

AIRSPACE REVIEW AND FILING PROCEDURE FOR MDAD OWNED AIRPORTS

PURPOSE

Provides details for review process and filing procedures for construction projects in the areas surrounding Miami-Dade County owned airports.

GENERAL:

In Miami-Dade County, the airspace review process for areas near Miami-Dade County Aviation Department (MDAD) Airports is governed by two different regulations: the Height Zoning Ordinances as referenced in the Code of Miami-Dade County, Chapter 33, and the Federal Regulation Title 14 Part 77. The Federal Aviation Administration (FAA) has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA.

The County's Aviation Department or the applicable municipal building official determines whether the County's height limitations are met, and FAA determines whether FAA building, marking and height requirements are met. It is the responsibility of the Aviation Department to administer and enforce the regulations prescribed in the Height Zoning Ordinances of Code of Miami-Dade County, Chapter 33.

MIAMI-DADE AVIATION DEPARTMENT:

In general, MDAD reviews proposed buildings, structures, and cranes for compliance with the Miami-Dade County Height Zoning Ordinances. On September 29, 2006, the Miami-Dade Board of County Commissioners approved by Ordinance 06-134 a fee of \$1,700 for a Miami-Dade Aviation Department (MDAD) issued Airspace Letter of Determination which also includes a land use analysis. This fee is applicable for all buildings and structures, with heights reaching or exceeding certain prescribed maximums. In order for MDAD to review the project, certain required forms and information must be provided as prescribed on the MDAD webpage at the following location:

http://www.miami-airport.com/planning_forms_maps.asp

MDAD must also review and approve construction cranes locations and heights reaching or exceeding certain prescribed maximums. In order for MDAD to review the cranes, a "Permissible Crane Height Determination Form" must be completed and submitted, to the Aviation Department. The form is available on the MDAD webpage at the following location:

http://www.miami-airport.com/planning_forms_maps.asp

For more crane coordination information, see:

http://www.miami-airport.com/pdfdoc/MDAD_and_FAA_Crane_Forum_1_slide_per_page.pdf

Furthermore, upon completion of the project, no Certificate of Use and Certificate of Occupancy shall be issued by a municipality or Miami-Dade County until approval is obtained by this office certifying that the structure was built no higher than the height approved by MDAD's Determination Letter. The approval shall be issued by this office after submittal by applicant of the required information as outlined in the Miami International Airport (Wilcox Field) Zoning Ordinance, Section 33-349 Airspace Approvals, Paragraph A, Subsection 2.

Mailing Address: Miami-Dade Aviation Department, Aviation Planning Division, P.O. Box 025504, Miami, FL 33102-5504

Street Address: 4200 N.W. 36th Street, Bldg. 5A, Suite 400, Miami, Florida 33122

Tel. 305-876-7049 • Fax 305-876-7630

FEDERAL AVIATION ADMINISTRATION:

In general, the FAA requires a sponsor (owner, developer, or builder) to notify them using form 7460-1 “Notice of Proposed Construction or Alteration for Determination of Known Hazards” if a proposed building or structure is to exceed a height greater than:

- 200-feet Above Ground Level at the site; or
- A slope of a 100:1 extending outward and upward for a horizontal distance of 20,000-feet from the nearest point of the nearest runway more than 3,200-feet in length
- A slope of 50:1 extending outward and upward for a horizontal distance of 10,000-feet from the nearest point of the nearest runway less than 3,200-feet in length
- A slope of 25:1 extending outward and upward for a horizontal distance of 5,000-feet from the nearest point of the nearest heliport.

The sponsor is required to file with the FAA using FAA form 7460-1 “Notice of Proposed Construction Alteration for Determination of Known Hazards,” which is available through the FAA website at the following link:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The sponsor or his representative can “e-file” this form online at the above address, or alternatively, the form can be mailed to:

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Service, AJR-322
2601 Meacham Boulevard
Fort Worth, TX 76193

At least 60 days before commencement of construction, any construction cranes must also be filed by the construction contractor, using the same form and process. Thus, for any structure or crane, FAA form 7460-1 must be filed.

The FAA Airspace Obstruction Evaluation Specialist for the Miami area contact information is:

Mr. Karl Trautmann
(817) 321-7754
karl.trautmann@faa.gov

MDAD Contact Information:

For questions please contact:

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