



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
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June 14, 2024

Stephanie Puglia
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

Municipal Site Plan Review #MZ2024000026-1st Review
IMF Doral LLC
1212 NW 87th Avenue, Doral, FL
City of Doral Application #PLAN-2403-0077-"Flightway Eighteen LLC"
Requesting to convert the existing hotel to multi-family apartment units without
modification to the exterior structure or interior floor plan. No new construction.

Folio: 35-3034-047-0001

Dear Ms. Puglia

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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 section 24-43.1 of the Code. With respect to other issues discussed herein, DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water Supply and Wastewater Disposal

According to DERM records the existing hotel is currently connected to public water and sanitary sewers. Based on the applicant's request and the site plan submitted with this application, there are no proposed structures that require connection to public water and public sanitary sewers at this time. However, please be advised that in accordance with the Code, DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject property.

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 DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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.

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM 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 DERM 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 full on-site retention 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 all State and Federal Criteria and shall not cause flooding of adjacent properties.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "1212 NW 85th Doral" prepared by Zachary Todd, P.E., was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that 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 of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

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 blue ink that reads "Lisa M. Spadafina".

Lisa M. Spadafina, Director
Division of Environmental Resources Management