or concerns with this review.

Enforcement History

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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