



# City of Pompano Beach Land Use Plan Amendment Application

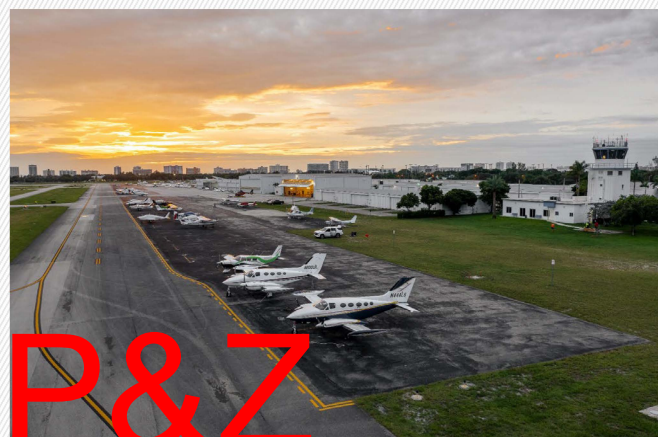
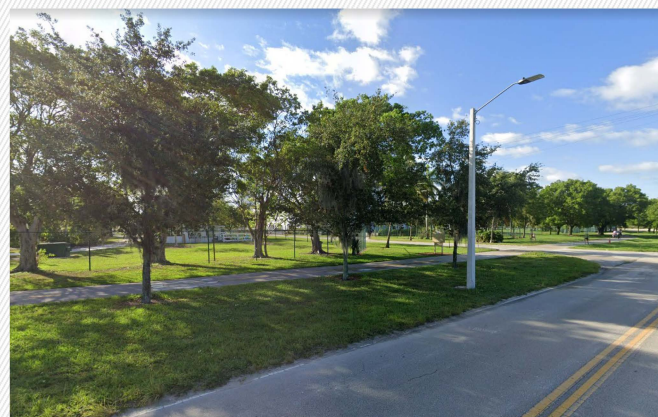
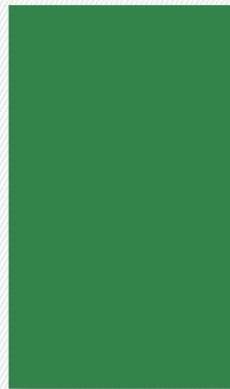
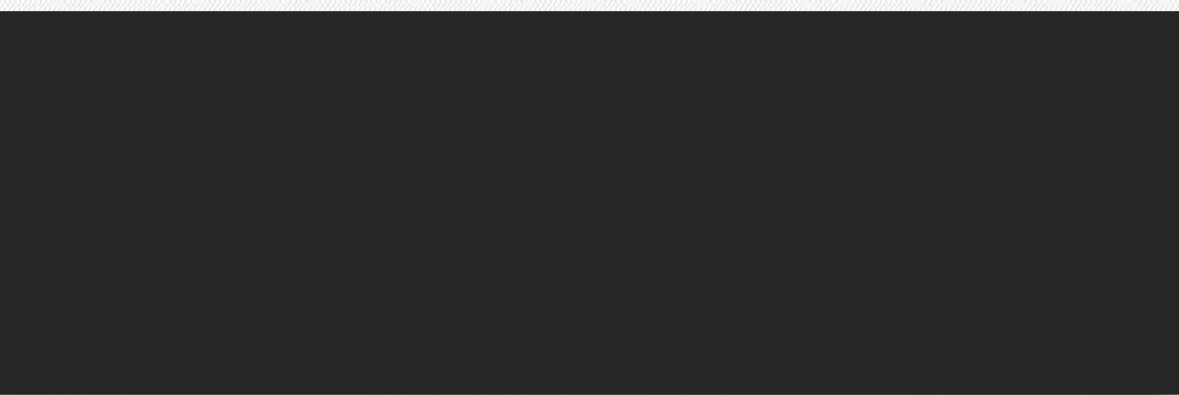
## Pompano Air Park

**P&Z**

PZ24-92000001  
11/20/2024

December, 2023  
Prepared by City of Pompano Beach  
Department of Development Services





P&Z

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## EXHIBITS

Exhibit A	Legal Description
Exhibit B	On-Airpark Future Land Use Drawing
Exhibit C	Airpark Property Map
Exhibit D	Adopted and Proposed City Land Use Map
Exhibit E	Adopted County Land Use Map
Exhibit F	Water and Wastewater Service Provider Correspondence
Exhibit G	Solid Waste Service Provider Correspondence
Exhibit H	Drainage Service Provider Correspondence
Exhibit I	Parks Inventory
Exhibit J	Trip Generation
Exhibit K	Transit Provider Correspondence
Exhibit L	Historic and Archaeologic Resource Correspondence

## **1. TRANSMITTAL INFORMATION**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**Response:** The transmittal letter is attached to this application.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

Jean E. Dolan, AICP, CFM  
Principal Planner  
City of Pompano Beach  
Development Services Department  
100 W. Atlantic Blvd.  
Pompano Beach, Florida 33060

Phone (954)786-4045  
jean.dolan@copbfl.com

- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

**Response:** The P&Z minutes will be provided upon request. The City Commission minutes will be provided upon request. Videos of all public hearings are available on the City's website at the following link.

<https://www.pompanobeachfl.gov/government/strategic-communications/web-streaming>

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

**Response:** The City provided the usual opportunities for public information at the Planning and Zoning Board hearings and the two City Commission hearings. The hearings were advertised via a 500' mailing prior to the Planning and Zoning Board hearing. Newspaper advertisements were also provided in accordance with Chapter 163 and 166 for advertising ordinances.

- E. Whether the amendment is one of the following:

- \*Development of Regional Impact
- \*Small scale development activity (Per Florida Statutes)
- \*Emergency (please describe on separate page)

**Response:** This map amendment is a small scale amendment.

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PZ24-92060001

11/20/2024

Land Use Plan Amendment for Pompano Airpark

## 2. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Steven Rocco, C.M., ACE  
Airpark Manager  
City of Pompano Beach  
Phone (954)786-4135  
Email: steve.rocco@copbfl.com

- B. Name, title, address, telephone, facsimile number and e-mail of the agent.

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Phone (954)786-4045  
Email: jean.dolan@copbfl.com

- C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

**Response:** The subject property is owned by the City of Pompano Beach.

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

**Response:** The City is preparing a Land Use Plan amendment and a separate Environmental Sensitive Lands (ESL) map amendment for the property at the northwest end of Runway 15-33. The property subject to the LUPA (legally described in *Exhibit A*) is incorrectly shown on the City and County land use maps as Open Space Recreation land use while it is intended for future aviation development as shown on the On-Airpark Future Land Use drawing provided as *Exhibit B*. Approximately half of the area subject to the ESL amendment already has a Transportation land use, however, these areas must be removed from the ESL map to be developed in the future.

The objective and policy in the City's Transportation Element that speaks directly to this project is Objective 02.06.00 and Policy 02.06.01 provided below.

**Objective 02.06.00 – Pompano Air Park**

Protect the aviation viability of the Pompano Air Park and promote it as an economic driver for aviation business development, as an overall economic asset as well as a location for non-aviation recreational and open space uses compatible with the Air Park's Airport Layout Plan.

**Policy 02.06.01**

Promote the perpetuation of recreation and community facility uses on Air Park property as depicted on the Air Park's Airport Layout Plan.

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The parcel subject to this LUPA is legally described in *Exhibit A* and is divided into three subareas. The areas labeled 1 and 2 are the areas that will be cleared and partially developed with aviation uses in the future. The area at the west end of Runway 15-33 that forms the trapezoid for the runway protection zone will remain undeveloped and cleared of all obstructions to aviation operations.

The Airpark Property Map (provided in *Exhibit C*) shows the original boundary of Air Park property and the areas shown in color are those areas that have been dedicated to non-aviation community uses to remain. These include:

- the municipal golf course;
- the Citi Centre Mall;
- the reclaimed water treatment plant;
- Community Park which includes the amphitheater and the Emma Lou Olsen Community Center;
- the newly constructed Youth Sports Park (formerly the Pompano Beach Elks Club property);
- Centennial Park (the Sample-McDougal House site), and the utility and public works complex that includes the water treatment plant.

The Airpark was granted to the City as part of the Surplus Property Act of 1947/48. That conveyance requires that aviation be the primary use of the facility and no other uses on the property are allowed to significantly constrain airport operations. The Airpark Property Map shows that much of the original property granted to the City has been converted to recreational and other uses so the remaining airfield (shown as white and gray on the Airpark Property Map) must be efficiently developed in aviation uses as required by the Surplus Property Act. The last remaining development parcel (Parcel YY, just north of the Goodyear Blimp Base) is currently being developed so the City is moving forward with removing the restrictions from the next phase of development parcels consistent with the FAA approved Airport Property Map. This triggers the need to correct the land use designation on the subject properties at the northwest end of Runway 15-33 and remove the environmental designations on the wooded areas adjacent to Runway 15-33 which already have an underlying land use of Transportation. As noted above, the Environmentally Sensitive Lands Map amendment is the subject of a separate Application specific to that purpose.

### **3. AMENDMENT SITE DESCRIPTION**

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

**Response:** The boundaries of what we are referring to in this Application as “Parcel T” is provided in *Exhibit A*. This 46.4 acre area, which includes and surrounds the Runway Protection Zone for Runway end 15 of Runway 15-33, is proposed for amendment from Open Space Recreation (OR) on the City’s land use map and Parks and Recreation on the County’s land use map to Transportation (T) on both maps. Parcel T is south and adjacent to Copans Road and east and adjacent to NE 5<sup>th</sup> Avenue and makes up the northwest corner of the Pompano Airpark property.

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Parcels 1 (11.9 acres) and 2 (20.6 acres) are differentiated within Parcel T for two reasons. First, these areas are proposed for different types of aviation development in the impact analysis for this land use change. The property that is not within Parcels 1 and 2 will remain vacant to accommodate the Runway Protection Zone (RPZ) for Runway 15-33.

The entire Parcel T subject to this LUPA Application, as well as other areas, is also subject to the Environmentally Sensitive Lands Map amendment which has been filed as a separate application.

- B. Sealed survey, including legal description of the area proposed to be amended.

**Response:** The sketch and legal descriptions are provided as *Exhibit A*.

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

**Response:** A portion of the City's Future Land Use map showing the property in its current and proposed designation is provided as *Exhibit D*.

#### **4. EXISTING AND PROPOSED USES**

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.

**Response:** The County's land use map is generally consistent with the City's land use map in regards to the subject property being in a recreation land use category. *See Exhibit E*.

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Response:** Flexibility units and nonresidential flex have not been used in adjacent areas.

- C. Existing use of amendment site and adjacent areas.

**Response:** The amendment site is currently undeveloped.

**Table 1 - Adjacent Existing Uses and City Land Use Map Designations**

	<b>North of Copans</b>	<b>South of NE 10<sup>th</sup> Ave</b>	<b>West of NE 5<sup>th</sup> Street</b>	<b>West side of US 1</b>
Existing Use	Retail Business Leisureville	Community Park Youth Sports Complex Residential	FEC ROW, Water Treatment Plant Public Works Complex	Citi Centre Mall Residential Reclaimed water treatment plant Golf course
City Land Use Plan Designation	Commercial Low 5	Parks and Recreation, Community Facility LM 10 residential	Utilities	Commercial, Irregular 29.5 and Open Space/ Recreation

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- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling unit count within the amendment area.

**Response: TABLE 2 – CURRENT AND PROPOSED ENTITLEMENTS**

Type of Use	Current Entitlements (Open Space/Recreation - 10% lot coverage, 30' height – 2 stories)	Proposed Entitlements (Transportation – Based on 40% lot coverage, 1 story)	Net Change
Parcel 1 – Aviation Related Industrial (11.9-acres)	103,000 SF	207,000 SF	104,000 SF
Parcel 2 – Airplane Hangars (20.6 acres)	179,000 SF	358,000 SF	179,000 SF
Total building square footage	282,000 SF	565,000 SF	283,000 SF

- E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.

