



# Airport Zoning Compatibility for the Palmer Lake Metropolitan Urban Center

# Airport Zoning – MDC Code Chapter 33, Article XXXVII

Airport Zoning is a type of “overlay zoning”; it may be more restrictive than the underlying zoning in the City of Doral.

Promotes compatible land use and protects airspace.

Protects economic benefits and the capacity of aviation facilities.

Protects public health, safety and welfare by limiting the type and densities of land use activities in high-risk safety areas near runway ends.

# Protecting Land Use

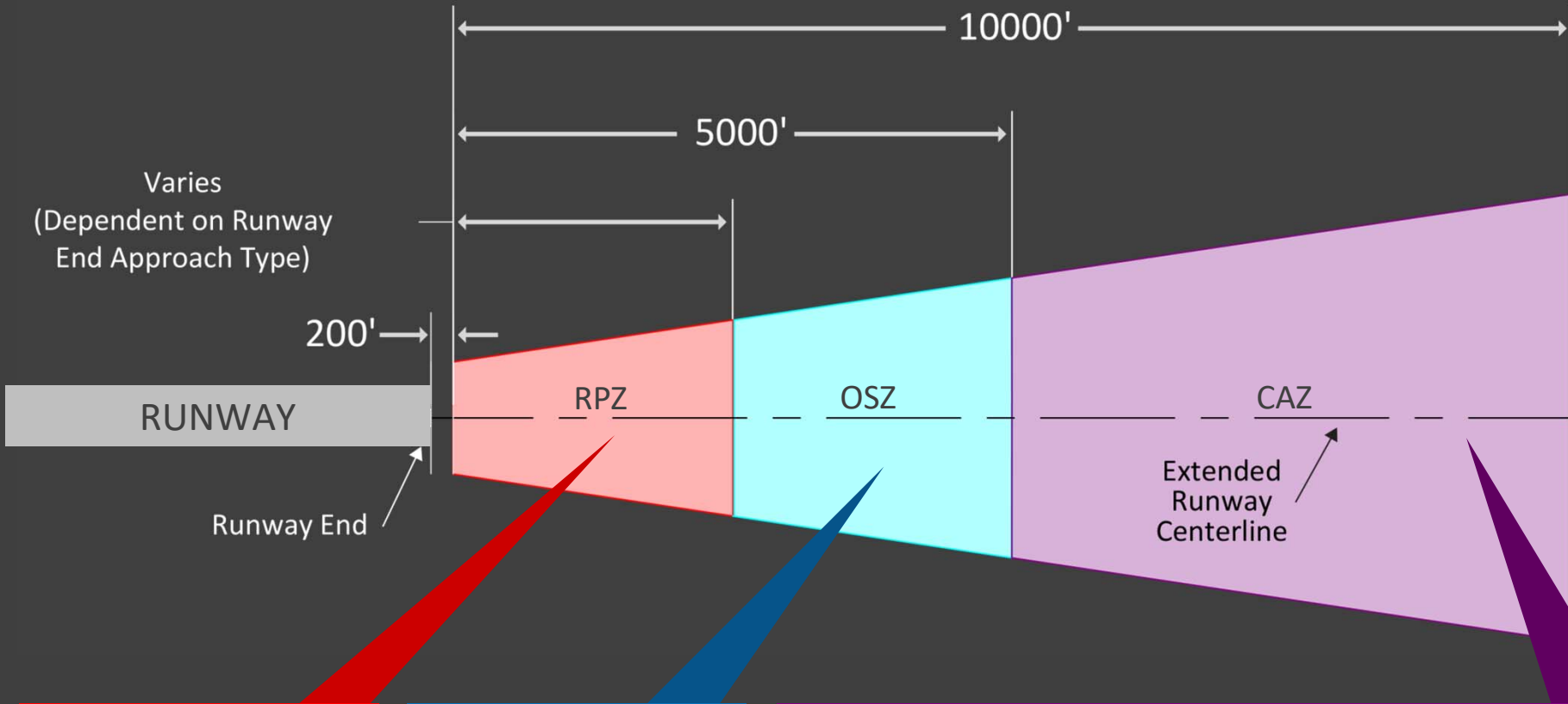
Airport Zoning encourages appropriate land uses that are compatible with airport operations. Land uses may be prohibited or restricted depending on their proximity to the airport and/or if the site is impacted by an airport land-use restrictive zone. The following uses may be restricted/prohibited:



- Residential units
- Public assembly
- New educational facilities (including day care facilities)
- Uses that may attract wildlife (e.g. landfills)
- Uses that create electrical interference with radio communications between the airport and aircraft.
- Establishments or uses that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport.

