



Airport Zoning Compatibility for the Palmer Lake Study Area

*Prepared for the Palmer Lake Area Charrette
Steering Committee Meeting April 14, 2010*



MIAMI-DADE AVIATION DEPARTMENT

AIRPORT ZONING ORDINANCE

ARTICLE XXXVII OF THE CODE OF MIAMI-DADE COUNTY MIA (WILCOX FIELD) ZONING



Protect public health, safety & welfare.

Protect public investments in aviation facilities.

Comply with Federal and State requirements.

MIAMI INTERNATIONAL AIRPORT HEIGHT ZONING MAP



HEIGHT ZONING REVIEW

MIAMI-DADE COUNTY AVIATION DEPARTMENT

In general, MDAD must review proposed buildings, structures, and cranes for compliance with the Miami-Dade County Height Zoning Ordinances within the Palmer Lake Study Area.

FEDERAL AVIATION ADMINISTRATION:

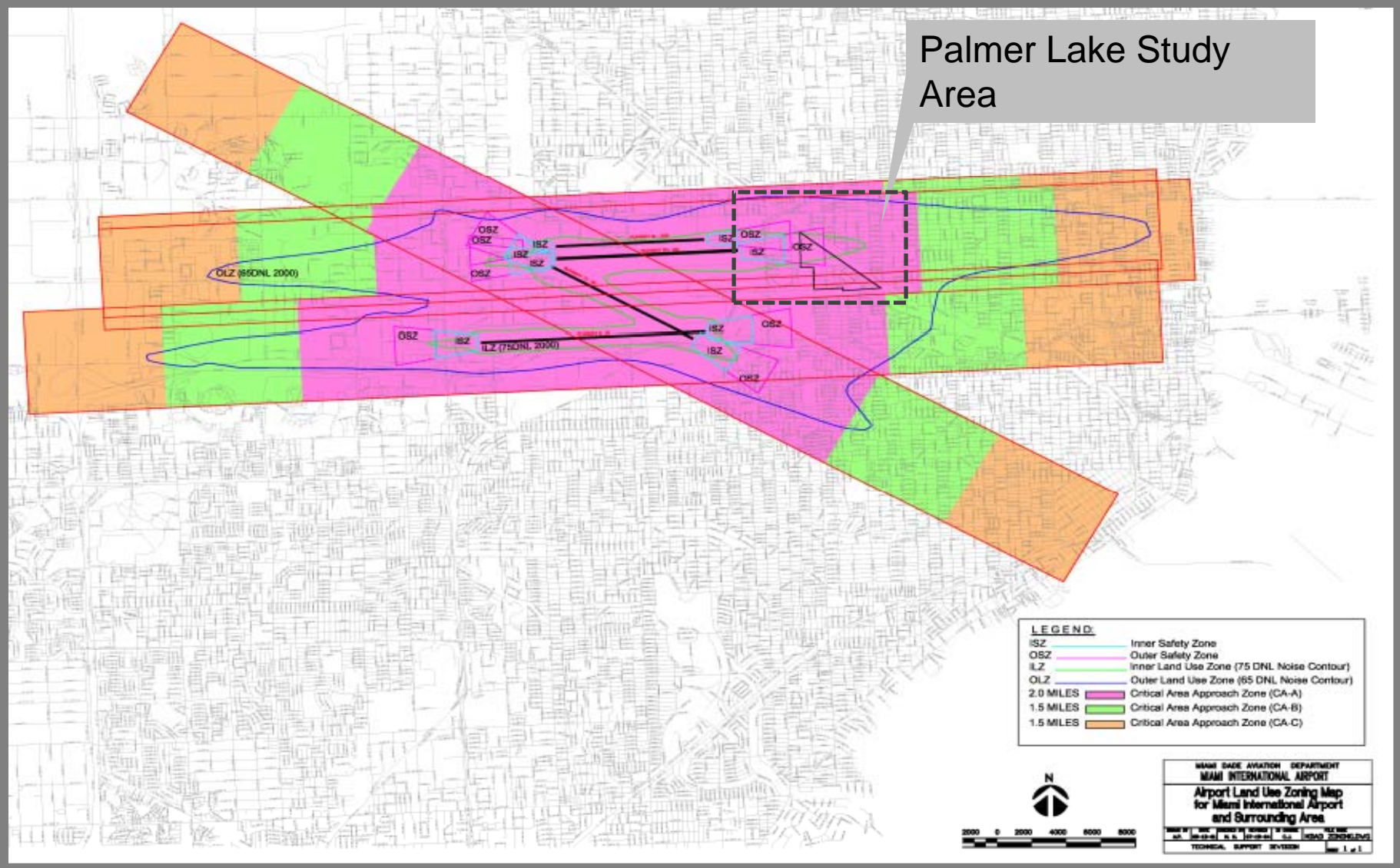
In general, the FAA requires a sponsor (owner, developer, or builder) to notify them using form 7460-1 “Notice of Proposed Construction or Alteration for Determination of Known Hazards” if a proposed building or structure is to exceed a height greater than:

