



April 17, 2026

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

Re: Municipal Site Plan Review #MZ2026000015 - 1st Review
Cedeco 41, LLC
North of NW 41 Street, between NW 112 Avenue and NW 114 Avenue, Doral, Florida
City of Doral application PLAN-2507-0106 – “Retail Site @ NWC of 41 St & 112 Ave”
Proposed mixed-use commercial development

Folios: 35-3019-001-0370

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 and 24-43(5) of the Code, related to potable water supply and wastewater disposal, and wellfield protection respectively.

With respect to stormwater management, the application does not comply or has not demonstrated compliance with one or more sections of Chapter 24 of the Code. RER recommends that the application demonstrate compliance with the other sections of the Code noted herein.

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 RER Cut and Fill approval within special stormwater management basins.

As of the date of the letter, the applicant has not applied for or obtained RER Cut and Fill approval. Therefore, RER cannot determine if the proposed site plan complies with the special stormwater management basin requirements in the Code. **RER recommends disapproval of the proposed site plan and recommends that the applicant obtain RER Cut and Fill approval to determine if the proposed site plan is in compliance with the Code.** For further information regarding cut and fill review procedures and requirements, please contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

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 the requirements of the state and federal criteria, and shall not cause flooding of adjacent properties.

The development is located within the Northwest wellfield protection area. All stormwater disposal methods must be in compliance with the allowable storm water disposal methods in section 24-43 of the Code, Table C-1.

The proposed development is located within the East Turnpike Wetland Basin, where the South Florida Water Management District has jurisdiction. Be advised that 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.

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.

Wellfield Protection

The subject property is located within the Northwest Wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Pursuant to section 24-43(5) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. In accordance with section 24-43(5) of the Code. The subject property has executed a covenant running with the land recorded in Miami-Dade County Official Records Book 24816, Page 1446, which provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on the portion of the subject property within the wellfield protection area. Compliance with all the conditions of this covenant is required.

According to the information provided with this application, the proposed development includes a gas station that uses hazardous materials and, therefore, could not be administratively approved. The applicant applied for a variance from these Code requirements before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information, the board approved the applicant's petition, via EQCB Order 25-31, recorded in Miami-Dade County Official Records Book 34894, Page 354. The applicant is required to comply with all the conditions of this board order.

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.

Wetlands Resources

The subject property is located within the East Turnpike Basin and contains wetlands as defined by section 24-5 of the Code. Therefore, a Class IV permit is required before any work occurs in wetlands on the subject properties.

RER 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.

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@miamidade.gov for additional information or concerns regarding this review.

Tree Preservation

A review of the subject property revealed the presence of wetlands, and that the property 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 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. Please contact the Tree and Forest Resources Section at tfrs@miamidade.gov or 305-372-6574 for more information regarding their permitting requirements.

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.

Endangered Species

The subject application area is located within the U.S. Fish & Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging. The Miami-Dade County population of Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

Miami-Dade County's CDMP has policies and objectives for the protection of habitat critical to federal, state or County designated endangered, threatened, or rare species.

The subject application area may be utilized by the Florida bonneted bat (FBB) due to the presence of potential foraging habitat and/or suitable roosting habitat. The applicant is advised that prior to the start of any work on-site and prior to the issuance of a Class IV permit, the applicant shall conduct survey(s) to determine the absence or presence of the FBB and listed wildlife species found in Appendix B of the Miami-Dade County CDMP within the subject area or phase of development. Said surveys should be conducted utilizing acceptable scientific practices for each listed species that may be present on the site and submitted to RER for review.

Should future development of the Property be approved, the Owners will be required to address and mitigate any negative impacts to listed species which may include the implementation of best management practices.

Please be aware that the federal government may require certain actions or protections on the properties and may result in the need to modify development plans for the properties.

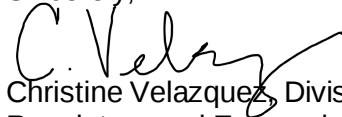
It is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the Natural Resources Division of RER at Jackelyn.Alberdi@miamidade.gov or 305-372-6694 with any questions regarding threatened and endangered species.

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,

A handwritten signature in black ink, appearing to read "C. Velazquez".

Christine Velazquez, Division Chief
Regulatory and Economic Resources