

Memorandum



Date: April 3, 2026

To: Roberto Alvarez
Bercow, Radell, Fernandez, Larkin & Tapanes
200 S. Biscayne Blvd., Suite 300
Hialeah, FL 33131

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

A handwritten signature in blue ink that reads "Maria Valdes".

Subject: Request for Concurrency Review- Retail Site at Northwest Corner of NW 41st Street and NW 112th Avenue, City of Doral Application No. PLAN- 2507-0106

The Water and Sewer Department has received your request for a concurrency review of the Retail Site project located at the northwest corner of NW 41st Street and NW 112th Avenue, with Zoning Application No. PLAN-2507-0106, with Folio No. 35-3019-001-0370, within the Municipality of Doral. The applicant is seeking site plan approval for a commercial project.

Below please find preliminary information on the water and sewer infrastructure to support the proposed development. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Owner Name: Cedeco 41, LLC

Applicant Name: Cedeco 41, LLC

Location: The subject application is located within approximately 7.57 acres at the northwest corner of NW 41st Street and W 112th Avenue, with Folio No. 35-3019-001-0370 within the Municipality of Doral.

Proposed Development: The applicant is seeking site plan approval for the construction of a mixed-use commercial development consisting of 15,584 sq. ft. pharmacy, 25,600 sq. ft. shopping center, and a 3,053 sq. ft. convenience store with an associated 6,819 sq. ft. canopied gasoline station.

The total water/sewer demand for the proposed development will be approximately 4,568 gpd.

Water: The proposed development is located within the WASD's water service area. The water supply will be 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-2A(1) of the County's CDMP.

There is an existing 12-inch water main abutting the site along NW 112th Avenue to where the developer may connect to provide service to the proposed development. Any other public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire services are to be connected to a public water main, then the water system shall be looped with two (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered.*

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 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-2A(2) of the County's CDMP.

There is an existing 8-inch sanitary gravity sewer abutting the site in NW 114th Avenue, at the northwest corner of the property. The developer may connect to said gravity sewer and extend a new 8-inch gravity sewer southerly along NW 114th Avenue to the southwest corner of the property to provide service to the proposed development.

The flows from the proposed development will be transmitted to Pump Station No. 1202 and No. 0187. Both pump stations are in OK Moratorium Status. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement is offered.*

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.

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