# Land Use Compatibility Restriction Zones

The new "No School Zone" is comprised of these three combined zones



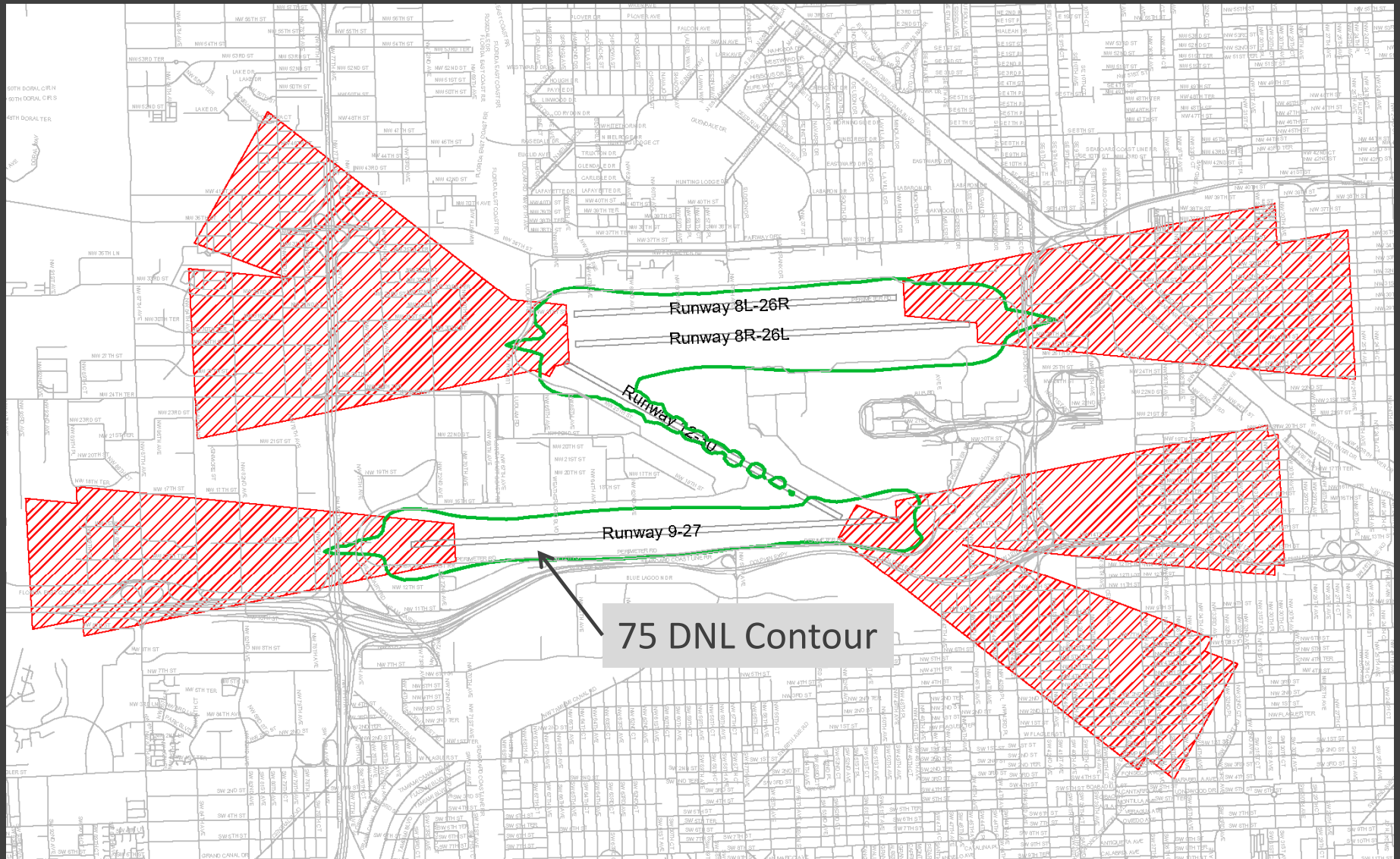
**Runway Protection Zone**  
 Only stormwater retention/detention facilities shall be permitted

**Outer Safety Zone**  
 Prohibits new residential construction, new educational facilities, hospitals, religious facilities and other buildings of public assembly.