**Response:** See Table 2 above. The lot coverage for recreation land use and zoning is 10% and the height is 30 feet (in this case we're using 2-stories due to the close proximity to the runway). The Transportation land use category does not have a specified intensity standard. The aviation uses to be developed on the subject tracts are not typical industrial uses which can have 65% lot coverage and 1-4 stories in height. Aviation-related industrial and airplane hangars are not built to the same lot coverage and height as traditional industrial uses due to the large areas needed to park, maneuver and service airplanes. Vertical and horizontal obstruction limitations near runways also limit the intensity to which airport property can be developed. For this reason, the proposed intensity of development on these two areas will be relatively low.

## **5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

### **A. Potable Water Analysis**

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Work Plan.

**Response:** Potable Water Subelement Level of Service:

Objective 07A.02.00 – Level of Service

The City of Pompano Beach shall maintain the level of service standard of 161 or less gallons per capita per day; the BCWWS District 1 LOS is 112 gpcpd and the BCWWS District 2 LOS is 96 gpcpd.

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The 10 Year Water Supply Facilities Work Plan is dated October 2020 and is available at the following link: [Pompanobeachfl.gov/compmap/WaterSupplyPlan2020](http://Pompanobeachfl.gov/compmap/WaterSupplyPlan2020)

- Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

**Response:** The majority of the City is provided with potable water from the City's water system. The City's Lime Softening Plant (40 MGD) and Membrane Plant (10 MGD) have a total design capacity of 50 MGD and a 2022 finished water demand of approximately 14 MGD.

The City's Water Use Permit with the SFWMD, valid through the year 2065, provides for 19.75 MGD withdrawal (2 MGD was purchased from the C-51 Reservoir). The total water withdrawn in 2022 was 5,737 million gallons (79% of permitted capacity).

The City began operating a Water Reuse Facility in 1989. The initial reuse capacity was 2.5 MGD utilizing effluent removed from the Broward County North Regional Wastewater Plant outfall pipe prior to discharge. The City completed an expansion of the Reuse Facility to 7.5 MGD capacity in 2002.

- Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**Response:** The following tables show the water demand based on what can be developed under the current land use designation of Open Space Recreation and what can be developed under the Transportation land use designation.

**TABLE 3 - POTABLE WATER DEMAND - CURRENT ENTITLEMENTS**

Land Use	Square Footage	Multiplier GPD*	Adopted Land Use GPD
Recreational retail/concessions	282,000	0.1 per SF	28,200 gpd
<b>Total Adopted Land Use Demand = 0.028 million gallons per day (mgd)</b>			

\* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

**TABLE 4 - POTABLE WATER DEMAND – PROPOSED ENTITLEMENTS**

Land Use	Employees based on 1,000 SF per Employee	Multiplier GPD* Per Employee	Proposed Land Use GPD
Aviation Industrial (207,000 SF)	207	20	4,140 gpd
Hangars (358,000 sf)	358	20	7,160 gpd
<b>Total Proposed Land Use Demand = 0.0113 million gallons per day (mgd)</b>			
<b>Net Change in Water Demand:-0.0167 gallons per day (mgd)</b>			

\* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

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4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** The email verifying the above information is provided in *Exhibit F*.

## **B. Sanitary Sewer Analysis**

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

**Response:** The level of services from the City's adopted Comprehensive Plan (2020) is as follows:

Sanitary Sewer Sub-Element Objective 06.02.00 – Level of Service

The following level of service standards shall be the minimum levels of service standards for the providers of sanitary sewer services within the city limits of the City of Pompano Beach.

Pompano Beach:	17 million gallons per day in Treatment Design Capacity 14.68 million gallons used per day in 2018
Broward County:	95.000 million gallons per day in Treatment Design Capacity 70.500 million gallons used per day in 2018

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

**Response:** The City of Pompano Beach provides for sanitary sewer collection only. The City's collection system consists of gravity lines, pump stations and force mains. Wastewater collection lines are continually being updated throughout the City as needed.

All wastewater collected is pumped to the Broward County North District Regional Wastewater Treatment Plant, which is located within the City. The County Plant receives wastewater from Pompano, as well as other municipalities. The Plant has a licensed treatment capacity of 95 MGD, of which 87.015 MGD has been reserved by the County and large users, including the City of Pompano Beach. According to the Broward County Water and Wastewater Systems Annual Report, FY 2021 (the latest annual report posted online), the annual average daily flow to the NRWTP was 70.3 MGD in 2020 which is 74% of its licensed capacity. The County predicts the plant has available capacity to serve demand through 2035.

The City has a Large User Agreement with Broward County to provide treatment for 17 million gallons per day of sanitary sewer flow at the North Regional Wastewater Treatment Plant (NRWTP). This is equal to less than 18% of the NRWTP treatment capacity.

The City's average daily demand in 2022 was 13.7 million gallons per day, which is 80% of Pompano's reserved capacity. This leaves 3.3 MGD for future growth to include the transportation related uses to be built on the subject property within the Pompano Airpark.

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- Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**Response: TABLE 5 - WASTEWATER DEMAND - ADOPTED ENTITLEMENTS**

Land Use	Square Feet	Multiplier GPD*	Adopted Land Use GPD
Recreational retail/concessions	282,000	0.1 per SF	28,200 gpd
<b>Total Adopted Land Use Demand = 0.028 million gallons per day (mgd)</b>			

\* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

**TABLE 6 - WASTEWATER DEMAND – PROPOSED ENTITLEMENTS**

Land Use	Number of Employees per 1,000 SF	Multiplier GPD per Employee*	Proposed Land Use GPD
Aviation Industrial (207,000 SF)	207	20	4,140 gpd
Hangars (358,000 sf)	358	20	7,160 gpd
<b>Total Proposed Land Use Demand = 0.0113 million gallons per day (mgd)</b>			
<b>Net Decrease in Wastewater Demand: -0.0167 million gallons per day (mgd)</b>			

\* GPD Multiplier Based On Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application Revised 10/07.

- Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** The email verifying the above information is provided in *Exhibit F*.

**C. Solid Waste Analysis**

- Provide the solid waste level of service per the adopted and certified local land use plan.

**Response:** The following level of service standards are provided in the City of Pompano Solid Waste Element, Objective 09.02.00:

Residential	8.9 lbs. per unit per day
Industrial/Commercial	
Factory/Warehouse	2 lbs per 100 sq.ft. per day
Office Building	1 lbs per 100 sq.ft. per day
Department Store	4 lbs per 100 sq.ft. per day
Supermarket	9 lbs per 100 sq.ft. per day
Restaurant	2 lbs per meal per day
Drug store	5 lbs per 100 sq.ft. per day
Hotel	8.9 lbs per room per day

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Grade School	10 lbs per room per day plus 1/4 lb. per student per day
Middle/High School	8 lbs per room per day plus 1/4 lb. per student per day
Hospital	8 lbs per bed per day
Nursing Home	3 lbs. per person per day

Source: City of Pompano Beach Comprehensive Plan 2020 (Solid Waste Element)

- Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

**Response:** The City contracts with Waste Management, Inc., to dispose of solid waste material and garbage within the City. The City's contract with Waste Management guarantees 100% of all solid waste generated will be disposed of through September 30, 2027. The majority of material collected within the City is transported to the Monarch Hill Landfill. Waste Management claims it has another 8 years of useful life (2031) with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.

- Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**Response:**

**Table 7 - Solid Waste Demand - Adopted Entitlements**

\* Multiplier Based On City of Comprehensive Plan 2020 Solid Waste LOS Standards.

Land Use	Square Feet	Multiplier Lbs/Day* Per 100 SF	Adopted Land Use Lbs/Day
Recreational retail/concessions	282,000 SF	1 lb per day per 100 SF	2,820 lbs per day
<b>Total Adopted Land Use Demand =</b>			<b>2,820 pounds per day</b>

**Table 8 - Solid Waste Demand - Proposed Entitlements**

\* Multiplier Based On City of Comprehensive Plan 2020 Solid Waste LOS Standards

Land Use	Square Feet	Multiplier lbs/100 SF	Proposed Land Use Lbs/Day
Aviation Industrial (207,000 SF)	207,000 SF	1 lb per day /100 SF	2,070 lbs/day
Hangars (358,000 SF)	358,000 SF	1 lb per day /100 SF	3,580 lbs /day
<b>Total Proposed Land Use Demand =</b>			<b>5,650 pounds per day</b>
<b>Net Increase in Solid Waste Demand:</b>			<b>+2,830 pounds per day</b>

- Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** The email verifying the above information is provided in *Exhibit G*.

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#### **D. Drainage Analysis**

1. Provide the drainage level of service per the adopted and certified local land use plan.

**Response:** Broward County Environmental Protection and Growth Management Department reviews and approves all stormwater plans within the City to ensure that level of service standards are being met. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District requirements:

- 25-Year Frequency
  - 72-Hour Duration for allowable discharge
- 10-year frequency storm
  - 24-hour duration for the minimum road crown elevation
- 100-year frequency storm
  - 24-hour duration for minimum finished floor elevation

These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater.

2. Identify the drainage district and drainage systems serving the amendment area.

**Response:** The amendment area is located within the jurisdiction of the South Florida Water Management District. The primary drainage system that serves the City is comprised of drainage canals, water control facilities, and surface lakes. The primary drainage system is maintained and operated by the South Florida Water Management District. The primary drainage system discharges excess storm water from storm events into the Atlantic Ocean via the Intracoastal Waterway. The primary drainage system also provides recharge of the Biscayne Aquifer, the primary raw water source. The secondary drainage system that serves the City is comprised of drainage pipe, catch basin inlets, manholes, control structures, exfiltration trench, and retention areas. The secondary drainage system is maintained and operated by the City of Pompano Beach. The secondary drainage system discharges excess storm water from storm events into the primary drainage system.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**Response:** The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SWMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. There are no improvements identified for the Pompano Airpark.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

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**Response:** The Airpark does not have a SWMP permitted by the SFMWD and has not applied for a permit from any other independent drainage district. A drainage system will be developed for the portion of the Airpark subject to this amendment as part of future development plans.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Response:** There are no known drainage deficiencies on the Airpark which has both a massive amount of pervious area (the golf course) and a wellfield which lowers groundwater levels.

Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** The email verifying the above information is provided in *Exhibit H*.

#### **E. Recreation and Open Space Analysis**

1. Provide the recreation level of service per the adopted and certified local land use plan.

**Response:** The City's level of service standard for parks is 5 acres per 1,000 residents. The City has enough park land to meet this standard for the projected population beyond the current planning horizon of 2040. A 33-acre portion of the parcel being converted to Transportation Land Use from the Open Space Recreation land use category was previously referred to as the "arboretum" on the City's park inventory for purposes of meeting the County's 3-acre per 1,000 population level of service standard for Community Parks. Even without this completely inaccessible 33 acres, the City is meeting the County's 3-acres per 1,000 standard.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

**Response:** This map amendment will have no impact on the demand for parks as it does not increase the resident population. It will also have no effect on any resident experience since the "arboretum" was never accessible to the public.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

**Response:** This map amendment does not affect the City's ability to meet and continue to exceed the County's 3-acre per 1,000 population community park standard.

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4. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.

**Response:** “Buildout” population is a theoretical number based on total redevelopment of the residential neighborhoods on the land use map to full density and may never be realized. The Comprehensive Plan only requires parks to meet the projected population up to the current planning horizon of 2040. That said, the “buildout” population of Pompano is 168,898 (based on 2020 estimated average household size which went down per 2020 census to 2.39 pph) which makes the city park need 849 acres by this unknown buildout date and the County park need per the 3-acres per 1,000 standard, approximately 509 acres. The County’s buildout park demand estimate for Pompano is still being met based on the City’s current parks inventory as qualified and discounted by the County (see the most recent parks inventory for Pompano dated November, 2023 provided in *Exhibit I*) even without the 33-acre arboretum being removed due to this land use plan amendment.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

**Response:** Both the City and County parks and recreation level of service standards will continue to be met after the elimination of the 33-acre “arboretum” (which was never accessible for public use) from the open space inventory.

#### F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volume, and current level of service for each roadway.

**Response:** Major roadways serving the amendment site include:

- Interstate 95 (I-95)
- SR 811/Dixie Highway
- NE 5<sup>th</sup> Avenue
- SR 5/US 1/Federal Highway
- SR 814/Atlantic Boulevard
- SR 844/NE 14<sup>th</sup> Street
- Copans Road
- SR 834/Sample Road

The level of service standards maintained by Broward County and the City of Pompano Beach are summarized below in Table 9.

