


# Memorandum



**Date:** April 2, 2026

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

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

**Subject:** Request for Concurrency Review- City of Doral Site Plan Review for the Shelton Academy Application No. PLAN-2510-0115

The Water and Sewer Department has received your request for a concurrency review of the Shelton Academy project with Zoning Application No. PLAN-2510-0115, for the property located at 9455 NW 40<sup>th</sup> Street, with Folio Nos. 35-3028-015-0010 and 35-3028-015-0020 within the Municipality of Doral. The applicant is seeking site plan approval for the expansion of the existing school which was previously approved by Resolution No. 21-31.

Below please find preliminary information on the water and sewer infrastructure to support the proposed expansion of the school. *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: Shelton Academy

Owner Name: Valgrat, LLC

Applicant Name: James R. Williams Jr, Esq. on behalf of Orbis Fortium, LLC

Location: The subject application is located within approximately 4 acres at 9455 NW 40<sup>th</sup> Street, with Folio Nos. 35-3028-015-0010 and 35-3028-015-0020 within the Municipality of Doral.

Proposed Development: Per the Letter of Intent, the applicant seeks to modify the approved site plan and associated conditions of the previously approved Resolution in order to permit a two (2) phase school expansion. Phase I expansion proposes an increase of 800 students and Phase 2 expansion proposes an increase of the maximum student enrollment to 1,000 students and the development of a three (3) story parking garage to the west of the main school building. The applicant does not contemplate any expansion of the school's main building footprint beyond its existing walls.

The proposed expansion of the school results in a no-net increase for water/sewer demand.

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-2A(1) of the County's CDMP.

The existing property is connected to water.

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-2A(2) of the County's CDMP.

The existing property is connected to sewer.

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.