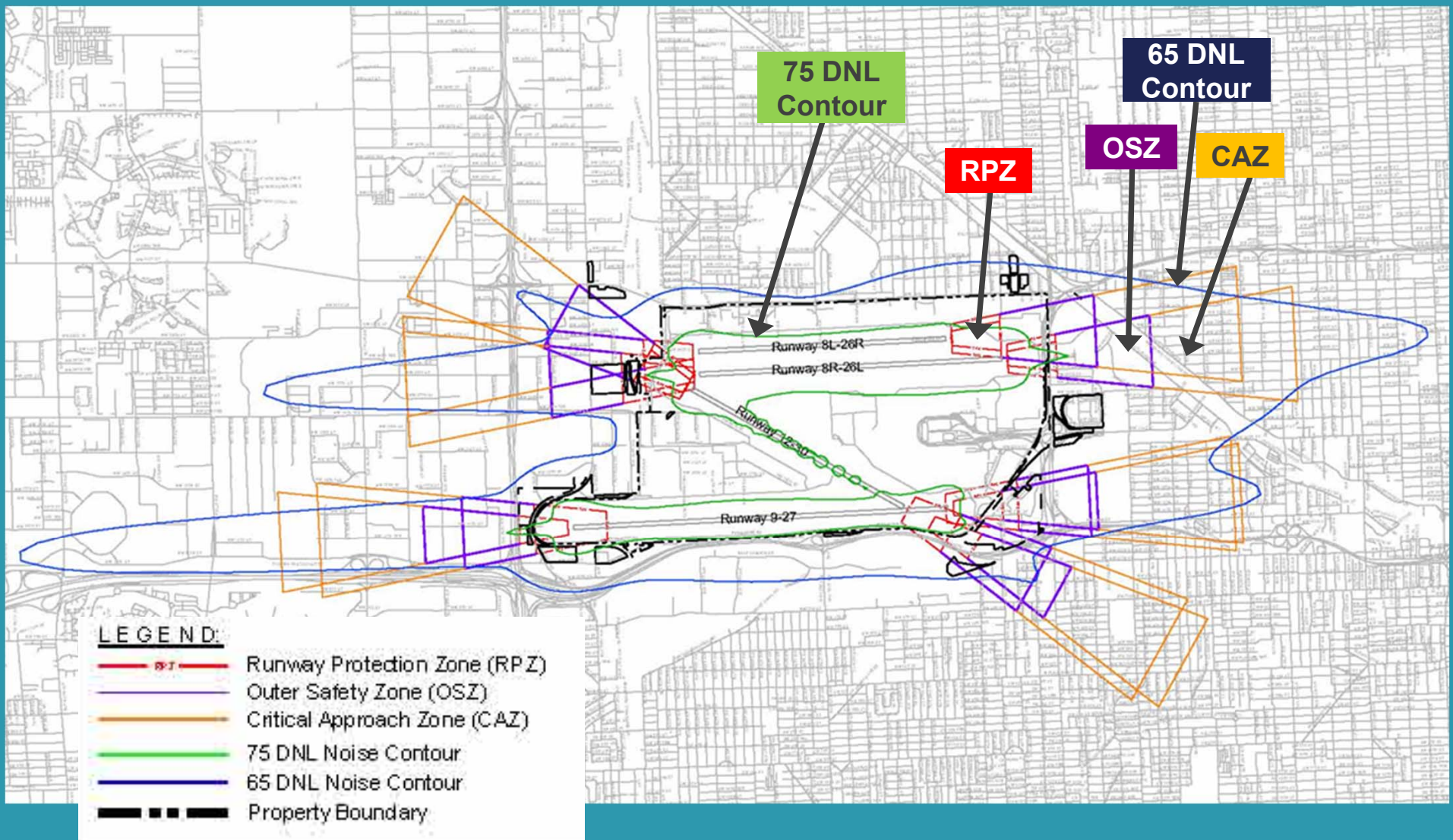
**Critical Approach Zone**  
 No new hospitals, stand-alone emergency rooms, urgent care facilities, skilled nursing facilities, assisted living facilities, adult day care facilities, day nurseries, and educational facilities, excluding aviation-related schools. In no event shall the prohibition on educational facilities be varied. No establishments that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport. No uses that would otherwise endanger the landing, taking off, or maneuvering of aircraft. No landfills or uses that attract or sustain birds and bird movements.



