

# Memorandum



**Date:** June 11, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Ammad Riaz, P.E.  
Chief of Aviation Planning *A.R.*  
Aviation Department

**Subject:** RTDIC Application #14-059  
DT Miami, LLC  
MDAD DN-14-06-1396

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As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Rapid Transit Developmental Impact Committee (RTDIC) Application Number 14-059. The applicant is requesting a special exception to permit a general site development plan. The site is generally bounded by NW 1<sup>st</sup> Street, NW 1<sup>st</sup> Avenue, NW 8<sup>th</sup> Street and the Metrorail Right-of-Way. The size of the property is approximately 8.31 acres.

Since the plans for this proposed development are conceptual at this time, please be advised that once plans are finalized, both MDAD and the Federal Aviation Administration (FAA) will need to study each individual proposed permanent structure associated with this development reaching or exceeding 200 feet Above Ground Level (AGL). The airspace review process is governed by two different regulations: The Miami-Dade County Code, Chapter 33, Article XXXVII, Miami International Airport (Wilcox Field) Zoning, and the Code of Federal Regulation (CFR) Title 14 Part 77. Each agency has its own independent airspace evaluation requirements, and issues airspace determinations for both permanent and temporary structures.

For planning purposes, the allowable heights for this area vary from approximately 650 feet Above Mean Sea Level (AMSL) on the north side of the site to approximately 900 feet AMSL on the extreme south-eastern portion of the site. The following data is required for an MDAD airspace and land-use analysis and letter of determination:

- Project name, address, folio number(s), proposed use, duration of project and site plans
- The GPS coordinates in State Plane North American Datum (NAD'83) for the four corners of each building must be provided.
- Site elevation stated in North American Vertical Datum of 1988 (NAVD88). This information may be obtained from a survey.
- Elevation Plans depicting the maximum elevation (the tallest element on the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles or other appurtenances).
- Requisite fees

Our webpage at [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp) contains the request forms for a MDAD-issued airspace/land-use letter of determination as well as airport zoning resources, including the Height Zoning Map for MIA.

As for the FAA's analysis, please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any permanent structure meeting the requirements of Part 77.9 "Construction or

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Alteration Requiring Notice” requires the filing with the Federal Aviation Administration (FAA) using Form 7460-1 ‘Notice of Proposed Construction or Alteration’. The form is available on-line and can be “e-filed” through the FAA website: <https://oeaaa.faa.gov>. Alternatively, the form can also be mailed to: Federal Aviation Administration, Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520.

Please keep in mind that construction cranes reaching or exceeding 200’ Above Ground Level (AGL) must also be studied by MDAD and the FAA. MDAD issues “Permissible Crane Height Determinations”. The interactive Permissible Crane Height Determination request form is available on our website, [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp).

Please note, any proposed construction cranes at this location reaching or exceeding 200 feet AGL are required to be filed with the FAA using Form 7460-1 ‘Notice of Proposed Construction or Alteration’. It may take the FAA up to 90 days to issue a determination.

Upon completion of this project, no Certificate of Use or Certificate of Occupancy shall be issued by a municipal building official or Miami-Dade County until approval is obtained from MDAD after certifying that the structure was built no higher than the height approved. The approval shall be issued by this office after submittal by applicant of the required information as outlined in Article XXXVII, Section 33-349(A)(2) of the Code.

MDAD does not object to the conceptual development provided that both the FAA and MDAD study and issue airspace determinations for both the permanent and temporary structures associated with this development once plans are finalized. The development must comply with all applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, as it pertains to airport zoning.

Should you have any questions, please do not hesitate to contact me at 305-876-7036.

C: J. Ramos  
Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources  
Jose Gonzalez, Florida East Coast Industries