200-feet Above Ground Level at the site; or

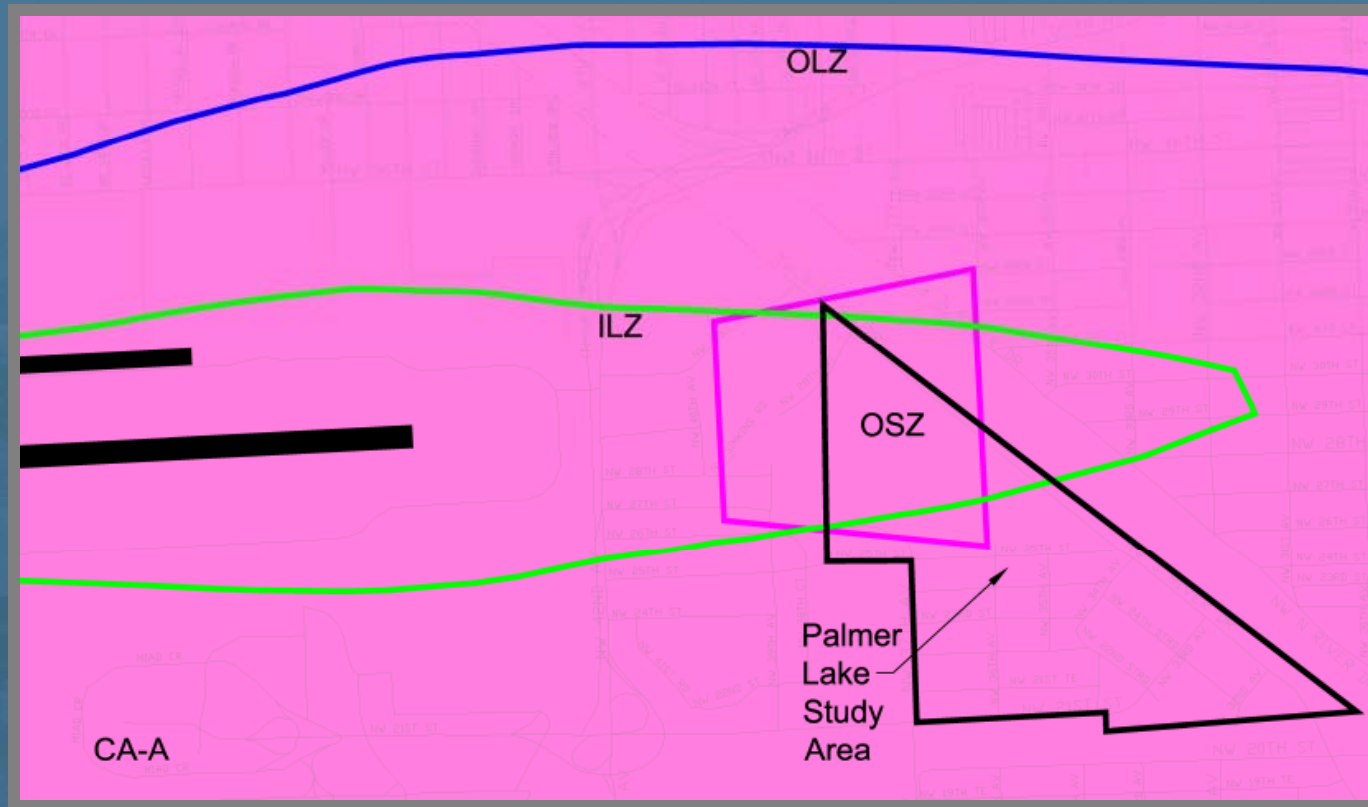
A slope of a 100:1 extending outward and upward for a horizontal distance of 20,000-feet from the nearest point of the nearest runway more than 3,200-feet in length