#### *Broward County*

Per BrowardNEXT2.0 Comprehensive Plan Policy T2.4.2, the level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

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## City of Pompano Beach

The City of Pompano Beach recognizes the Florida Department of Transportation's (FDOT) LOS D "target" for facilities on the Strategic Intermodal System (SIS) or Florida Intrastate Highway System (FIHS) along with Broward County standards in their adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2020) peak hour volume and existing (2020) level of service for the surrounding roadway network are summarized in Table 9. Note that existing (2020) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization's (MPO) *Level of Service Spreadsheet-2020*.

Table 9: Existing (2020) Peak Hour Conditions LOS Analysis					
Roadway	Segment	Existing Laneage	Maximum Service Volume	2020 Peak Hour Volume	2020 LOS
I-95	N of SR 814/Atlantic Boulevard	8LF	13,620	19,950	F
	N of Copans Road	8LF	13,620	19,950	F
	N of Sample Road	8LF	13,620	19,950	F
SR 811/Dixie Highway	N of SR 814/Atlantic Boulevard	4LD	2,920	2,423	D
	N of Copans Road	4LD	3,580	1,682	C
	N of Sample Road	4LD	3,580	2,138	C
NE 5 <sup>th</sup> Avenue	N of SR 814/Atlantic Boulevard	2LU	1,197	314	C
SR 5/US 1/Federal Highway	N of SR 814/Atlantic Boulevard	6LD	5,390	4,085	C
	N of Copans Road	6LD	5,390	5,510	F
	N of Sample Road	6LD	5,390	4,655	C
SR 814/Atlantic Boulevard	E of I-95	6LD	5,390	5,273	D
	E of SR 811/Dixie Highway	4LD	2,920	3,895	F
	E of SR 5/US 1/Federal Highway	4LD	2,920	2,185	D
SR 844/NE 14 <sup>th</sup> Street	E of SR 5/US 1/Federal Highway	4LD	2,920	2,043	D
Copans Road	E of I-95	6LD	5,121	4,323	C
	E of SR 811/Dixie Highway	6LD	5,121	1,948	C
SR 834/Sample Road	E of I-95	6LD	5,390	4,655	C
	E of SR 811/Dixie Highway	6LD	5,390	3,753	C
	E of SR 5/US 1/Federal Highway	4LD	3,222	988	C

- Identify the projected level of service for the roadways impacted by the proposed amendment for the short (2025) and long term (2040) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volume Broward County Metropolitan Planning Organization plans and projections.

**Response:** The projected level of service for the short-term (2025) planning horizon was determined using linear interpolation of the currently available 2020 peak hour volumes and the long-term (2045) currently available peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2020 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in

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Table 10.

Long-term (2045) projected level of service was determined using 2045 traffic volume forecasts obtained from the Broward County MPO. The level of service for the long-term planning horizon is summarized in Table 11.

Table 10: Short-Term (2025) Peak Hour Conditions LOS Analysis						
Roadway	Segment	Existing Laneage	Maximum Service Volume	Growth Rate	2025 Peak Hour Volume	2025 LOS
I-95	N of SR 814/Atlantic Boulevard	8LF	13,620	2.33%	22,272	F
	N of Copans Road	8LF	13,620	1.68%	21,624	F
	N of Sample Road	8LF	13,620	1.59%	21,538	F
SR 811/Dixie Highway	N of SR 814/Atlantic Boulevard	4LD	2,920	2.35%	2,708	D
	N of Copans Road	4LD	3,580	3.48%	1,975	C
	N of Sample Road	4LD	3,580	1.79%	2,330	C
NE 5 <sup>th</sup> Avenue	N of SR 814/Atlantic Boulevard	2LU	1,197	8.59%	449	C
SR 5/US 1/Federal Highway	N of SR 814/Atlantic Boulevard	6LD	5,390	0.79%	4,247	C
	N of Copans Road	6LD	5,390	-0.02%	5,504	F
	N of Sample Road	6LD	5,390	0.38%	4,742	C
SR 814/Atlantic Boulevard	E of I-95	6LD	5,390	0.77%	5,476	F
	E of SR 811/Dixie Highway	4LD	2,920	1.56%	4,199	F
	E of SR 5/US 1/Federal Highway	4LD	2,920	2.71%	2,481	D
SR 844/NE 14 <sup>th</sup> Street	E of SR 5/US 1/Federal Highway	4LD	2,920	0.60%	2,104	D
Copans Road	E of I-95	6LD	5,121	0.45%	4,420	C
	E of SR 811/Dixie Highway	6LD	5,121	5.66%	2,499	C
SR 834/Sample Road	E of I-95	6LD	5,390	1.04%	4,898	C
	E of SR 811/Dixie Highway	6LD	5,390	0.64%	3,873	C
	E of SR 5/US 1/Federal Highway	4LD	3,222	-2.50%	865	C

Table 11: Long-Term (2045) Peak Hour Conditions LOS Analysis					
Roadway	Segment	Future Laneage	Maximum Service Volume	2045 Peak Hour Volume	2045 LOS
I-95	N of SR 814/Atlantic Boulevard	10LF	17,040	31,559	F
	N of Copans Road	10LF	17,040	28,320	F
	N of Sample Road	10LF	17,040	27,892	F
SR 811/Dixie Highway	N of SR 814/Atlantic Boulevard	4LD	2,920	3,848	F
	N of Copans Road	4LD	3,580	3,145	C
	N of Sample Road	4LD	3,580	3,097	C
NE 5 <sup>th</sup> Avenue	N of SR 814/Atlantic Boulevard	2LU	1,197	988	D
SR 5/US 1/Federal Highway	N of SR 814/Atlantic Boulevard	6LD	5,390	4,893	C
	N of Copans Road	6LD	5,390	5,482	F
	N of Sample Road	6LD	5,390	5,092	C
SR 814/Atlantic Boulevard	E of I-95	6LD	5,390	6,289	F
	E of SR 811/Dixie Highway	4LD	2,920	5,415	F
	E of SR 5/US 1/Federal Highway	4LD	2,920	3,667	F
SR 844/NE 14 <sup>th</sup> Street	E of SR 5/US 1/Federal Highway	4LD	2,920	2,347	D
Copans Road	E of I-95	6LD	5,121	4,807	C
	E of SR 811/Dixie Highway	6LD	5,121	4,703	C
SR 834/Sample Road	E of I-95	6LD	5,390	5,871	F
	E of SR 811/Dixie Highway	6LD	5,390	4,351	C
	E of SR 5/US 1/Federal Highway	4LD	3,222	371	C

- Planning council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long-range planning horizons.

**Response:** The trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition for the current and proposed land use designations. The existing land use designation allows for 282,000 square feet of recreational community center space. The proposed land use designation would allow for a maximum development of 565,000 square feet of general aviation use. Note that as ITE does not include a land use that is an exact representation of the proposed aviation use, trip generation calculations were prepared using the general light industrial land use, which is considered comparable.

The trip generation potential for the existing land use was determined using ITE land use code (LUC) 495 (Recreational Community Center). The trip generation potential for the proposed land use was determined using ITE LUC 110 (General Light Industrial).

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Utilizing these land uses, the weekday P.M. peak hour trip generation was used for the analysis. In this case, the proposed development plan results in decrease of 371 trips in the P.M. peak hour. Therefore, no additional transportation impact analysis was conducted. The generation rates and results of the proposed land use trip generation calculations are presented in Table 12. Detailed trip generation calculations are contained in *Exhibit J*.

Table 12: P.M. Peak Hour Trip Generation Summary		
Land Use (ITE Code)	Scale	Total Trips
<i>Permitted Under the Current Land Use Designation</i>		
Recreational Community Center (495)	282,000 square feet	497
<i>Proposed as Part of the Proposed Land Use Designation</i>		
General Light Industrial (110)	565,000 square feet	126
Trip Generation Decrease		-371

4. Provide any transportation studies relating to this amendment, as desired.

**Response:** No supplemental studies are being provided at this time.

#### G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**Response:** The subject Air Park property is closest to the intersection of Copans Road and Dixie Highway which is directly served by routes 20, 83 and 50. The close proximity of the site to the Pompano Citi Centre and the NE Transit Center increases access to other transit routes including 10, 11, 42 and 60. Frequency (headway) on these routes range from 30-50 minutes.



2. Describe how the proposed amendment furthers or supports mass transit use.

**Response:** The additional jobs generated by the continued development of Airpark property provide an opportunity to increase ridership on mass transit.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** Correspondence from BCT is provided as *Exhibit K*.

#### H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

#### 1. Public School Impact Application

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**Response:** There will be no school impacts generated by this map amendment due to the fact it is not residential.

2. The associated fee in the form of a check made payable to the SBBC.

**Response:** N/A

## **6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**Response:** According to the Airpark Master Plan Update which was adopted in 2021, there are no sites, buildings, structures, or objects on the Airpark that are recognized by the National Register of Historic Places or are locally designated as historic sites. See correspondence from the Department of State in *Exhibit L*.

- B. Archaeological sites listed on the Florida Master Site File.

**Response:** According to the Airpark Master Plan Update which was adopted in 2021, there are no archaeological sites on the Pompano Airpark listed on the Florida Master Site File. See correspondence from the Department of State in *Exhibit L*.

- C. Wetlands.

**Response:** According to Airpark Master Plan, the U.S. Fish and Wildlife Service has identified one Wetland on Airpark Property, a Freshwater Pond located east of the Runway 24 end spanning 4.04 acres. This wetland is not within the area subject to this LUPA Application.

- D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

**Response:** Portions of the subject property are within Local Area of Particular Concern (LAPC) #42 on the Broward County Environmental Sensitive Lands Map (map ID numbers 91, 92, 93 and 95). Evidently these areas were designated back in 1989 and there is no good history available on why preserving wooded areas on an airport was considered a reasonable idea at that time. Aviation planners are in 100% agreement that trees and bird habitat are not compatible with aviation operations. The City is in the process of getting these areas removed from the LAPC map. Except for tract 91 and a portion of tract 95, all of the LAPC areas have a Transportation underlying land use so once the LAPC designation is removed, those areas will be cleared for future development of aviation facilities and businesses.

**P&Z**

- E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

**Response:** The northwest corner of the Airpark is not included on the County's Priority Planning Area Map.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**Response:** There were no endangered or threatened species observed within Areas 1 and 2 being considered for this land use plan amendment. Incidents of burrowing owl and gopher tortoise were confirmed on the Airpark, however, they were not in Areas 1 and 2 subject to this Land Use Plan Amendment Application.

A full Natural Resource Assessment is provided in the Application to amend the Environmentally Sensitive Lands Map to remove all of the four wooded areas on the Airpark (two of which already have the Transportation underlying land use designation and thus are not included in this LUPA Application).

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**Response:** Field reconnaissance was conducted in June 2023 and confirmed the sand pine land use type with scrub species is present within the Areas 1 and 2 subject to this Land Use Plan Amendment Application. This vegetative community, however, is not being maintained (lack of fire) and there is a relatively high percentage of exotic vegetation present (Brazilian pepper, earleaf acacia, etc.), especially within Area 2 located west of Runway 15-33. Although Areas 1 and 2 are currently considered environmentally sensitive lands (ESL), they would likely not qualify as a Local Area of Particular Concern based on the exotic invasion present.

A full Natural Resource Assessment is provided in the Application to amend the Environmentally Sensitive Lands Map to remove all of the four wooded areas on the Airpark (two of which already have the Transportation underlying land use designation and thus are not included in this LUPA Application).

- H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

**Response:** The City's eastern wellfield is in close proximity to the amendment site. Wells #7 and #8 are within the Runway Protection Zone where no new development will occur. Wells #5 and #15 are within the areas targeted for future development. Given the relatively low lot coverage of the types of uses that will locate on the Airpark, the City will ensure that protective buffers are provided around the wells in accordance with Chapter 27 of the Broward County Code.

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- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

**Response:** It is likely that some fill will be necessary to increase the ground elevation of the future development area to ensure the development meets NFIP and the City’s Chapter 152 finished floor elevations for flood protection. This will alter current soil conditions.

