

# Town of Miami Lakes

TOWN COUNCIL  
ZONING MEETING  
MARCH 21, 2006





# Town Of Miami Lakes

• Miami Lakes, Florida 33014  
(305) 364-6100/Fax (305) 558-8511  
[www.townofmiamilakes.com](http://www.townofmiamilakes.com)

TOWN CLERK  
Debra E. Eastman, MMC

To: Honorable Mayor and Town Council

From: Debra Eastman, Town Clerk *DE*

Date: March 16, 2006

Subject: Supplement, Agenda March 21, 2006

Attached please find an additional three pages that were inadvertently left out of the agenda materials provided for the March 21, 2006 Zoning Meeting.

If you should have any questions, please do not hesitate to contact me.



**Miami-Dade Aviation Department**  
 P.O. Box 592075  
 Miami, Florida 33159  
 T 305-876-7000 F 305-876-0948  
 www.miami-airport.com

[miamidade.gov](http://miamidade.gov)

**Commercial Airports:**  
 Miami International Airport

**General Aviation Airports:**  
 Oade-Collier (training & Transition)  
 Homestead General  
 Kendall-Tamiami Executive  
 Opa-locka  
 Opa-locka West

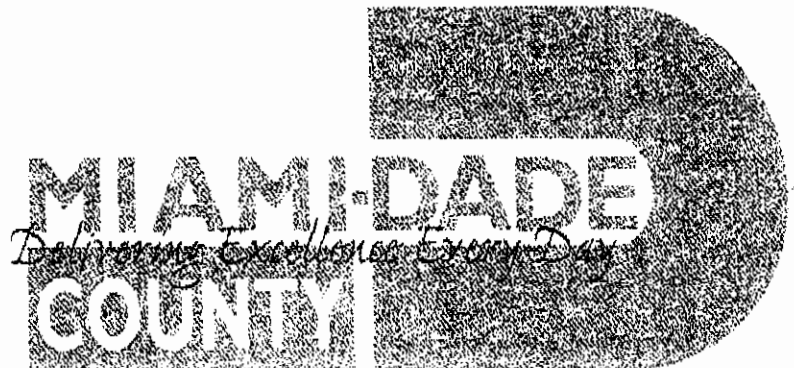
February 2, 2006

Ms. Maria Crowley  
 Director of the Department of Planning & Zoning  
 Town of Miami Lakes  
 6853 Main Street  
 Miami Lakes, FL 33014

RE: Proposed Charter School to be Located at 5875 NW 163<sup>rd</sup> Street, Miami Lakes, Florida

Dear Ms. Crowley:

As per your request, the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a proposed charter school to be located at 5875 NW 163<sup>rd</sup> Street. Based on the available information, it was determined that a portion of the parcel is located inside the Inner Land Use Zone (ILZ) as well as the No School Zone (NSZ) for Opa-locka Airport (see attached map). The ILZ as referenced in the Florida State Statutes, Chapter 333.03 (2)(d) states "Where an airport authority or other governing body operating a publicly owned, public-use airport has not conducted a noise study, neither residential construction nor any educational facility as defined in Chapter 1013, with the exception of aviation school facilities, shall be permitted within an area contiguous to the airport measuring one-half the length of the longest runway on either side of and at the end of each runway centerline." Please note that MDAD used an arc radius as suggested by FDOT to make this determination. The Florida State Statutes, Chapter 333.03 (3), which defines the NSZ, states "Such regulations shall prohibit the construction of an educational facility of a public or private school at either end of a runway of a publicly owned, public-use airport within an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway."



February 2, 2006  
Ms. Maria Crowley  
Page Two

MDAD does not object to the placement of a school on this property so long as school structures or areas of mass assembly are not inside the state defined restrictive zones.

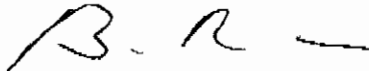
However, you should be aware of the following:

- The proposed site is approximately 0.81 miles from OPF's Runway 9L/27R and 0.91 miles from Runway 12/30.
- The altitude of aircraft when traversing the proposed site is as low as 344 feet for arrivals and 912 feet for departures.
- The subject property is within the traffic pattern for Runway 9L/27R.
- Commercial and industrial uses are generally considered compatible uses for property surrounding airports.

Please contact Mr. Daryl Vreeland (MDAD) at 305-869-3834 so that he may review the proposed school for any height restrictions.

Should you have any questions, please contact me at (305) 876-7022.

Sincerely,



Bruce Drum  
Deputy Director

BD/rb

C: Jeffrey R. Bunting  
Javier Vazquez, Esq.

5875 NW 163 ST

MIAMI LAKES, FL

AREA OF ENCROACHMENT

PROPOSED "ROUNDED" ILZ

4001.00 FT

4001.00 FT

LEGEND

- ISZ Inner Safety Zone
- OSZ Outer Safety Zone
- ILZ Inner Land Use Zone (75 DNL, Noise Contour)
- OLZ Outer Land Use Zone (85 DNL, Noise Contour)
- 2.0 MILES Critical Area Approach Zone (CA-A)
- 1.5 MILES Critical Area Approach Zone (CA-B)
- 1.5 MILES Critical Area Approach Zone (CA-C)