



May 19, 2026

Alexander Magrisso
Planning and Zoning Director, City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

Re: Municipal Zoning Review #MZ2026000020-3rd Review

City of Doral applications

LAND-2511-0031 Greystar Development East, LLC/International Mall Comprehensive Plan Text Amendment

LAND-2511-0032 Greystar Development East, LLC/International Mall LDC Text Amendment

LAND-2511-0033 Greystar Development East, LLC/International Mall Rezoning

PZAD-2511-0983 Greystar Development East, LLC/International Mall Modify DRI DO

LAND-2603-0035 Greystar Development East, LLC/International Mall FLUM Amendment fr Business to Mall Mixed Use

Folio: 35-3032-008-0050, 35-3032-008-0010, 35-3032-008-0140

Dear Mr. Magrisso:

The Department of Regulatory and Economic Resources–Code Coordination and Public Hearings Section (CCPH) has reviewed the above-referenced applications 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 municipal zoning review is approved pursuant to sections 24-43.1 of the Code, related to potable water supply and wastewater disposal.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal 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 comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

RER has reviewed the letter of intent for future land use map amendment and rezoning application to redesignate approximately 25.61 acres of property located within Miami International Mall.

RER notes that the above-referenced applications do not include a site plan for future development. RER cannot determine that this project complies with the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees, and the Code's standards for the removal or relocation of specimen trees are stricter than those for the removal of non-specimen trees.

The above-referenced applications would effectively rezone and redesignate approximately 25.612 acres located within Miami International Mall to allow future development on the Subject Property. If approved, these applications could allow increased density and result in tree removal or relocation. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted, would comply with specimen tree standards. **Any future site plan, plat application, and building permit application will need to comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the**

specimen tree standards. These comments are solely with respect to the above-referenced applications and are limited in scope to the comprehensive plan text amendment, land development code amendments, rezoning, modifying the DRI development order, and FLUM amendments. These comments shall not be interpreted as authorization, consent, or waiver of any right to oppose the removal of specimen trees in connection with this or any future application, permit, or approval.

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.

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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, 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 that 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

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code. 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.

Any proposed development shall comply with county and federal flood criteria requirements.

The site may require an Environmental Resource Permit (ERP) issued by the South Florida Water Management District (SFWMD). If it determined that an ERP is not required from SFWMD, then a Surface Water Management General Permit (SWMGP) issued by RER will be required per the Miami-Dade County operating agreement with SFWMD. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements

The review of the above-noted applications 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.

Wetlands Resources

Although the subject properties are located within the East Turnpike Wetlands Basin, they do not currently contain wetlands as defined by section 24-5 of the Code. Therefore, a Class IV permit will not be required for these properties. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

DERM Enforcement History Review

The subject property has no outstanding fines or liens related to environmental violations of Chapter 24 of the Code. The subject property has two (2) open enforcement records. Please contact the DERM 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,

Christine Velazquez, Division Chief
Regulatory and Economic Resources