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

**Response:** The Airpark is not close to the beach.

## **7. AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.

**Response:** This map amendment will not be creating any residential entitlements. Policy 2.16.2, therefore, does not apply to this map amendment.

## **8. LAND USE COMPATIBILITY**

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**Response:** The subject parcel will be developed in aviation uses which are compatible with the Airpark and will have no adverse impact on the golf course which is already adjacent to the Airpark. The north and west sides of the parcel are bounded by Copans Road and NE 5<sup>th</sup> Avenue so the development of this parcel will not be in close proximity to any nonaviation related land uses. Due to the close proximity to the end of runway 15-33 (the longest runway on the Airpark), any new buildings will be low profile and in compliance with the height limitations of all Part 77 surfaces.

## **9. HURRICANE EVACUATION ANALYSIS**

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

**Response:** The Air Park is not in a hurricane evacuation zone.

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## **10. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**Response:** The Air Park is not within the City's Community Redevelopment Area.

## **11. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**Response:** The map amendment site is *not* adjacent to any other local government.

## **12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

**Response:** The highlighted regional issues of the County's Plan are discussed in context of the proposed map correction below.

- **Climate Change Resilience** – Meeting aviation demand on existing airports will ensure that existing runways and other aviation facilities are fully utilized before new facilities are built thus reducing development pressure on lands that might currently be pervious and providing carbon attenuation.
- **Targeted Redevelopment** – removing forested areas on the Airpark that are not compatible with aviation uses is a good target for redevelopment.
- **Multi-Modal** – the aviation system is an important component of any multi-modal transportation system.
- **World-Class Natural Resource Protection and Enhancement** - the forested areas being removed from the Airpark are not world class in quality and enable a fuller utilization of Airpark property which increases the probability that other natural areas in the State will stay natural rather than be under pressure for development as a new general aviation airport.
- **Housing Affordability** – Aviation provides relatively high paying, high quality jobs that do not significantly increase the need for low-cost housing.
- **Disaster Planning and Post-Disaster Redevelopment** – This amendment has no effect on disaster planning. It should be noted that the Airpark property has been used for staging FPL trucks in the past for post-disaster recovery and potential paved areas for large vehicle staging will be increased with development of the subject properties.
- **Renewed Intergovernmental Partnership** – The Pompano Airpark is an important component of the aviation service providers in Broward County that includes Fort Lauderdale International, North Perry and Fort Lauderdale Executive Airports. These airports, controlled by Broward County, Fort Lauderdale and Pompano Beach, together make up the intergovernmental aviation partnership and share the responsibility to meet growing aviation demand as safely and efficiently as possible.

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**13. ADDITIONAL SUPPORT DOCUMENTS**

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**Response:** No additional support documents are provided at this time.

- B. Any proposed voluntary mitigation or draft agreements.

**Response:** No voluntary mitigation or draft agreements have been prepared at this time.

**14. PLAN AMENDMENT COPIES**

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.
- B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

**Response:** Due to the size of the parcel subject to this amendment, it meets the definition of a small scale amendment and thus transmittal to DEO is not required prior to adoption.

# EXHIBITS

# **Exhibit A: Sketch and Legal Description of Property Subject to the Land Use Change**

**P&Z**

**PZ24-9200001**  
**11/20/2024**

Land Use Plan Amendment for Pompano Airpark



**McLAUGHLIN ENGINEERING COMPANY LB 285**  
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE: (954) 763-7611 \* EMAIL: JHADDIX@CPASURVEY.COM



**SKETCH AND DESCRIPTION**  
**PARCEL "T"**  
**POMPANO BEACH AIR PARK**  
**PAGE 1 OF 2 PAGES**

**LEGAL DESCRIPTION:**

A portion of Sections 25 and 26, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

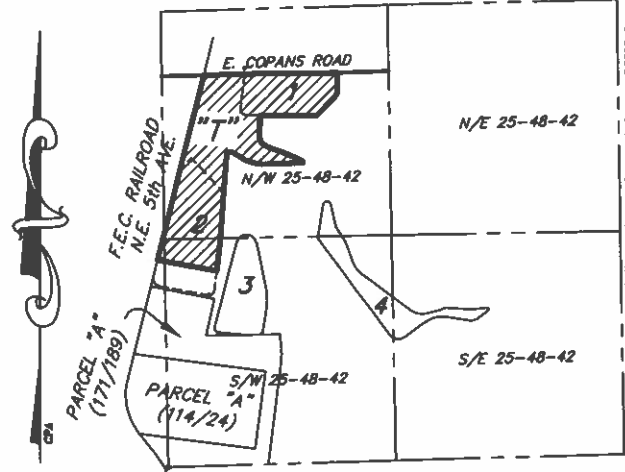
Commencing at the Northwest corner of PARCEL "A", POMPANO BEACH AIR PARK F.B.O. PHASE 1, according to the plat thereof, as recorded in Plat Book 171, Page 189, of the public records of Broward County, Florida;

thence North 14°01'44" East, on the Northerly extension of the West line of said Parcel "A", a distance of 317.57 feet to the Point of Beginning; thence continuing North 14°01'44" East, on said Northerly extension, a distance of 2231.79 feet; thence North 88°24'45" East, on the South right-of-way line of an Access Road, a distance of 873.18 feet to a point on a curve, being a point on the Southerly right-of-way line of East Copans Road; thence Easterly on said curve and South right-of-way line, whose radius point bears North 10°33'24" East, with a radius of 469.20 feet, a central angle of 12°08'39", an arc distance of 99.45 feet to a point of tangency; thence North 88°24'45" East, on the South right-of-way line of East Copans Road (100.50 feet right-of-way), a distance of 595.12 feet; thence South 00°09'55" West, a distance of 204.38 feet to a point of curve; thence Southerly on said curve to the right, with a radius of 125.00 feet, a central angle of 44°51'10", an arc distance of 97.85 feet to a point of tangency; thence South 45°01'06" West, a distance of 302.91 feet; thence North 89°44'23" West, a distance of 653.95 feet; thence South 03°37'49" West, a distance of 237.18 feet; thence South 14°30'44" East, a distance of 84.70 feet; thence South 57°29'25" East, a distance of 88.37 feet; thence South 69°47'01" East, a distance of 191.77 feet; thence South 65°45'45" East, a distance of 257.39 feet to a point of curve; thence Southeasterly and Southwesterly on said curve to the right, with a radius of 10.00 feet, a central angle of 154°43'01", an arc distance of 27.00 feet to a point of tangency; thence South 87°57'16" West, a distance of 437.33 feet to a point of curve; thence Northwesterly on said curve to the right, with a radius of 500.00 feet, a central angle of 34°28'48", an arc distance of 300.89 feet to a point of tangency; thence North 57°33'56" West, a distance of 105.23 feet to a point of curve; thence Northwesterly and Southerly on said curve to the left, with a radius of 50.00 feet, a central angle of 118°23'05", an arc distance of 103.31 feet to a point of tangency; thence South 04°03'00" West, a distance of 976.90 feet; thence South 06°42'02" West, a distance of 373.54 feet; thence North 79°51'35" West, a distance of 727.69 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 2,022,922 square feet or 46.4399 acres more or less.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the most Northerly West line of Parcel "A" (171/189), as North 14°01'44" East.



**SITE LAYOUT**  
**NOT TO SCALE**

**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
17th day of October, 2023.

McLAUGHLIN ENGINEERING COMPANY  
A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. LS5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. 230245

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2023\230245 (SKETCHES)

**P&Z**

PZ24-92000001

11/20/2024

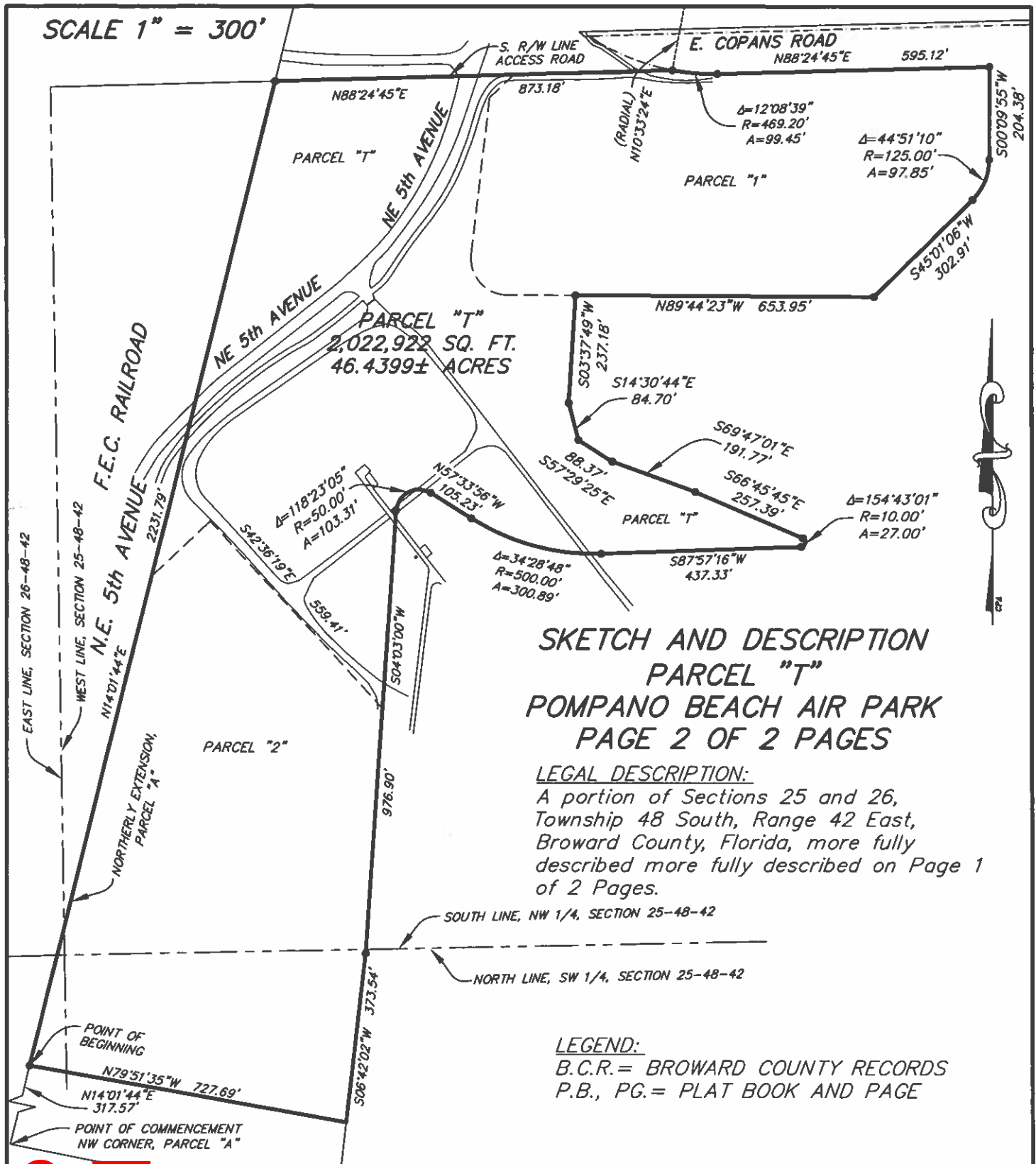


**McLAUGHLIN ENGINEERING COMPANY LB 285**  
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE: (954) 763-7611 \* EMAIL: JHADDIX@CPASURVEY.COM



SCALE 1" = 300'



**SKETCH AND DESCRIPTION**  
**PARCEL "T"**  
**POMPAÑO BEACH AIR PARK**  
**PAGE 2 OF 2 PAGES**

LEGAL DESCRIPTION:

A portion of Sections 25 and 26,  
Township 48 South, Range 42 East,  
Broward County, Florida, more fully  
described more fully described on Page 1  
of 2 Pages.

