



**Miami-Dade Aviation Department**

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Miami, Florida 33102  
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www.miami-airport.com

**Commercial Airport:**

Miami International Airport

miamidade.gov

**General Aviation Airports:**

Dade-Collier Training & Transition Airport

Miami Homestead General Aviation Airport

Miami Executive Airport

Miami-Opa Locka Executive Airport

**\*\*\*This is an Preliminary Evaluation Letter Issued Solely for Guidance\*\*\***  
**This Letter does not Constitute Implied Approval**

August 1, 2022

Trump Endeavor 12 LLC, a Delaware Limited Liability Company  
c/o Mr. Felix M. Lasarte, Esq.  
The Lasarte Law Firm  
3250 N.E. 1<sup>st</sup> Avenue, Suite 334  
Miami, FL 33137

RE: Determination Number DN-22-01-3491, **Preliminary** Land-Use/Airspace Analysis for the Proposed Doral International Towers. **Located at 4400 NW 87<sup>th</sup> Avenue, Doral, FL 33178** (Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020), **to Achieve Compliance with Miami International Airport Height Zoning Regulations.**

Dear Mr. Lasarte:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a preliminary land-use/airspace analysis and determination for four proposed residential buildings/ high rise to be located on a parcel of land located at 4400 NW 87<sup>th</sup> Avenue, Doral, FL 33178, (Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020).

**Land Use Review:**

Subject to the comments below the proposed use at this location conforms to Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Section 33-333 (A) Land use Compatibility Regulations.

**Airspace Review:**

Our review of the plans and data provided in the Site Plan by BCC Engineering (dated July 20, 2022) finds that the maximum elevations of 210 feet AMSL/NAVD88 for the proposed permanent structures at the referenced location conform to the requirements of the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The 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.

MDAD will not be able to provide a final determination for the project until the FAA issues "Determinations of No Hazard to Air Navigation" for the proposed structures. Once your client has obtained determinations of no hazard to air navigation from the FAA please forward them to us and at that time we will issue a final determination letter.

**This is a Preliminary Airspace Evaluation issued only for guidance and for the establishment of possible development heights. This letter does not constitute implied approval for the furtherance of permitting and construction. Final plans must be reviewed by MDAD and a favorable FAA and MDAD Final Letter of Determination must be attained before a construction permit may be issued.**

AIRSPACE REVIEW TABLE 1 4400 NW 87 <sup>th</sup> Avenue, Doral, FL 33178 <b>Building 1</b>  (Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020)			
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)
B1C1	25° 48' 39.08"	80° 20' 30.43"	210'
B1C2	25° 48' 39.81"	80° 20' 30.30"	210'
B1C3	25° 48' 39.00"	80° 20' 24.86"	210'
B1C4	25° 48' 38.28"	80° 20' 24.99"	210'

<p style="text-align: center;">AIRSPACE REVIEW TABLE 2 4400 NW 87<sup>th</sup> Avenue, Doral, FL 33178 <b>Building 2</b></p> <p style="text-align: center;">(Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020)</p>			
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)
B2C1	25° 48' 38.61"	80° 20' 22.56"	210'
B2C2	25° 48' 37.94"	80° 20' 22.38"	210'
B2C3	25° 48' 36.99"	80° 20' 17.29"	210'
B2C4	25° 48' 38.24"	80° 20' 15.93"	210'
B2C5	25° 48' 42.87"	80° 20' 17.04"	210'
B2C6	25° 48' 43.01"	80° 20' 17.72"	210'

<p style="text-align: center;">AIRSPACE REVIEW TABLE 3 4400 NW 87<sup>th</sup> Avenue, Doral, FL 33178 <b>Building 3</b></p> <p style="text-align: center;">(Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020)</p>			
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)
B3C1	25° 48' 45.31"	80° 20' 16.64"	210'
B3C2	25° 48' 45.25"	80° 20' 15.83"	210'
B3C3	25° 48' 50.04"	80° 20' 15.43"	210'

B3C4	25° 48' 50.09"	80° 20' 16.24"	210'
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AIRSPACE REVIEW TABLE 4 4400 NW 87 <sup>th</sup> Avenue, Doral, FL 33178 <b>Building 4</b> (Folio Numbers: A portion of 35-3021-001-0010; 35-3021-008-0010; 35-3022-010-0010; 35-3028-000-0050; 35-3028-029-0010 and 35-3028-029-0020)			
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)
B4C1	25° 48' 51.31"	80° 20' 16.02"	210'
B4C2	25° 48' 51.41"	80° 20' 15.22"	210'
B4C3	25° 48' 56.16"	80° 20' 15.99"	210'
B4C4	25° 48' 56.06"	80° 20' 16.80"	210'

Your client's proposed development meets the notification requirements to file with the Federal Aviation Administration (FAA). In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the FAA must study and issue a determination for any temporary and/or permanent structure on this parcel reaching or exceeding 123 AMSL. A request for such review will need to be filed by the construction contractor using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. MDAD will also need to review and approve the construction cranes heights and locations associated with this construction project, if the crane heights reaching or exceeding 123 feet AMSL. You may file by completing the "MDAD Permissible Crane Height Determination Form" available through this office or our website, [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp).

The airspace analysis in this letter is based, in part, on the information provided by Feliz M. Lasarte, Esq. of The Lasarte Law Firm. which includes site plan by BCC Engineering, signed July 20, 2022, and architectural elevations by Pascual, Perez, Kiliddjian, Starr Architects and Planners and BCC Engineering, signed July 20, 2022, with specific building locations.

MDAD respectfully requests that you resubmit the final project plans to MDAD and include a favorable FAA Letter of Determination and associated Aeronautical Study Numbers (ASN). This preliminary determination expires one year from the date of issuance unless extended,

Mr. Felix M. Lasarte. Esq.

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revised, or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this letter may be eligible for an extension of the effective period.

We appreciate your interest in assisting your client achieve compliance with aviation regulations. Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,



Ammad Riaz, P.E.

Chief of Aviation Planning

Enclosures

C: J. Ramos  
A.Herrera  
Javier Gonzalez, CFM, City of Doral-Planning and Zoning  
Stephanie Puglia, City of Doral-Planning and Zoning

AR/ah