

Memorandum



Date: April 11, 2023
To: Felix Lasarte, Esq.
The Lasarte Law Firm
From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD) *Maria Valdes*
Subject: Request for concurrency review – City of Doral Zoning application for Trump
Endeavor 12 LLC (Doral International Towers)

The Water and Sewer Department (WASD) has received your request for a concurrency review of the City of Doral Zoning Application for the Trump Endeavor 12 LLC project. 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: Trump Endeavor 12 LLC (Doral International Towers)

Location: The proposed project is located at 4400 NW 87th Avenue, within approximately 56.4 acres, with Folio Nos. 35-3021-001-0010, 35-3028-000-0050, 35-3021-008-0010, 35-3028-029-0020, 35-3028-029-0010, and 35-3022-010-0010, in the Municipality of Doral.

Proposed Development: The Applicant is seeking a zoning district boundary change from Multifamily Residential-4 (MF-4) and Industrial Commercial (IC) to Downtown Mixed Use (DMU). Per Site Plan information provided by City of Doral Planning & Zoning Director Mr. Javier Gonzalez, CFM, AICP, the applicant is proposing to develop the property with 1,719 condominium units, 20 villas (townhomes), Hotel with 470 rooms, and 170,432 sq. ft. of commercial use. The applicant intends to develop the property consistent with the City's Creative Excellence Standards and Workforce Housing Density Bonus criteria.

The proposed development will consist of 1,719 condominium units, 20 villas (townhomes), Hotel with 470 rooms, and 170,432 sq. ft. of commercial use. The total water/sewer demand for the project will be 306,458 gallons per day (gpd).

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.

Per WASD Letter of Availability issued on March 8, 2023, the existing site is a WASD customer. If a new connection is necessary, there is an existing 12-inch water main within the subject properties to where the developer may connect to provide water service to the proposed development. *Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.*

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

Per WASD Letter of Availability issued on March 8, 2023, the existing site is a WASD customer. The subject property is served by a few existing private pump stations that can be upgraded or replaced as needed. In addition, there is an existing 12-inch force main along NW 36th Street if an additional connection is required. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time of the applicant requests connection to the sewer infrastructure.*

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 or at (786)-552-8198.

C: Javier Gonzalez, CFM, AICP, City of Doral Planning & Zoning Director