# Miami International Airport's No School Zones

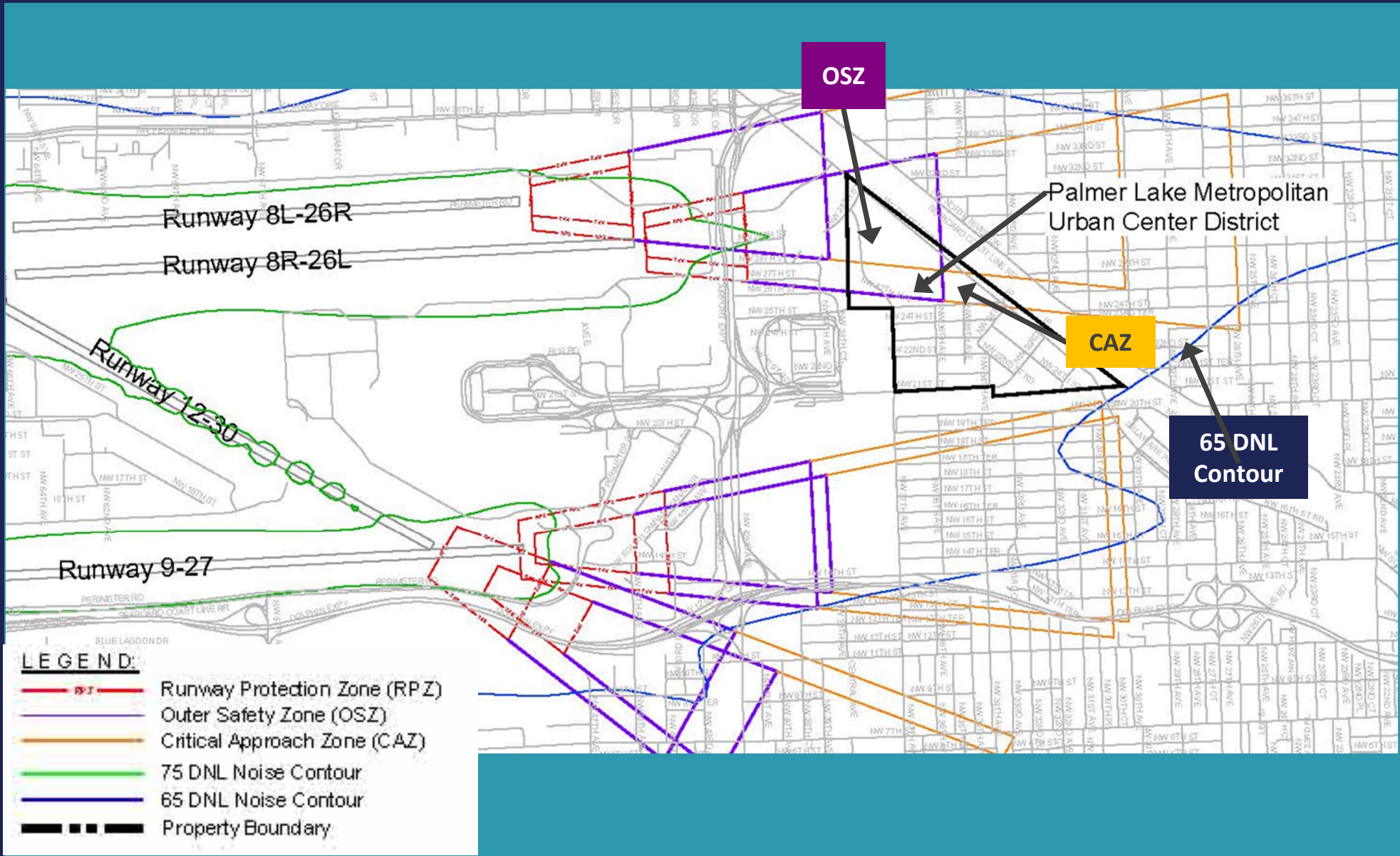


# MIA Land Use Zoning map

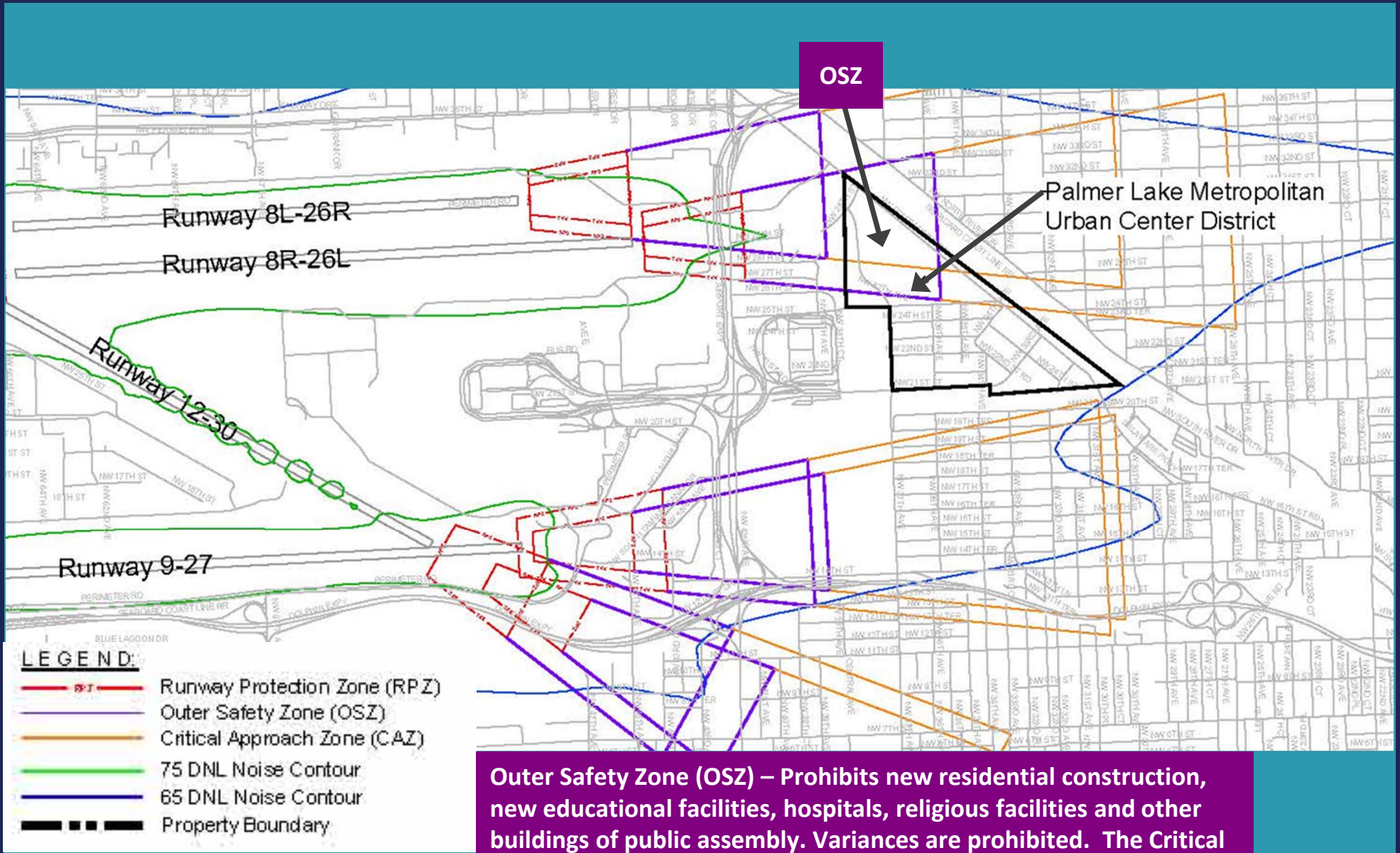




# Land Use Zoning Impacts to the Palmer Lake District

