



July 22, 2026

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

Re: Municipal Site Plan Review #MZ2026000019 – 2nd Review
Greystar Development East, LLC
Site Plan Approval Application for Residential Site No. 2
City of Doral application PLAN-2603-0126 – “Marlowe Doral - Site 2”
Proposed multi-family residential development

Folio: 35-3032-008-0050

Dear Mr. Magrisso:

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 sections 24-43.1 of 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 a 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. The applicant is advised to contact the Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by a 5-year, 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as 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 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 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 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 chapter 24 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.

The landscape plan entitled "Marlowe Doral" prepared by James Brian Euell, R.L.A., and digitally signed and sealed on May 15, 2026, shows the proposed removal of non-specimen and specimen tree resources. Additionally, TREE-2600551 and TREE-2600552 Tree Removal Permit applications were submitted to the RER-Natural Resources Section, but the permits have not been issued yet; however, RER staff has determined that the removal of the specimen trees may be permissible through the appropriate permit pursuant to section 24-49.2(II) of the Code.

RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

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

Pursuant to CON-8I of the CDMP and the prohibited plant species eradication requirements contained in accordance with section 24-49.9 of the code, if exotic pest plants and/or nuisance species exist on the

site they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Moreover, pursuant to section 18A-12 of the code and the latest version of the Miami-Dade County Landscape Manual, controlled species shall not be planted within five hundred (500) feet of native plant communities or any remnant native habitat. Please contact Jackelyn Alberdi, Biologist II at (305)372-6693 or via email at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

DERM Enforcement History Review

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,

Christine Velazquez, Division Chief
Regulatory and Economic Resources