MIAMI INTERNATIONAL AIRPORT LAND USE ZONING MAP

Palmer Lake Study Area



PALMER LAKE STUDY AREA AIRPORT LAND USE ZONING IMPACTS



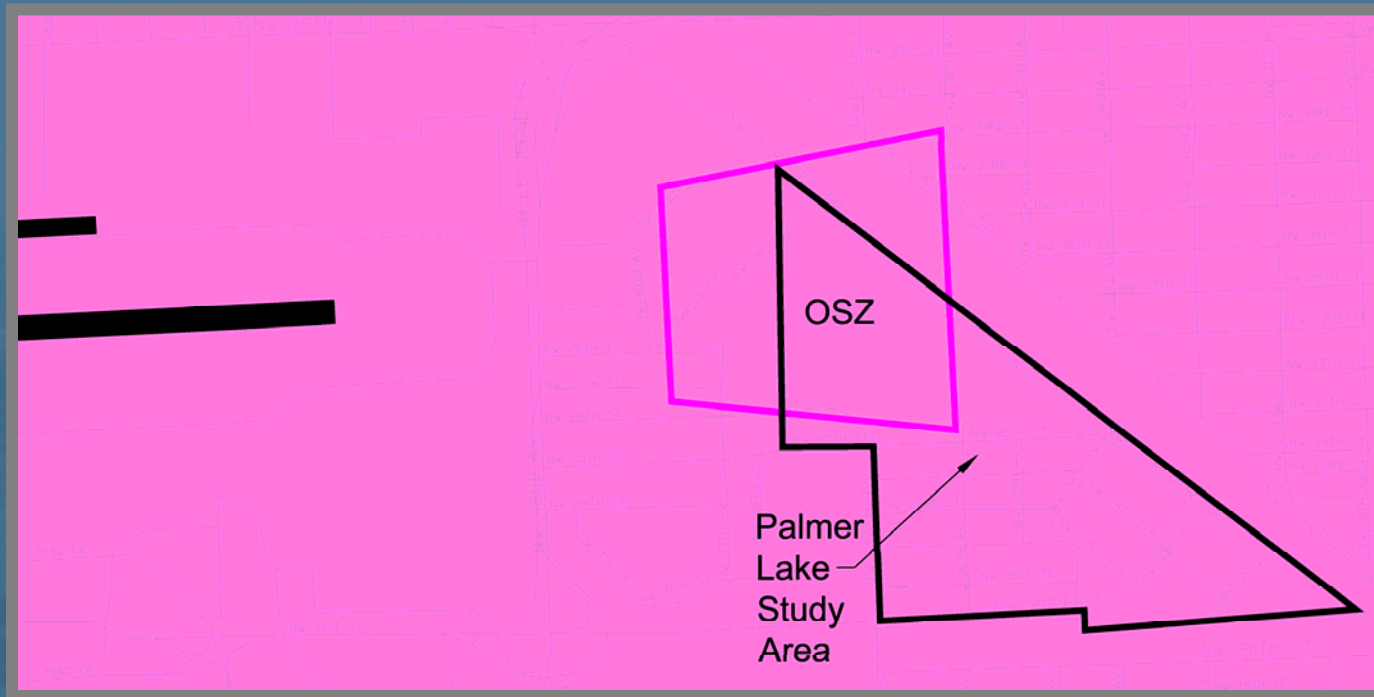
Outer Safety Zone
(OSZ)