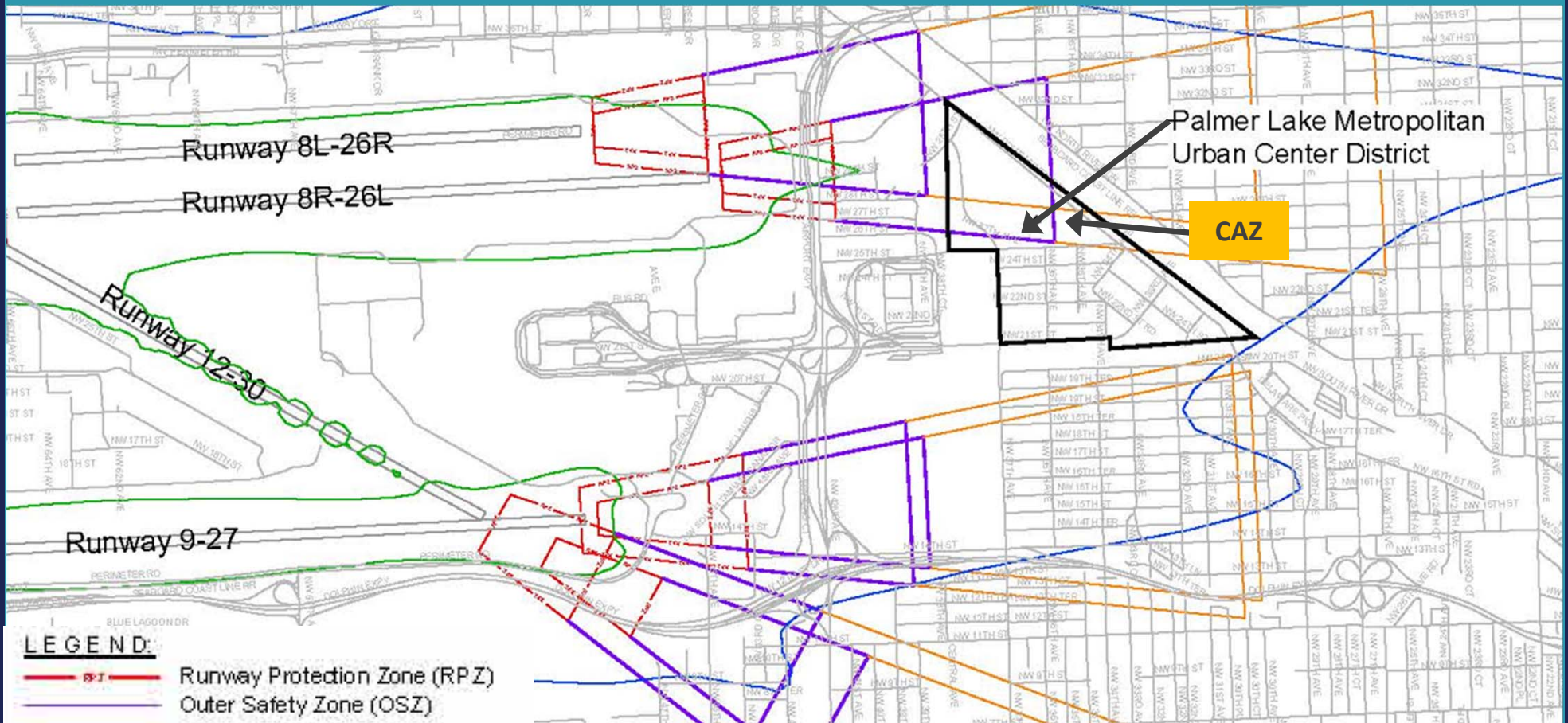


# Outer Safety Zone - Impacts to the Palmer Lake District





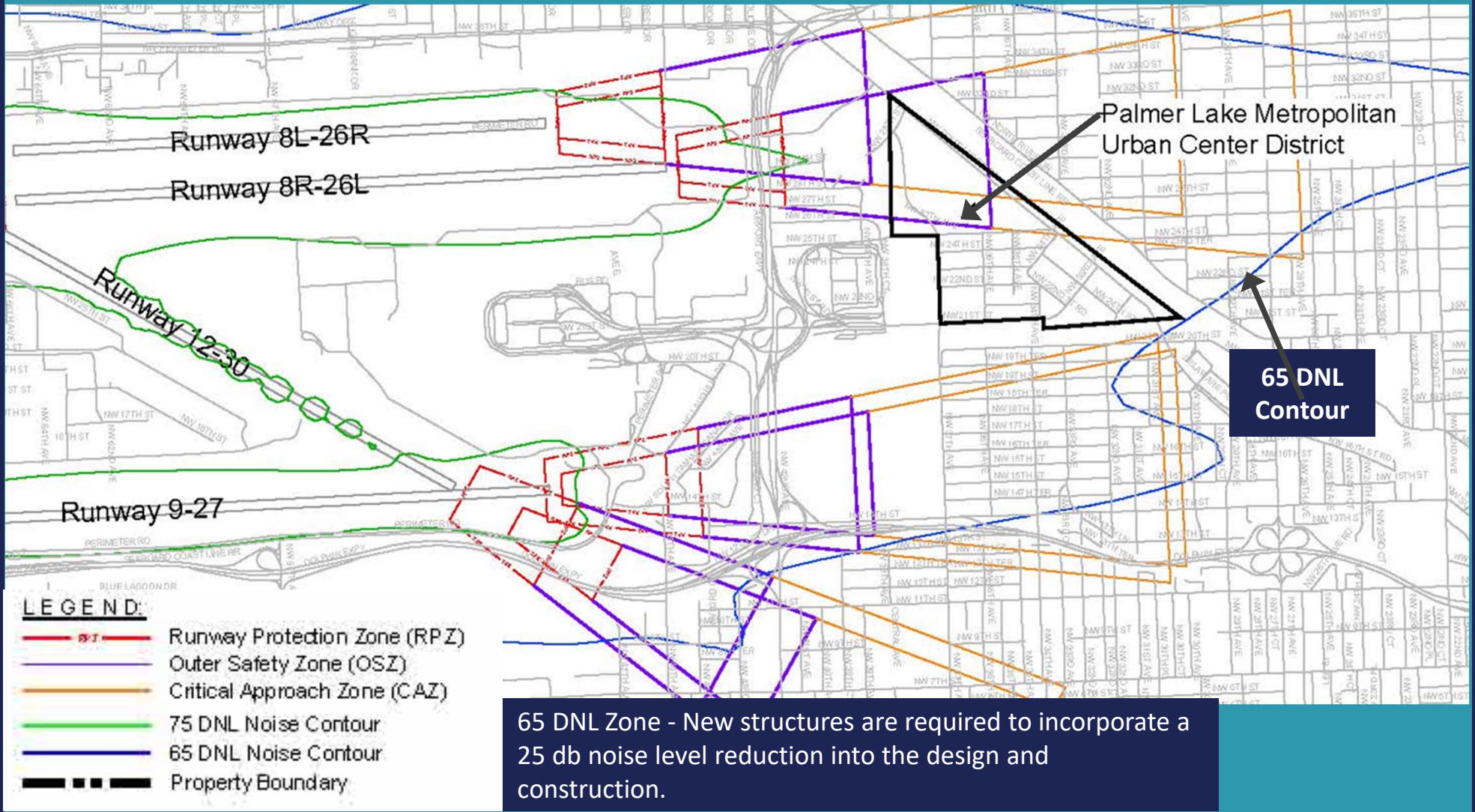
# Critical Approach Zone – Impacts to the Palmer Lake District