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS  
P.B., PG. = PLAT BOOK AND PAGE

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. 230245 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2023\230245 (SKETCHES)

**P&Z**

PZ24-92000001

11/20/2024

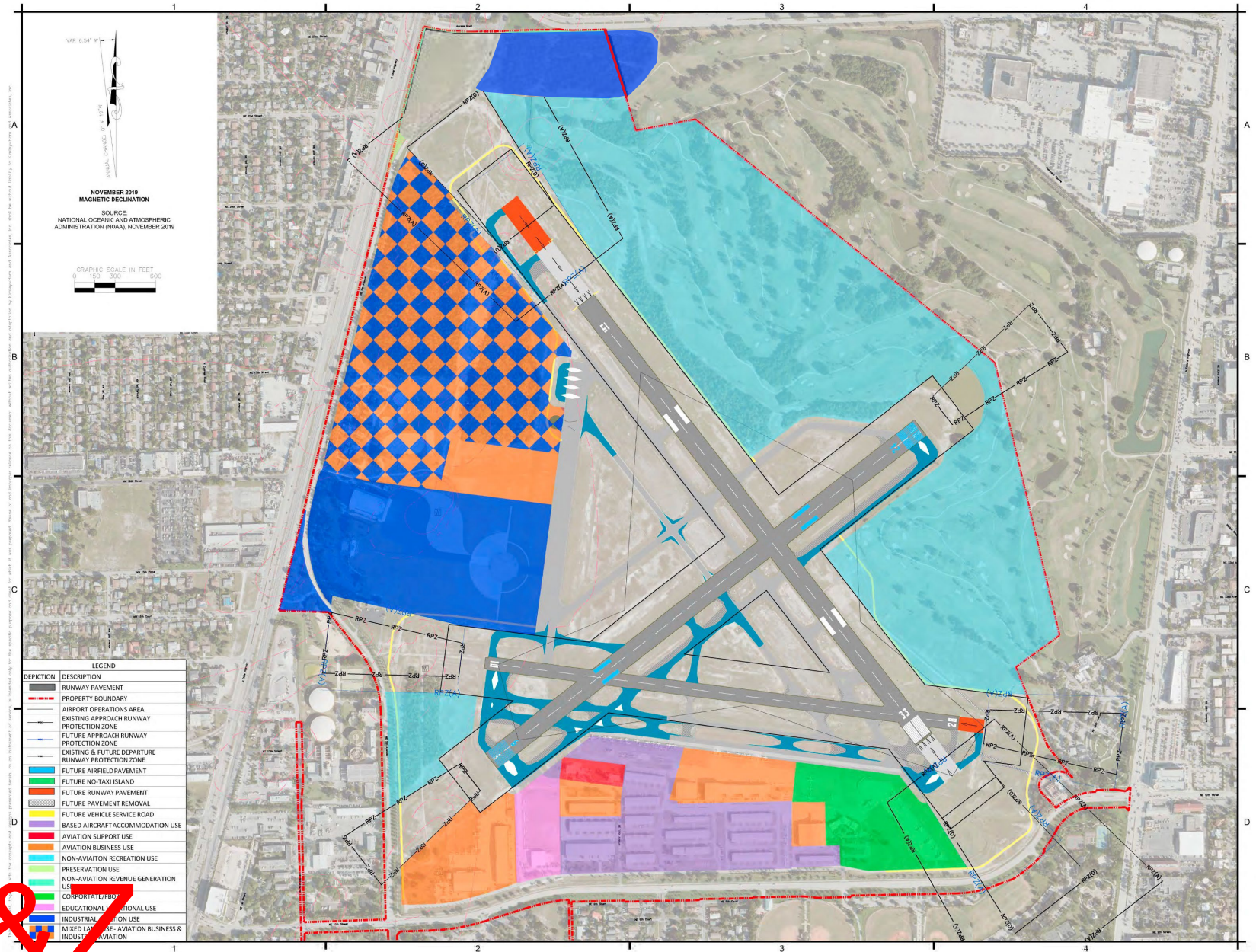
# Exhibit B: Airpark Future Land Use Drawing

P&Z

PZ24-9200001  
11/20/2024

Land Use Plan Amendment for Pompano Airpark

# ON-AIRPORT FUTURE LAND USE DRAWING POMPANO BEACH AIRPARK, POMPANO BEACH, FLORIDA



**P&Z**

PZ24.92000001

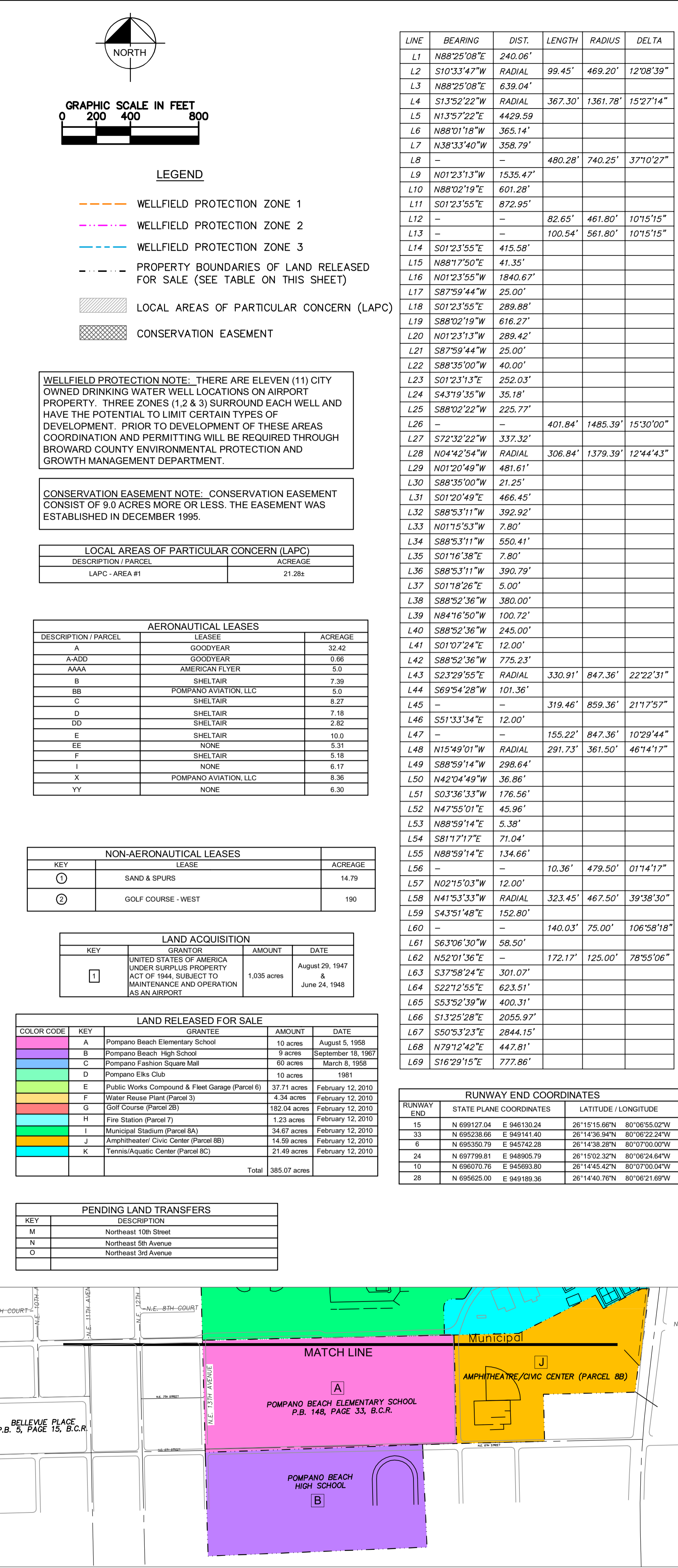
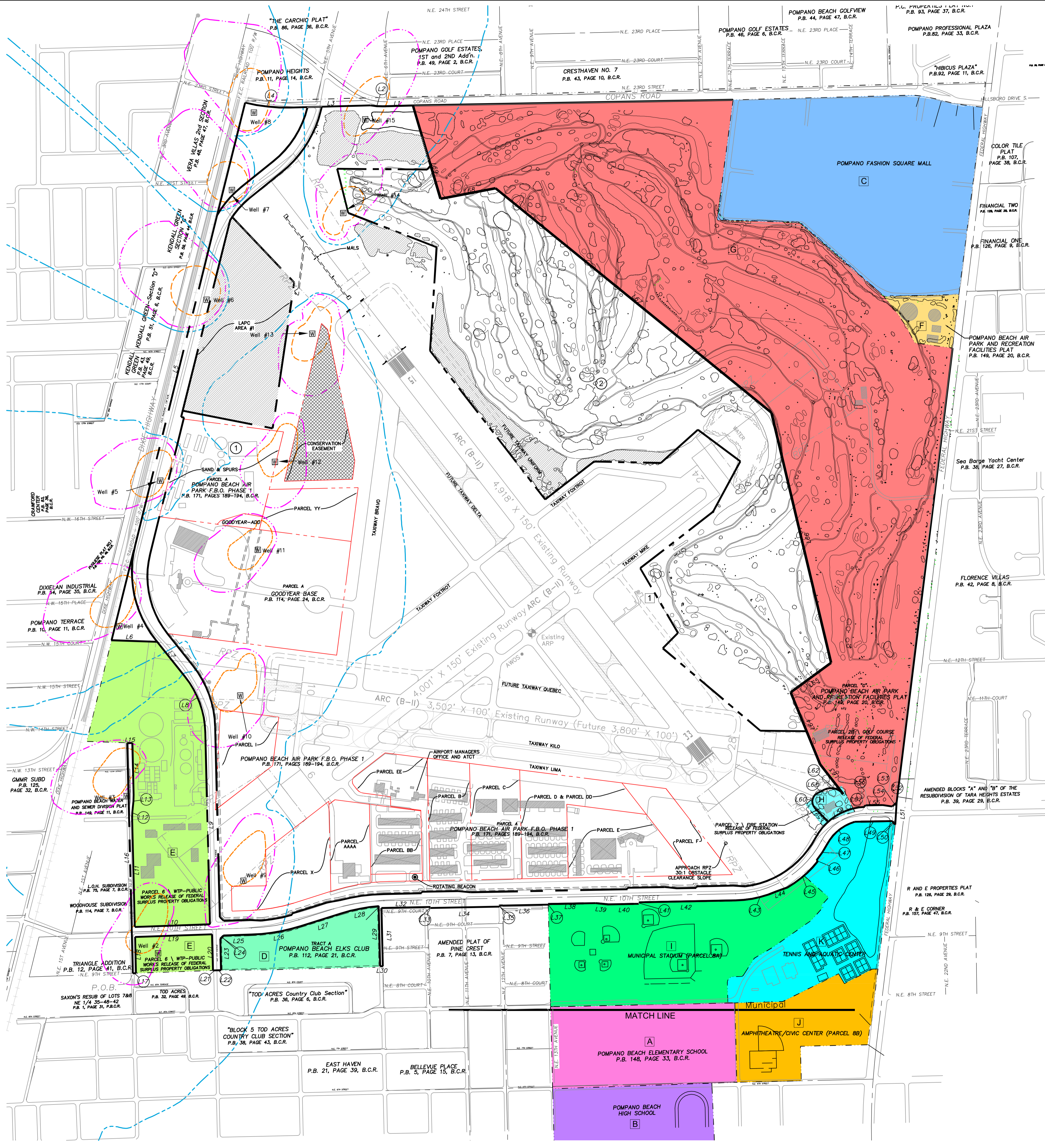
## Exhibit C: Airpark Property Map

P&Z

PZ24-9200001  
11/20/2024

Land Use Plan Amendment for Pompano Airpark

Drawing name: K:\VTL\_Civil\03\_P&Z\0985015-Runway 15-33 Rehab. & Extension\CA000\_Civil\Property Map\Air-Park-Bay-Program.dwg Layout1 May 28, 2014 8:40am by Thomas.whelan  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