Inner Land Use
Zone (ILZ)
75 DNL

Outer Land Use
Zone (OLZ)
65 DNL

Critical Area
Approach
Sub-Zone "A"
(CA-A)

OUTER SAFETY ZONE (OSZ)



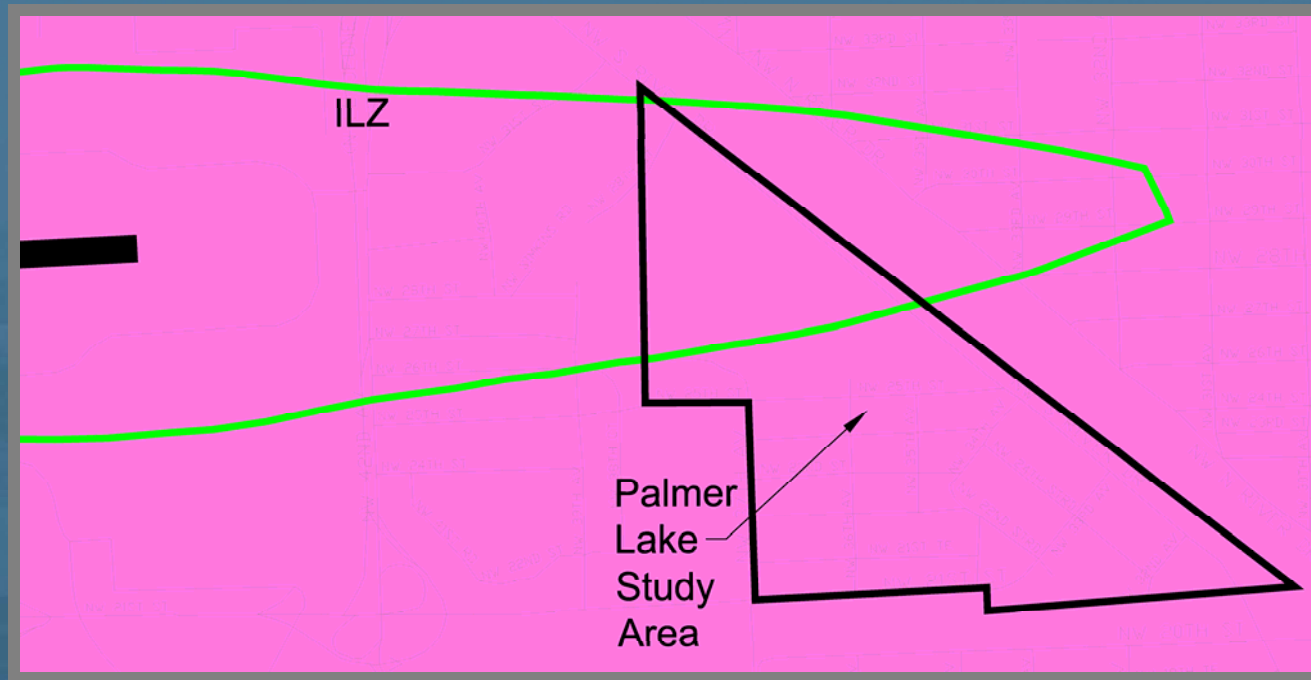
Residential units are limited to less than 2 per acre.

Prohibits:

Educational Facilities (excluding aviation)

Buildings for public assemblage in excess of 1,000 persons.