## Critical Approach Zone (CAZ)

No new hospitals, stand-alone emergency rooms, urgent care facilities, skilled nursing facilities, assisted living facilities, adult day care facilities, day nurseries, and educational facilities, excluding aviation-related schools. In no event shall the prohibition on educational facilities be varied. No establishments that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport. No uses that would otherwise endanger the landing, taking off, or maneuvering of aircraft. No landfills or uses that attract or sustain birds and bird movements.

# 65 DNL Zone - Land Use Zoning Impacts to the Palmer Lake District





# Real Estate Disclosure

The Code requires that property owners disclose to prospective buyers when land is located in a land use or noise compatibility zone, prior to consummation of real estate transactions.

*Land involved in this transaction is located within an airport land use and/or noise compatibility restriction zone as established in chapter 33, article xxxvii of the code of Miami-Dade County. This designation applies to properties that are located in close proximity to a county airport and may be impacted by flight operations. Such impacts may include, but are not limited to, noise, vibration, odors, dust, and fumes. Use of property located within the airport land use compatibility restriction zone is subject to compliance with Article XXXVII (Airport Zoning) of the Code of Miami-Dade County.”*



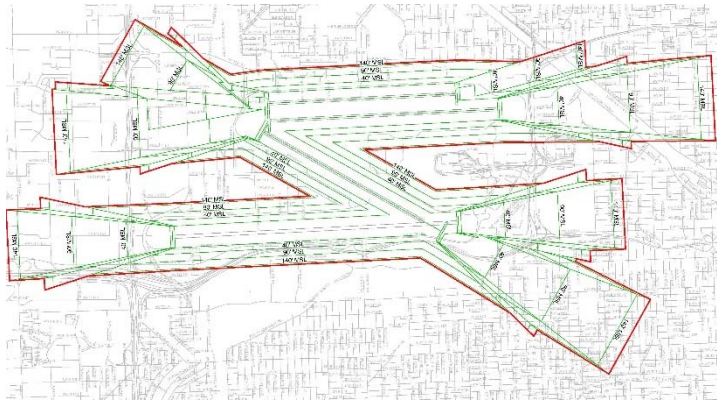
# Protecting Airspace

Sec. 33-334 explains the airspace review process for permanent (cell towers, monopoles, buildings) and temporary structures (construction cranes) and temporary events.



MDAD does not regulate the placement of proposed heliports and helipads. Permits and approvals are coordinated through FDOT and the FAA. The process is posted on our webpage.

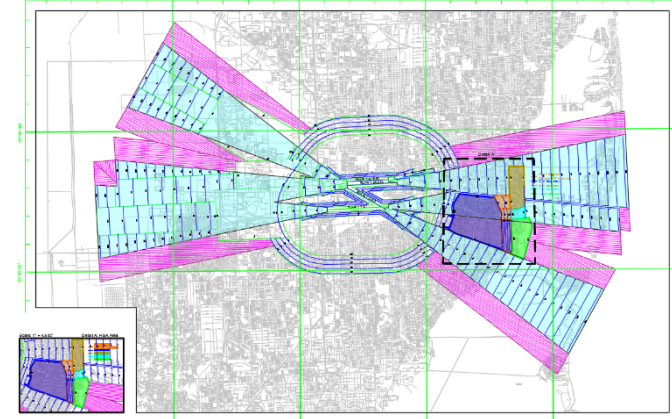
# Structures Must Be Studied When...



The proposed structure is within MDAD's Airspace Review Map area.



The proposed structure reaches or exceeds 200 feet Above Ground Level.