# Exhibit D: City Adopted and Proposed Land Use Map

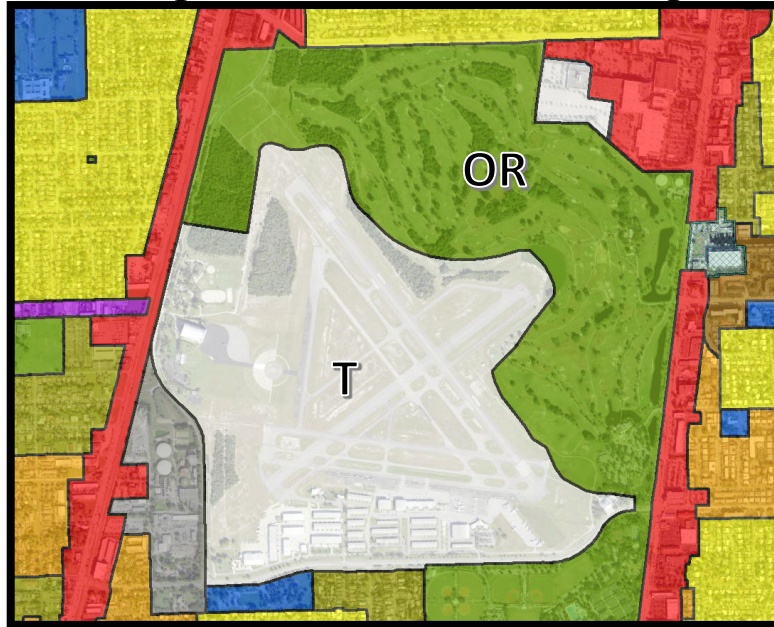
P&Z

PZ24-9200001  
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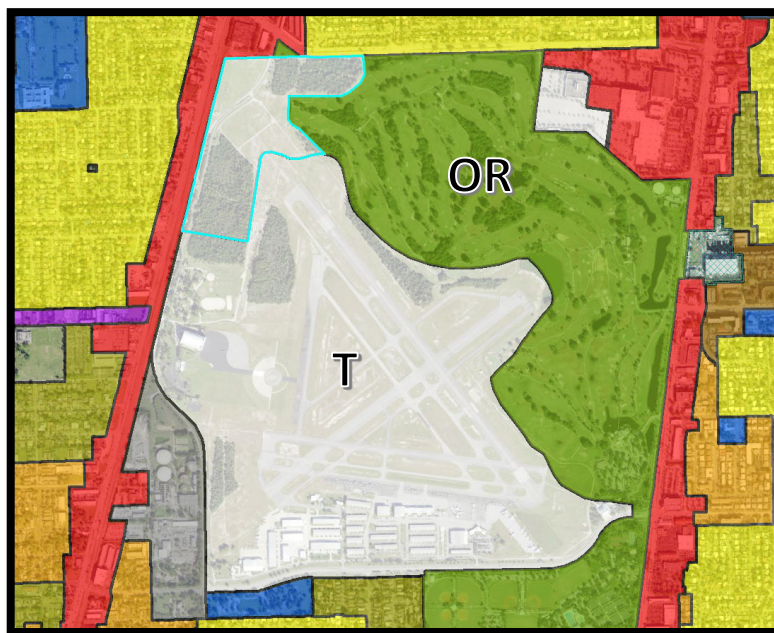
Land Use Plan Amendment for Pompano Airpark

## Exhibit D: Adopted and Proposed Future Land Use Map

### Adopted Future Land Use Map



### Proposed Future Land Use Map



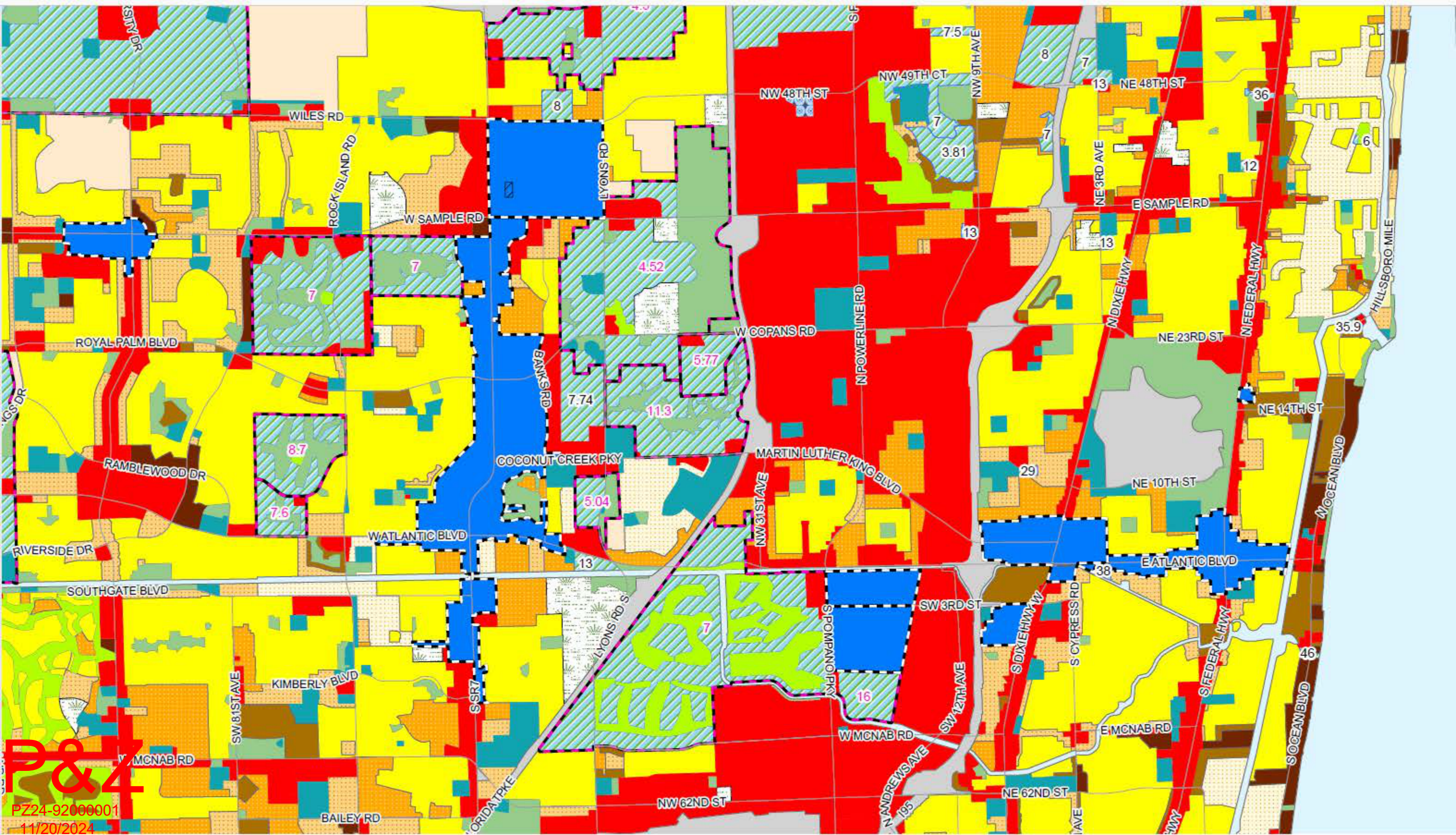
**P&Z**

# Exhibit E: Broward County Land Use Map for Amendment Site

P&Z

PZ24-9200001  
11/20/2024

Land Use Plan Amendment for Pompano Airpark



P&Z

PZ24-92000001  
11/20/2024

# **EXHIBIT F: WATER AND WASTEWATER PROVIDER CORRESPONDENCE**

# Exhibit "F"

**From:** [Randolph Brown](#)  
**To:** [Jean Dolan](#)  
**Subject:** RE: Water and Wastewater Service Provider Correspondence for Airpark LUPA Application  
**Date:** Thursday, May 11, 2023 6:04:26 PM

---

Good Evening Jean,

A few comments:

- New permit from SFWMD goes until 12/27/2065
- We purchased 2.0 mgd from the C-51 Reservoir and the new permit total is 19.75

Cheers,

Randy

---

**From:** Jean Dolan <Jean.Dolan@copbfl.com>  
**Sent:** Thursday, May 11, 2023 4:30 PM  
**To:** Randolph Brown <Randolph.Brown@copbfl.com>  
**Subject:** Water and Wastewater Service Provider Correspondence for Airpark LUPA Application

Randy – please review the water and wastewater sections I have prepared for the Airpark land use plan amendment application. If it looks correct, please send me a return email saying the information is correct. This correspondence will become a required exhibit to the Application.

Thanks,

Jean



Hours of Operation Mon – Thurs 7am to 6pm

# P&Z

PZ24-92000001

11/20/2024

# EXHIBIT G: SOLID WASTE PROVIDER CORRESPONDENCE

P&Z



Andres Limones Cruz  
Government Affairs Manager  
Waste Management Inc. of Florida  
2380 College Avenue  
Davie, FL 33317  
M: 786-261-7812  
[alimones@wm.com](mailto:alimones@wm.com)

December 4, 2023

Mr. Jean E. Dolan  
City of Pompano Beach  
Principal Planner  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

RE: Pompano Airpark Property

Dear Mr. Dolan,

We have reviewed the updated information you sent me regarding the land use amendment for the proposed project in Pompano Beach. Waste Management owns and operates Monarch Hill landfill located at 2700 Wiles Road, Pompano Beach, FL 33073. The landfill has an estimated capacity of 7.3 years at current demand.

Accordingly, we believe that there is adequate volume space to safely accommodate the anticipated waste generated by the proposed project.

If you should have any additional questions, please do not hesitate to give me a call.

Thank you,

A handwritten signature in blue ink, appearing to read 'Andres Limones Cruz'.

Andres Limones Cruz  
Government Affairs Manager

P&Z

PZ24-92000001

11/20/2024

# **EXHIBIT H: DRAINAGE SERVICE PROVIDER CORRESPONDENCE**

**From:** [John Sfiropoulos](#)  
**To:** [Jean Dolan](#)  
**Subject:** FW: Review of drainage section of Pompano Airpark LUPA Application  
**Date:** Tuesday, May 16, 2023 2:17:27 PM  
**Attachments:** [Pages from LUPA Application for Drainage.pdf](#)

---

Nicely done, looks good Jean.

Thank you,



---

**From:** Jean Dolan <Jean.Dolan@copbfl.com>  
**Sent:** Thursday, May 11, 2023 4:54 PM  
**To:** John Sfiropoulos <John.Sfiropoulos@copbfl.com>  
**Subject:** Review of drainage section of Pompano Airpark LUPA Application

John – will you please review what I’ve written for the drainage section of the Pompano Airpark LUPA Application I’ve prepared and respond with an email that what is written is correct? Your response will become an Exhibit to the Application.

Thanks,  
Jean



Hours of Operation Mon – Thurs 7am to 6pm

P&Z

PZ24-92000001  
11/20/2024

# EXHIBIT I: PARKS INVENTORY

## **Inventory of Neighborhood Parks**

Updated April, 2023

### **Inventory of Mini-Parks**

Name of Facility	Size (In acres)
1. McNab Park	2.5
2. Founders Park	1.7
3. Blanche Ely Tot Lot	0.3
4. Kendall Lakes	0.2
5. Apollo Park	4.4
6. Coleman Park	0.5
7. Novelty Park	1.0
8. E. Pat Larkins Community Center	2.9
9. Avondale Park	2.6
10. Fairview Park	2.3
11. Skolnik Community Ctr.	3.5
12. Cresthaven Park	1.4
13. Highland Park & Recreation Ctr.	3.3
14. Sandspur Park (Pompano Highlands)	2.3
15. Canine Corner (Dog Park)	1.8
16. Annie Adderly Gillis Park	0.8
17. Sanders Park	0.6
18. Lovely Park	0.2
Total acres	<b>32.3</b>

### **Inventory of Neighborhood Parks**

Name of Facility	Size (In.acres)
1. Alsdorf Boat Launch Park	10.0
2. Exchange Club Park	7.5
3. Harbor's Edge Park	8.1
4. Kester Park	8.4
5. Norwood Pines Park	5.4
6. Weaver (Canal Pointe) Park	12.4
7. Hunter's Manor Park	8.3
8. McNair Park	6.4
9. Brummer Park	5.0
10. Airpark Jogging Path	8.4
11. Elks Club Property	10.4
12. Centennial Park	4.2
Total acres	<b>94.5</b>

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**Inventory of Small Urban Open Spaces**