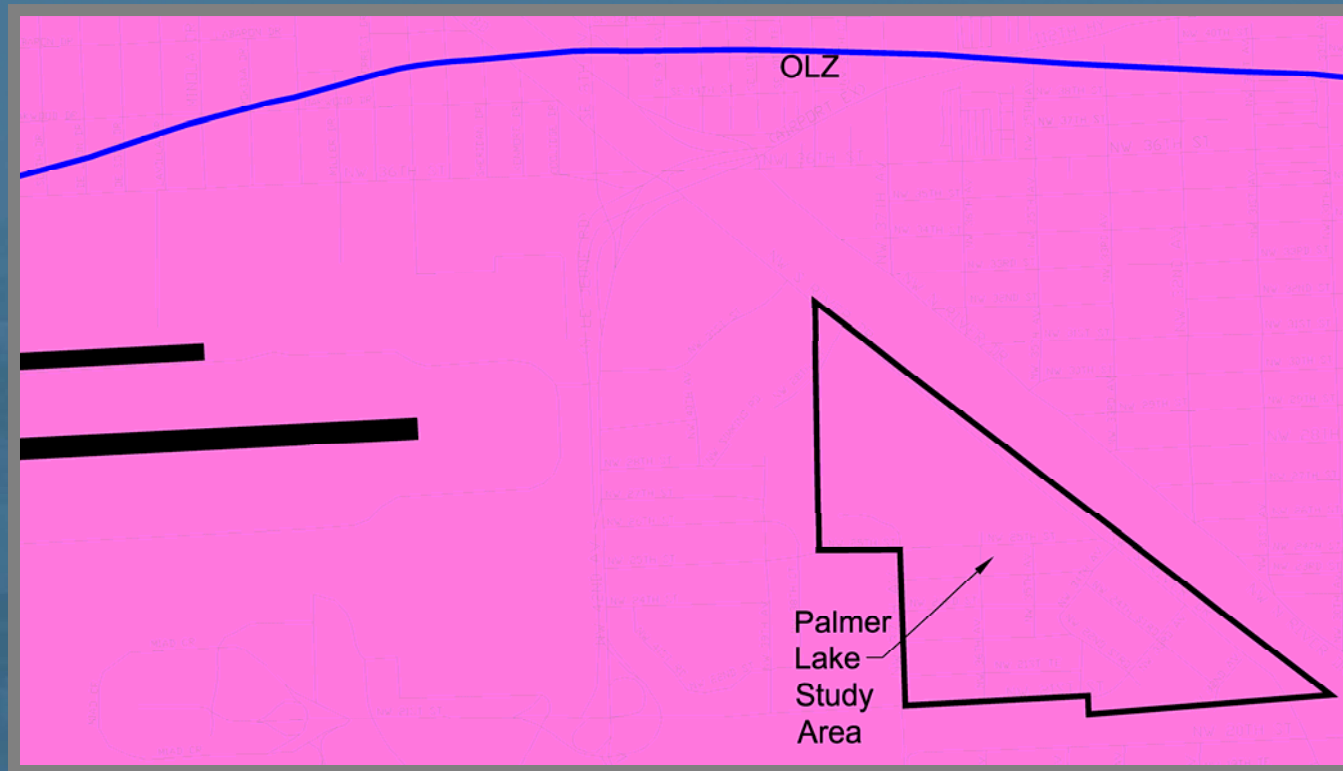
INNER LAND USE ZONE (ILZ)



The ILZ is within the 75 DNL and greater noise contour of the latest official aircraft noise contour map for the airport.

New residential construction and educational facilities (excluding aviation) are prohibited.