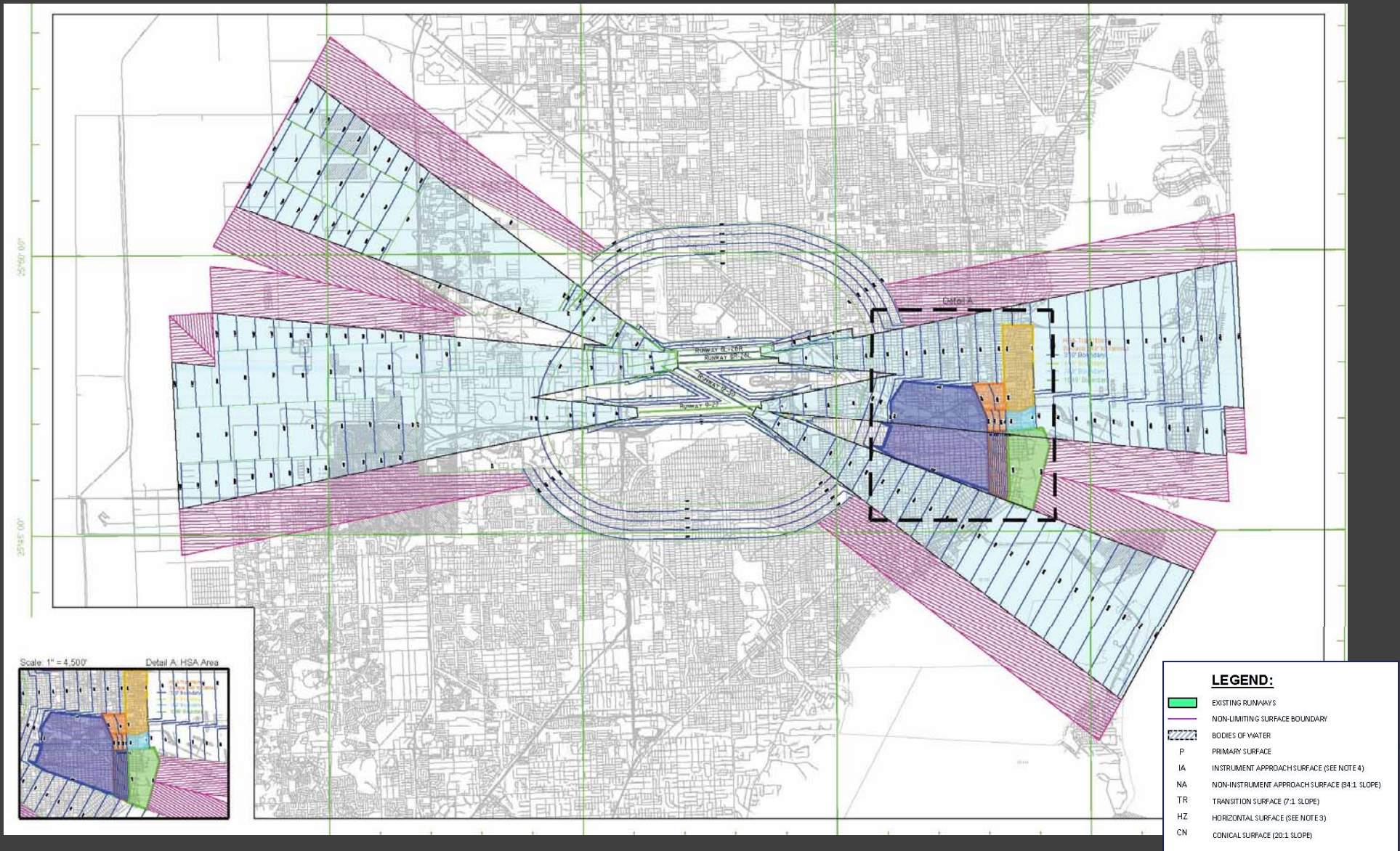


The proposed structure exceeds an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of a County airport.



