

Memorandum



Date: May 22, 2025

To: C/O Mario Garcia-Serra
Gunster, Yoakley & Stewart, P.A
600 Brickell Avenue, Suite 3500
Miami, Florida 33131

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD) 

Subject: Request for concurrency review- Publix Super Markets, Inc / Doral Plaza Public Store
No. 0031 Replacement, City of Doral Site Plan Application

The Water and Sewer Department has received your request for a concurrency review of the City of Doral Application documents for a Site Plan Application. The property is located at 9705, 9709, 9725, 9755, 9767, and 9785 NW 41st Street, with Folio No. 35-3020-012-0020. The Applicant is seeking an ASPR approval to effectuate a series of improvements to the site and the construction of a new Publix Super Market which will enhance the general area.

Below please find information on the water and sewer infrastructure to support the proposed Site Plan. There is a WASD Agreement No. 30240 that was recorded for the subject property; however, said Agreement has expired.

Application Name: Publix Super Markets, Inc

Owner/Applicant Name: Publix Super Markets, Inc/William W.Raybum IV, V.P.

Location: The proposed project is located at 9705, 9709, 9725, 9755, 9767, and 9785 NW 41st Street, with Folio No. 35-3020-012-0020, within the Municipality of Doral.

Proposed Development: The Applicant is seeking an ASPR approval to effectuate a series of improvements to the site and construction of a new Publix Super Market which will enhance the general area. As per site plan submitted, the existing shopping center structures totaling 109,207 square feet, of which 39,795 square feet of current Publix will be demolished and 10,657 square feet of the adjacent retail store will be demolished and 53,951 square feet will be rebuilt, resulting in 101,322 square feet of shopping center.

The proposed development will result in a no-net-increase for water demand.

Water: The proposed development is located within the WASD's water service area. The water supply is being 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 CDMP.

There is a WASD Agreement No. 30240 that was recorded for the subject property; however, said Agreement has expired. The subject property is connected to water. Therefore, if a new connection is necessary, the developer may connect to an existing 12-inch water main (E-1338-1) in an easement within the property, in order to provide water service to the proposed project. Water main extensions within the property shall be minimum 12-inch in diameter.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

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

The subject property is connected to sewer. Therefore, if a new connection is necessary, the developer may connect to an existing 8-inch gravity sewer system (ES5300-2) in an easement within the property, in order to provide sewer service to the proposed project. Any gravity sewer extensions within the site shall be 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 172 and P.S. No. 187. Both pump stations are currently in OK Moratorium Code Status.

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.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Should you have any questions, please contact me at mavald@miamidade.gov or at (786)-552-8198.