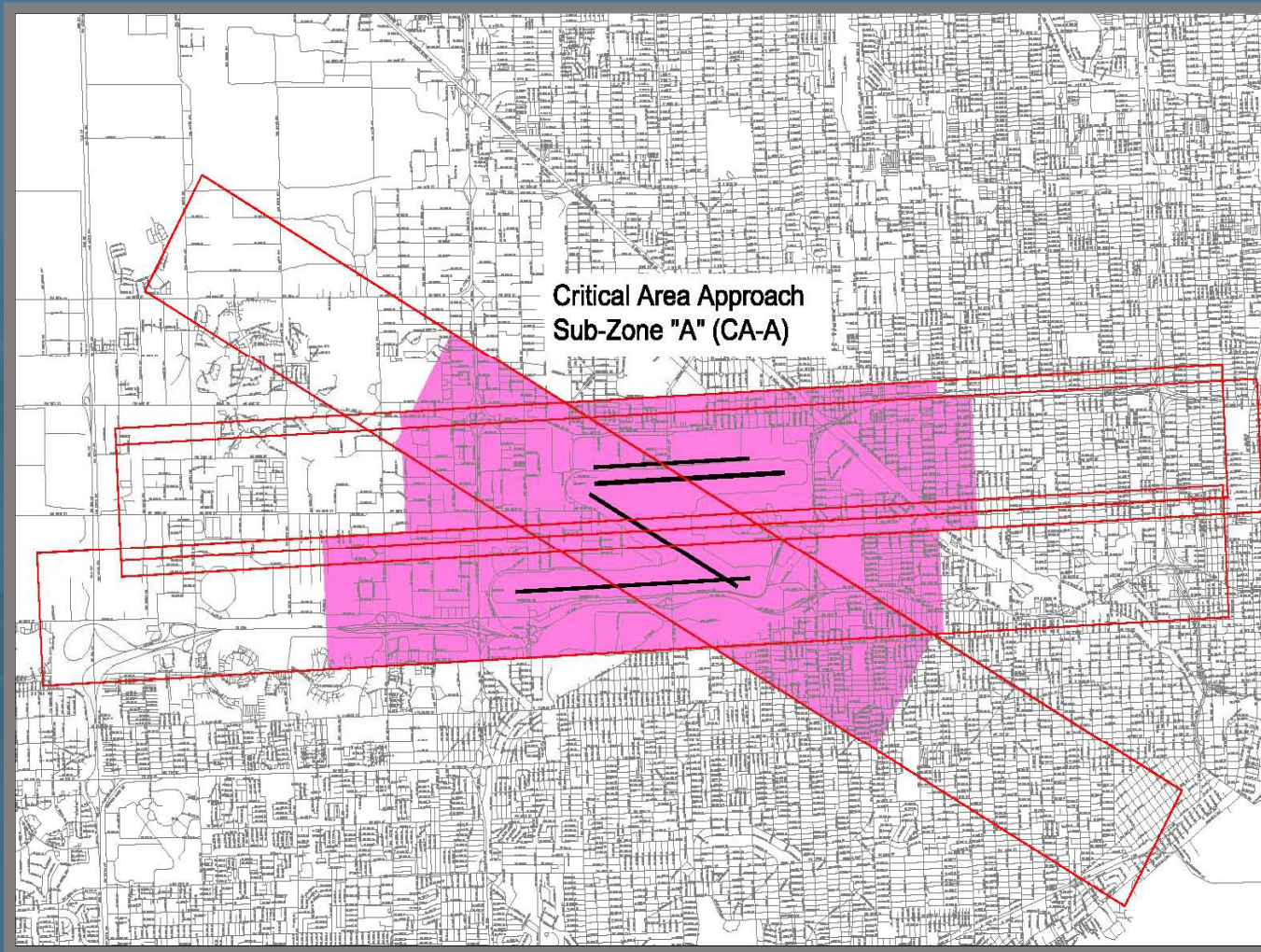
OUTER LAND USE ZONE (OLZ)



The OLZ is within the 65 DNL to 74 DNL noise contour of the latest official aircraft noise contour map for the airport.

New residential construction and educational facilities are required to incorporate a 25 db noise level reduction into design/construction of the structure.

PALMER LAKE STUDY AREA AIRPORT LAND USE ZONING IMPACTS



Critical Area Approach Sub-Zone "A" (CA-A)

No new schools are permitted except for aviation-related schools

No variances to this prohibition may be granted

MIAMI-DADE AVIATION DEPARTMENT WEBSITE

Airport zoning ordinances & maps and additional information
are available at:

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

Questions?

Contact: Renee Bergeron,
Aviation Planner (305) 869-4849

Thank You