Name of Facility	Size (In acres)
1. N.E. 16th Street Park	0.6
2. Marine Drive Park	0.1
3. Scott Winters (Sunset) Park	1.0
4. N.E. 10th Street.Park	0.1
5. North Riverside Dr. Park	0.4
6. Indian Mound Park	1.0
7. Hillsboro Inlet Park	2.3
8. Lake Santa Barbara Park	0.2
9. S.E. 13th Street Park	0.1
10. S.E. 15th Street Park	0.1
11. Downtown Park	0.1
12. Pompano Canal Park	0.2
13. S.E.11 Ave. Park	0.2
14. 220 East Atlantic Park	0.9
15. Lyons Park	0.3
16. Old Water Tower Site	0.2
17. Jackson Park	1.8
18. Dr. MLK Blvd. Park	0.8
19. Cresthaven Open Space @ NE 5 <sup>th</sup>	0.4
20. NE 16 <sup>th</sup> Street Park	0.2
Total acres	<b>11.0</b>

**Inventory of Recreational Areas at Public School Sites**

Name of Facility	Size (In acres)
1. Pompano Beach Elementary School	3.4
2. Pompano Beach Middle School	2.0
3. Pompano Beach High School**	7.5
4. McNab Elementary School	2.0
5. Cypress Elementary School	5.2
6. Sanders Park Elementary School	3.2
7. Blanche Ely High School **	6.5
8. Markham Elementary School	2.9
9. Charles Drew Elementary School	4.6
10. Cross Creek SED Center	7.2
11. Cypress Run Alternative School	2.0
12. Cresthaven Elementary School	2.3
13. Crystal Lake Middle School	3.2
14. Palm View Elementary School	2.2
15. Norrest Elementary School**	6.2
Total acres	<b>60.4</b>

**Neighborhood Parks**

**Privately Owned Facilities**

1. John Knox Village	1.8
2. Cypress Bend	10.1
3. Palm Aire (less 6.09 acres for 3100 W. Atlantic Blvd)	<u>42.5</u>
Total acres	54.4

**Grand Total** **252.6**

**Inventory of Community Parks**

Name of Facility	Size (In acres)
1. Pompano (Jaycee) Community Park	71.1
2. Mitchell/Moore (Westside) Community Park	15.8
3. Public Beach	32.4
4. North Pompano Park	20.4
5. Palm Aire Lakes Park	97.0
<b>Total</b>	<b>236.7</b>

**Other Large Open Spaces and Parks**

Name of Facility	size (in acres)
1. Boys & Girls Club	9.5
2. Sand & Spurs Stables	11.5
<del>3. Arboretum</del>	<del>33.0</del>
4. Pompano Beach Cemetery	17.0
5. Pompano Beach Golf Course	76.6 (15% of the total Community Park Requirement of 510.7 acres)
<b>Total</b>	<b>114.6</b>
<b>Grand Total</b>	<b>603.9</b>

**Broward County owned lands** *(The City can use 10% (up to 10 acres) of the County-owned park land in the City's total park acreage ( $62.95 \times 10\% = 6.295$  acres))*

Broward County Environmental Land 24.25  
 Crystal Lake Sand Pine Scrub Natural Preserve  
 3110 block of NE 3<sup>rd</sup> Avenue

Broward County Environmental Land 38.70  
 Pompano Highlands Natural Preserve  
 4200 Block east of FEC RR

**Notes:**

a. Property on Dr. Martin Luther King Jr. Blvd. acquired October 1998 from Sara Harry

G:\Zoning 2009\Special Projects\Airpark LUPA 2023\LUPA Application Requirements\Exhibits\Park Inventory Post Airpark LUPA.doc

PZ24-92000001

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**P&Z**

@ \$75,000 for 0.813 acres.

- b. Liberty Park property acquired from School Board October 1999 @ \$35,000 for 1.13 acres.
- c. Avondale Park site acquired from Gerry Gorman December 1999 @ \$210,000 for 2.5927 acres.
- d. Cresthaven Park acquired by annexation effective September 2000 for 1.43 acres
- e. Cresthaven Elementary School acquired by annexation effective September 2000 for 2.3 acres.
- f. Removed CRA Plat Park 2.3 acres.
- g. Added Canal Pointe Park of 10.744 acres, acquired
- h. Added Hunters Manor, 8.26 acres, acquired July 21, 2000 from Hunter-8 & Landco IV for \$423,915.14
- i. Removed Carver Homes Park of 17.2 acres after Land Use Plan amendment, passed July 24, 2001, Ordinance 2001-77.
- j. Added Cresthaven Park (1.4 acres) and Cresthaven Elementary School (2.3 acres) after Land Use Plan amendment passed January 22, 2002 Ordinance 2002-31.
- k. Added 8.3 acres Hunter's Manor Park purchased through Broward County Safe Parks and Land Preservation Bond Program and removed old Hunters Manor Park (8.3 acres).
- l. Northwest Multi-Purpose Center 13,526 sq.ft on 2.92 acres, southwest corner of NW 6<sup>th</sup> Avenue and Dr. Martin Luther King Jr., Blvd.
- m. Southwest Multi-Purpose 13,503 sq.ft. on 3.46 acres, SW 36<sup>th</sup> Avenue and W. Palm Aire Dr.
- n. Canal Pointe Park, new acreage, 12.39 acres
- o. Old Water Tower site at Flagler and SW 8<sup>th</sup> Street, Coscan, developer of Cypress Grove Townhouses, landscaped site into a park, 0.23 acres
- p. Community Park revised acreage from 67.0 to 71.08 acres based upon Pompano Beach Air Park and Recreational Facilities Plat
- q. Highlands Park, 1650 NE 50<sup>th</sup> Court, 2.87 acres, added after annexation of Pompano Highlands.
- r. Unnamed Park at NE 42<sup>nd</sup> Court & NE 15<sup>th</sup> Avenue, 2.29 acres, added after annexation of Pompano Highlands.
- s. North Pompano Park, 4400 NE 18<sup>th</sup> Avenue, 20.45 acres, added after annexation of Pompano Highlands.
- t. Norcrest Elementary School, 3951 NE 16<sup>th</sup> Avenue, 6.20 acres, added after annexation of Pompano Highlands.
- u. Crystal Lake Middle School, 3551 NE 3<sup>rd</sup> Avenue, 3.16 acres, added after annexation of Leisureville, Loch Lomond, Kendall Green.
- v. Palm View Elementary School, 2601 NE 1<sup>st</sup> Avenue, , added after annexation of Leisureville, Loch Lomond, Kendall Green.
- w. Broward County Environmental Land, Crystal Lake Sand Pine Scrub Park, 24.25 acres
- x. Broward County Environmental Land, The Jungle in Pompano Highlands, 38.70 acres
- y. 220 East Atlantic Park, Atlantic Blvd and Cypress Road, 0.94 acres
- z. Cypress Run Alternative School, 5.5 acres
- aa. The city purchased property in Palm Aire containing 4.92 acres at a cost of \$750,000 by Resolution 2009-148 approved on March 24, 2009.
- bb. Added the 3.2 acres in Oceanside Park which was missing from the inventory. This was discovered when the 3.37 acres of that 6.56 acre parcel was converted to CF for Fire Station #11 from the Public Beach acreage on October 26, 2010.
- cc. Added the 1.8 acres for Canine Corner on October 13, 2010.
- dd. Updated park names, added missing parks (Annie Adderly Park, Sanders Park, Lovely Park, NE 16<sup>th</sup> Street Park, removed duplicate listings, December 2012.
- ee. Removed 5.41 acres from Beach Park for land use plan amendment on Pier Parking Lot converting it to Commercial land use, January 2014.
- ff. ~~Ellis~~ Property was purchased in October, 2017 and is 10.4 acres.
- gg. The 4.2 acre Centennial Park was added to this inventory

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- hh. Added the 97 acre Palm Aire Lakes Park which is approximately 37 acres of land and 60 acres of water, all of which is publically accessible.
- ii. Removed 4.9 Acre “Palm Aire Property” as it was renamed Brummer Park and double counted.
- jj. Removed 3.2 acre Oceanside Parking lot due to Oceanside LUPA to Commercial
- kk. Removed 6.09 acres of Palm Aire Golf Course converted to CR for private indoor tennis facility
- ll. Airpark LUPA eliminates the 33 acre “arboretum”.

Item 6.b.-d. Methodology of 2020 and Buildout Population Figure for Park Requirement (note: the current Pompano Comp Plan has a 2040 planning horizon with a population projection of 135,553 by 2040 which is a park requirement of 406.7 acres.)

	2020 (Census).	2040 Planning Horizon	Buildout
Population	112,046	135,553	169,898
Broward County Parks Requirements 338.4 acres (3 acres per 1,000 population)		406.7 acres	509 acres
<b>Total Parks supplied</b>	<b>603.9 acres</b>	<b>603.9 acres</b>	<b>603.9 acres</b>
<i>(If the City adds 10% of the County-owned lands to this total, it becomes 610 acres)</i>			

#### Buildout population calculations

82,659	Maximum number of dwelling units allowed by future land use map*
- 11,572	14% of dwelling units held for seasonal use
71,087	Total dwelling units for permanent residents
x 2.39	Persons per occupied dwelling unit from 2020 Census estimate (down from 2.49 in 2017 census estimates)
169,898	Buildout population projection

\* Includes: 138 units on 1700 Blount Road; the 626 units in The Claridge (198), Hillsboro Light Towers (72) and the Citi Center irregular density area (356); the increase of 2,000 units in the Downtown TOC, the additional 2,800 units in the LIVE! RAC, the additional 4 units on the former site of FS 103, the increase of 122 units for Hillsboro Shores; the net increase of 2,399 units in the East Transit Oriented Corridor; the net reduction of 207 units from the Jefferson Amendment (even though those are anticipated to be eventually built as flex units) and net addition of 24 dwelling units from the 1600 Corporation Amendment; the net addition 64 dwelling units by 2 Habitats and John Knox Village; the net addition 303 dwelling units by the WH Pompano LUPA; the net addition 1,300 dwelling units by the Isle of Capri RAC LUPA; the net additional 88 units created by the D.R. Horton land use plan amendment in 2013; the 190 units created by the KOI land use plan amendment in 2012; the 187 units created by the St. Joseph land use plan amendment in 2012 and the additional 907 units created by the Palm-Air North amendment adopted in July 2010 and the net additional of 58 units allowed by the Pines at Crystal Lake amendment adopted in October 2010.

**P&Z**

# EXHIBIT J: TRAFFIC GENERATION

P&Z

## PM PEAK HOUR TRIP GENERATION COMPARISON

### EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
Land Use		ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out																			
GROUP 1	1	Recreational Community Center	11	495	282	ksf	47%	53%	260	293	553	10.2%	56	234	263	497	0.0%	0	234	263	497	0.0%	0	234	263	497
	2																									
	3																									
	4																									
	5																									
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	15																									
ITE Land Use Code		Rate or Equation				Total:		260	293	553	10.1%	56	234	263	497	0.0%	0	234	263	497	0.0%	0	234	263	497	
495		LN(Y) = 0.71*LN(X)+2.31																								

### PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS				
					Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips
GROUP 2	1	General Light Industrial	11	110	565	ksf	14%	86%	20	120	140	10.2%	14	18	108	126	0.0%	0	18	108	126	0.0%	0	18	108	126
	2																									
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		ITE Land Use Code		Rate or Equation		Total:		20	120	140	10.0%	14	18	108	126	0.0%	0	18	108	126	0.0%	0	18	108	126	
		110		LN(Y) = 0.72*LN(X)+0.38																						

	IN	OUT	TOTAL
NET NEW TRIPS	-216	-155	-371

P&Z



MEANS OF TRANSPORTATION TO WORK

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 302.02, Broward County, Florida			
Label	Estimate	Margin of Error	
▼ Total:	742	±161	
▼ Car, truck, or van:	570	±120	
Drove alone	541	±114	
▼ Carpooled:	29	±26	
In 2-person carpool	17	±16	
In 3-person carpool	12	±19	
In 4-person carpool	0	±14	
In 5- or 6-person carpool	0	±14	
In 7-or-more-person carpool	0	±14	
▼ Public transportation (excluding taxicab):	33	±43	
Bus	33	±43	
Subway or elevated rail	0	±14	
Long-distance train or commuter rail	0	±14	
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±14	
Ferryboat	0	±14	
Taxicab	0	±14	
Motorcycle	0	±14	
Bicycle	22	±32	
Walked	21	±33	
Other means	36	±59	
Worked from home	60	±52	

Multimodal Reduction:  $(33+22+21)/742 = 10.2\%$

P&Z

## MEANS OF TRANSPORTATION TO WORK

**Survey/Program:** American Community Survey

**Universe:** Workers 16 years and over

**Year:** 2021

**Estimates:** 5-Year

**Table ID:** B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation

The 2017-2021 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-

The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

\*\*

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<https://data.census.gov/table?q=B08301&g=1400000US12011030202>

The margin of error could not be computed because there were an insufficient number of sample observations.

