



Miami-Dade Aviation Department

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www.miami-airport.com

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Miami Executive Airport

Miami-Opa Locka Executive Airport

December 18, 2024

Mr. Felix M. Lasarte, Esq.
The Lasarte Law Firm
3250 N.E. 1st Avenue, Suite 334
Miami, FL 33137

RE: Determination Number DN-24-12-4560, Final Land-Use/Airspace Analysis for the Proposed Doral International Towers. **Located at 4400 NW 87th Avenue, Doral, FL 33178** (Folio Numbers: 35-3021-001-0010), **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 final land-use/airspace analysis and determination for four proposed mixed-used structures to be located on a parcel of land located at 4400 NW 87th Avenue, Doral, FL 33178, (Folio Numbers: 35-3021-001-0010).

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.

AIRSPACE REVIEW TABLE 4 4400 NW 87 th Avenue, Doral, FL 33178 Building 1 Folio Numbers: 35-3021-001-0010				
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)	Federal Aviation Administration (FAA) Aeronautical Study No. (ASN) 210 ft AMSL, Exp. 5-18-26
B4C1	25° 48' 51.29"	80° 20' 16.20"	210'	2023-ASO-24311-OE
B4C2	25° 48' 51.40"	80° 20' 15.40"	210'	2023-ASO-24312-OE
B4C3	25° 48' 56.15"	80° 20' 16.17"	210'	2023-ASO-24313-OE
B4C4	25° 48' 56.04"	80° 20' 16.97"	210'	2023-ASO-24314-OE

AIRSPACE REVIEW TABLE 3 4400 NW 87 th Avenue, Doral, FL 33178 Building 2 Folio Numbers: 35-3021-001-0010				
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)	Federal Aviation Administration (FAA) Aeronautical Study No. (ASN) 210 ft AMSL, Exp. 5-18-26
B3C1	25° 48' 45.33"	80° 20' 16.84"	210'	2023-ASO-24307-OE
B3C2	25° 48' 45.28"	80° 20' 16.03"	210'	2023-ASO-24308-OE
B3C3	25° 48' 50.15"	80° 20' 16.42"	210'	2023-ASO-24309-OE
B3C4	25° 48' 50.07"	80° 20' 15.63"	210'	2023-ASO-24310-OE

AIRSPACE REVIEW TABLE 2 4400 NW 87 th Avenue, Doral, FL 33178 Building 3 Folio Numbers: 35-3021-001-0010				
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)	Federal Aviation Administration (FAA) Aeronautical Study No. (ASN) 210 ft AMSL, Exp. 5-18-26
B2C1	25° 48' 38.92"	80° 20' 22.39"	210'	2023-ASO-24297-OE
B2C2	25° 48' 38.25"	80° 20' 22.19"	210'	2023-ASO-24298-OE
B2C3	25° 48' 39.09"	80° 20' 18.67"	210'	2023-ASO-24299-OE
B2C4	25° 48' 37.64"	80° 20' 16.63"	210'	2023-ASO-24300-OE
B2C5	25° 48' 38.17"	80° 20' 16.07"	210'	2023-ASO-24301-OE
B2C6	25° 48' 39.97"	80° 20' 17.73"	210'	2023-ASO-24302-OE
B2C7	25° 48' 43.12"	80° 20' 16.87"	210'	2023-ASO-24303-OE
B2C8	25° 48' 43.34"	80° 20' 17.65"	210'	2023-ASO-24304-OE
B2C9	25° 48' 40.52"	80° 20' 18.91"	210'	2023-ASO-24305-OE
B2C10	25° 48' 40.14"	80° 20' 19.32"	210'	2023-ASO-24306-OE

AIRSPACE REVIEW TABLE 1 4400 NW 87 th Avenue, Doral, FL 33178				
Building 4				
Folio Numbers: 35-3021-001-0010				
PROPOSED LOCATION ID BUILDING CORNER	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL) (NAVD88)	Federal Aviation Administration (FAA) Aeronautical Study No. (ASN) 210 ft AMSL, Exp. 5-18-26
B1C1	25° 48' 39.25"	80° 20' 30.11"	210'	2023-ASO-24293-OE
B1C2	25° 48' 39.98"	80° 20' 29.97"	210'	2023-ASO-24294-OE
B1C3	25° 48' 39.17"	80° 20' 24.54"	210'	2023-ASO-24295-OE
B1C5	25° 48' 38.45"	80° 20' 24.97"	210'	2023-ASO-24296-OE

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 121 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 121 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.

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 signed by Roberto Lamazares of BCC Engineering, on December 13, 2024, and architectural elevations by Edgardo Perez, AIA, of Pascual, Perez, Kiliddjian, Starr Architects and Planners signed on December 13, 2024, with specific building locations.

This preliminary determination expires one year from the date of issuance unless extended, 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.

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and

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efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's attorney and representatives. The proposed structures and uses are subject to all applicable provisions of the Code.

Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ammad Riaz', with a stylized flourish at the end.

Ammad Riaz, P.E.
Chief of Aviation Planning

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

AR/ah