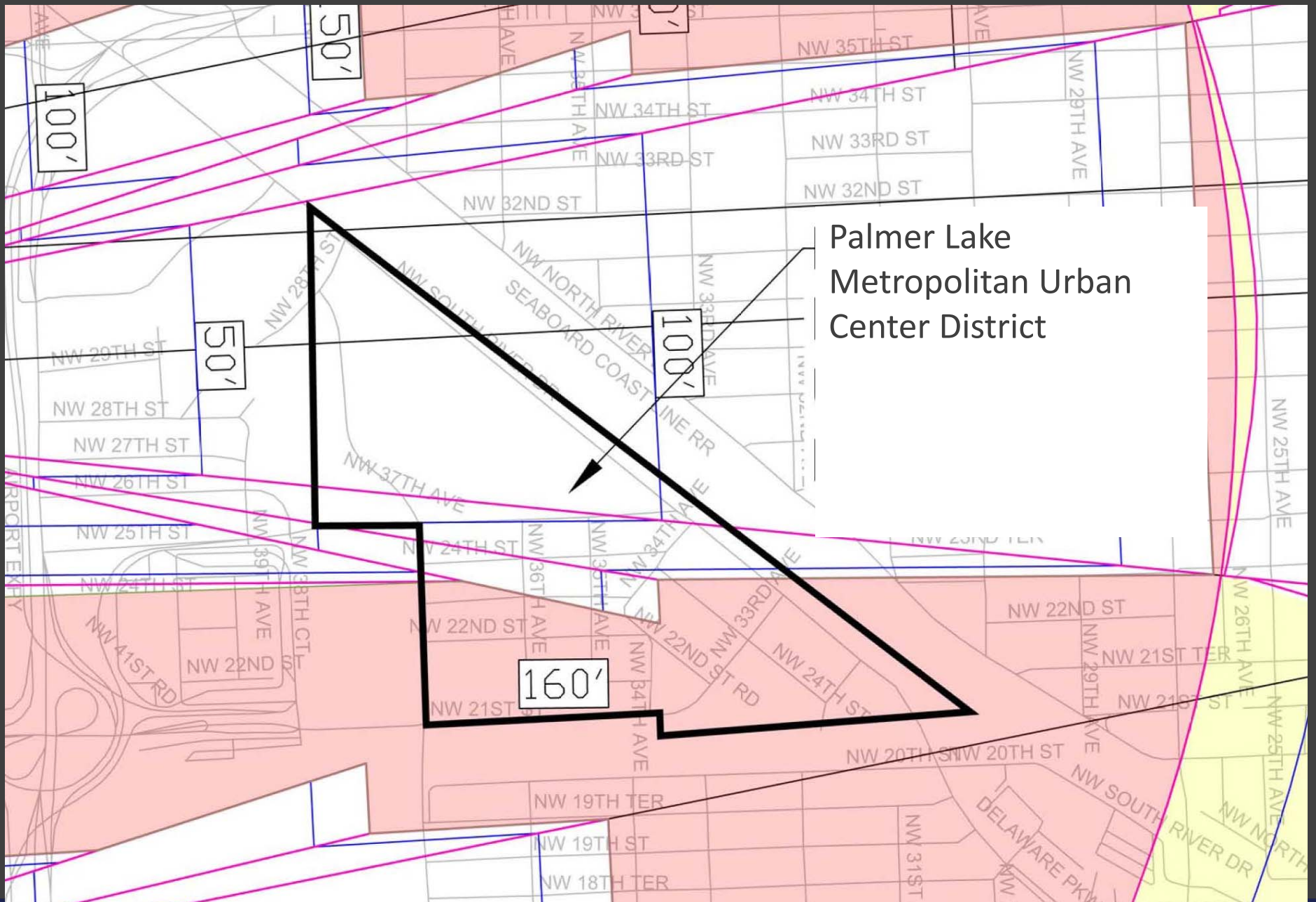


# MIA's Height Zoning Map





# Height Zoning Impacts to Palmer Lake District



# Airport Zoning Resources

More information is available by accessing the Miami-Dade County Planning & Grants Website at: [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp)

The screenshot displays the 'Planning & Grants' website. The header features a banner image of an Air France airplane at a gate. Below the banner, the page title 'Planning & Grants' is prominently displayed. The main content area includes a mission statement, contact information for Mr. Ammad Riaz, and a 'Resources' section. The 'Resources' section is highlighted with a grey box and contains a list of links for various documents and maps, including zoning ordinances, height variance eligible areas, and notification maps for different airport zones (MIA, OPF, TMB). A 'Resources' button is visible on the right side of the page. The footer contains navigation links, a language selector, copyright information, and a 'How can we help?' chat icon.

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## Planning & Grants

About Us» José A. Ramos» Planning & Grants

The Mission of the Aviation Planning, Land Use Compatibility and Grants Administration Division is as follows:

To plan for the timely and cost effective near, intermediate and long term improvement of the Miami-Dade County Airports to accommodate forecast aviation demand activity levels and meet changing market conditions, while assuring the preservation and protection of the airports systems capacity and meeting community needs by identifying and evaluating customer level of service needs, formulating alternative solutions, recommending and initiating programs, and interfacing with federal, state and local agencies for airport plan approvals, land-use and airspace compatibility and securing grant funds.

Should you have any questions please contact Mr. Ammad Riaz, Chief of Aviation Planning, at 305-876-7036 or at [ARIAZ@Miami-Airport.com](mailto:ARIAZ@Miami-Airport.com). For a complete list of fees, please see the PDF below.

For additional information e-mail us.

### Fees & Forms

- [Airport System Zoning Checklist](#)
- [Fee Schedule for MDAD-Issued Determinations](#)
- [Data Submittal Forms](#)

### Contact Information

- [Contact Information - Aviation Planning Admin Division Staff](#)
- [Bldg. 3030 - Aviation Planning Division Location](#)

### Airport Height And Land Use Zoning

- [Final - Airport Zoning Ordinance 19-112](#)
- [MIA - Height Variance Eligible Area 19 NOV 2019](#)
- [MIA - Height Zoning Map 20 NOV 2019.2](#)
- [MIA - Land Use Map 19NOV2019](#)
- [MIA - Non Aviation Uses on GP 19NOV2019](#)
- [MIA - Notification Map 19Nov2019](#)
- [OPF - Height Variance Eligible Area 19NOV2019](#)
- [OPF - Height Zoning Map 20NOV2019](#)
- [OPF - Land Use Map 19NOV2019](#)
- [OPF - Non Aviation Uses on GP 19NOV2019](#)
- [OPF - Notification Map 19Nov2019](#)
- [TMB - Height Variance Eligible Area 19NOV2019](#)
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MIAMI-DADE COUNTY

How can we help?



# Contact Information

Please address the envelope to the attention of your Assigned aviation planner.  
For USPS - Mailing Address:

Miami-Dade Aviation Department  
Aviation Planning, Land Use and Grants Division

P.O. Box 025504, Miami, FL 33102

For FEDEX / Courier - Physical Address:  
Miami-Dade Aviation Department  
Aviation Planning, Land Use and Grants Division  
Building 3030  
4331 NW 22nd Street, "C" Wing, Second Floor  
Miami, FL 33122

Website: [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp)

Please direct all requests and inquiries to Mr. Ammad Riaz, P.E., Chief of Aviation Planning  
Mr. Riaz will assign requests to an aviation planner.

