



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
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July 19, 2024

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

Re: Municipal Site Plan Review #MZ2024000027-2nd Review
8800 Doral LLC
8800, 8850, 8870, 8800, 8780 NW 36th Street Doral, Florida
Proposing an Ocean Bank with drive-thru facilities on the northeast corner of the parcel
City of Doral Application PLAN-2403-0073

Folio: 35-3028-026-0010

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.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and sanitary sewers are currently abutting the subject properties. 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 from DERM to allow an alternative means of domestic wastewater disposal.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

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.

Please be advised, DERM 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 within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Stormwater Management

DERM had previously approved a Surface Water Management General Permit via Permit 13-05809-P. The site plan provided with this application proposes changes to the site plan approved under Permit 13-05809-P. Therefore, a DERM Surface Water Management General Permit modification shall be required for any development. This permit shall be obtained prior to any future development order approval.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidadecounty.gov for further information regarding permitting procedures and requirements.

The site plan included with this application indicates an existing 25-foot-wide canal maintenance easement along the eastern property line. This easement is recorded in the Public Records of Miami-Dade County in Plat Book 5176 and Page 57.

Pursuant to section 24-48.1(1)(c) of the Code, a DERM Class III permit is required prior to work within a canal maintenance easement. According to revised site plans sheet C-102, digitally signed by Alberto Herrera, P.E. on July 15, 2024, the proposed development does not propose to encroach into the existing 25-foot canal maintenance easement.

The review of the above noted plans shall not constitute DERM 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 (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen 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 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.



A site plan entitled "Doral Ocean Bank" prepared by Alberto P. Herrera, P.E., shows the proposed removal of non-specimen and specimen tree resources. Additionally, Tree Permit application #2400519 has been submitted but this permit has not been issued. DERM staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. DERM 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.

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 properties 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

The subject property has no open and three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. Additionally, a review records associated with the above DERM Enforcement case revealed the following:

IVAX CORP./ZENITH GOLDFINE (DERM closed case no. IWP-00408)

Paid civil penalties: \$260.00 for UCVN no. 800924

Paid civil penalties: \$510.00 for UCVN no.954327

Paid civil penalties: \$1,010.00 for UCVN no. 954334

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