\*\*\*

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

\*\*\*\*\*

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

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<https://data.census.gov/table?q=B08301&g=1400000US12011030202>

# EXHIBIT K: TRANSIT PROVIDER CORRESPONDENCE

P&Z

PZ24-9200001  
11/20/2024

Land Use Plan Amendment for Pompano Airpark

# EXHIBIT "K"

**From:** [Ffrench, Khalilah](#)  
**To:** [Jean Dolan](#)  
**Cc:** [Justafort, Romary](#)  
**Subject:** RE: Request for Review of Transit Routes serving Pompano Airpark  
**Date:** Monday, May 15, 2023 12:01:19 PM  
**Attachments:** [Pages from LUPA Application for Transit.pdf](#)

---

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Hello Jean,

The attached is correct with regard to the routes in the vicinity of the Pompano Airpark. Only a minor edit/clarification in the text as shown below. Thanks

*The subject Air Park property is closest to the intersection of Copans Road and Dixie Highway which is directly served by routes 20, 83 and 50. The close proximity of the site to the Pompano Citi Centre and the NE Transit Center increases access to other transit routes including 10, 11, 20, 42 and 60. Frequency (headway) on these routes range from 30-50 minutes.*

*Ms. Khalilah Ffrench, P.E.*  
Program Development Administrator  
Broward County Transit (BCT)  
1 North University Drive, Suite 3100A  
Plantation, FL 33324  
Office: (954) 357-6543  
Cell: (954) 319-6651

---

**From:** Jean Dolan <Jean.Dolan@copbfl.com>  
**Sent:** Monday, May 15, 2023 11:30 AM  
**To:** Ffrench, Khalilah <KFFRENCH@broward.org>  
**Subject:** FW: Request for Review of Transit Routes serving Pompano Airpark

Hi [Khalilah](#) – can you please review the transit routes I've identified as serving the vicinity of the Pompano Airpark and send me a return email confirming that the attached is correct? I will use your response as an exhibit to this land use plan amendment application.

Thank,  
Jean

**P&Z**

PZ24-92000001  
11/20/2024

# **EXHIBIT L: HISTORIC AND ARCHAEOLOGICAL RESOURCES CORRESPONDENCE**

# EXHIBIT L - HISTORIC AND ARCHAEOLOGICAL RESOURCE CORRESPONDENCE

**From:** [Frederick, Cassandra A.](#)  
**To:** [Jean Dolan](#)  
**Subject:** RE: Pompano Beach Airpark Land Use Plan Amendment Application  
**Date:** Thursday, May 11, 2023 3:51:57 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[ResourceRoster.pdf](#)  
[Map.pdf](#)

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good afternoon Jean,

I have attached a resource roster and a map with the results of your search. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

**CASSIE FREDERICK**

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245. 6439 | [flheritage.com](http://flheritage.com)

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

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**From:** Jean Dolan <Jean.Dolan@copbfl.com>  
**Sent:** Thursday, May 11, 2023 2:43 PM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Subject:** Pompano Beach Airpark Land Use Plan Amendment Application

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Dear Staff - Attached please find a request for a search for historic and archaeological listings on the Pompano Airpark Property. Please advise if any additional information is required.

Thank you,

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11/20/2024

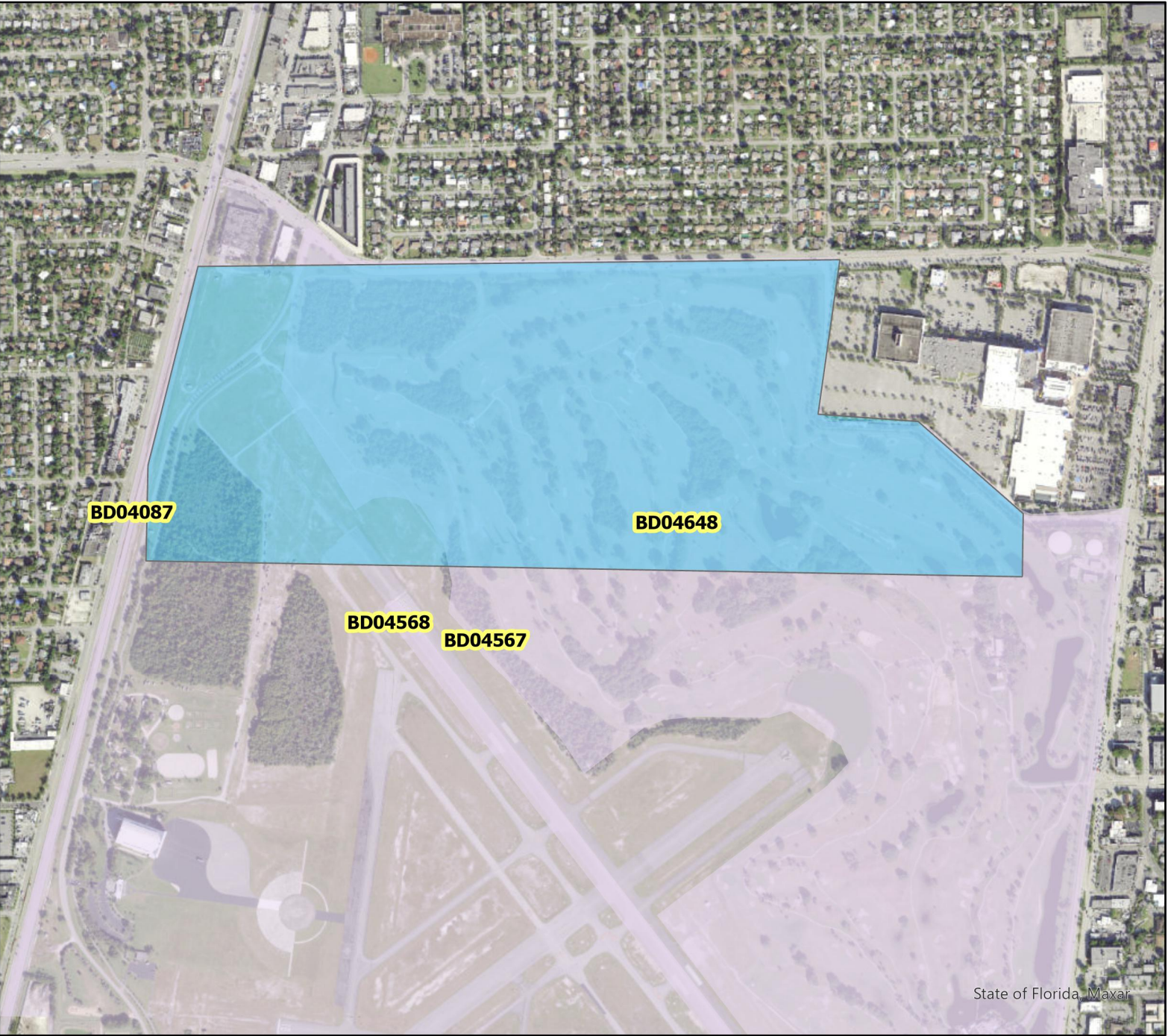


AR=0  
SS=0  
CM=0  
RG=3  
BR=0  
Total=3

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD04087	RG	Railroad Tracks	Pompano Beach	Linear Resource - 1 Contrib Resources	Eligible	
BD04567	RG	Pompano Beach Air Park	Pompano Beach	Designed Historic Landscape - 3 Contrib Resources	Not Eligible	
BD04648	RG	P.B. Municipal Golf Course	Pompano Beach	Designed Historic Landscape	Insufficient Info	

# Pompano Beach Airpark Map



BufferLines

FloridaStructures

FloridaSites

HistoricalBridges

ResourceGroups

NationalRegister

HistoricalCemeteries

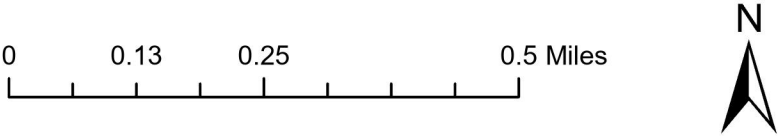
BufferPoints

BufferPolygon

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#### **D. Drainage Analysis**

1. Provide the drainage level of service per the adopted and certified local land use plan.

**Response:** Broward County Environmental Protection and Growth Management Department reviews and approves all stormwater plans within the City to ensure that level of service standards are being met. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District requirements:

- 25-Year Frequency
  - 72-Hour Duration for allowable discharge
- 10-year frequency storm
  - 24-hour duration for the minimum road crown elevation
- 100-year frequency storm
  - 24-hour duration for minimum finished floor elevation

These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater.

2. Identify the drainage district and drainage systems serving the amendment area.

**Response:** The amendment area is located within the jurisdiction of the South Florida Water Management District. The primary drainage system that serves the City is comprised of drainage canals, water control facilities, and surface lakes. The primary drainage system is maintained and operated by the South Florida Water Management District. The primary drainage system discharges excess storm water from storm events into the Atlantic Ocean via the Intracoastal Waterway. The primary drainage system also provides recharge of the Biscayne Aquifer, the primary raw water source. The secondary drainage system that serves the City is comprised of drainage pipe, catch basin inlets, manholes, control structures, exfiltration trench, and retention areas. The secondary drainage system is maintained and operated by the City of Pompano Beach. The secondary drainage system discharges excess storm water from storm events into the primary drainage system.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**Response:** The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SWMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. There are no improvements identified for the Pompano Airpark.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

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**Response:** The Airpark does not have a SWMP permitted by the SFMWD and has not applied for a permit from any other independent drainage district. A drainage system will be developed for the portion of the Airpark subject to this amendment as part of future development plans.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Response:** There are no known drainage deficiencies on the Airpark which has both a massive amount of pervious area (the golf course) and a wellfield which lowers groundwater levels.

Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** The email verifying the above information is provided in Exhibit G.

#### **E. Recreation and Open Space Analysis**

1. Provide the recreation level of service per the adopted and certified local land use plan.

**Response:** The City's level of service standard for parks is 5 acres per 1,000 residents. The City has enough park land to meet this standard for the projected population beyond the current planning horizon of 2040. The parcel being converted to Transportation Land Use from the Open Space Recreation land use category is contiguous to the City's municipal golf course, however, it does not contain any improvements and thus was never counted as part of the golf course acreage. The conversion of this parcel to Transportation, therefore, will have no effect on the City's park acreage or population.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

**Response:** This map amendment will have no impact on the parks inventory or the demand for parks.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

**Response:** This map amendment has no impact on community park acreage supply and/or demand. The golf course is 372 acres but the County only lets approximately 76 acres of it be "counted" towards the community park requirement, therefore, the proposed amendment has

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4. Provide any transportation studies relating to this amendment, as desired.

**Response:**

#### **G. Mass Transit Analysis**

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**Response:** The subject Air Park property is closest to the intersection of Copans Road and Dixie Highway which is directly served by routes 20, 83 and 50. The close proximity of the site to the Pompano Citi Centre and the NE Transit Center increases access to other transit routes including 10, 11, 20, 42 and 60. Frequency (headway) on these routes range from 30-50 minutes.



2. Describe how the proposed amendment furthers or supports mass transit use.

**Response:** The additional jobs generated by the continued development of Airpark property provide an opportunity to increase ridership on mass transit.

3. Correspondence from transit provider verifying the information submitted as part of the

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application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** Correspondence from BCT is provided as Exhibit I.

H. **Public Education Analysis**

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

**Response:** There will be no school impacts generated by this map amendment due to the fact it is not residential.

2. The associated fee in the form of a check made payable to the SBBC.

**Response:** N/A

**5. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**Response:** According to the Airpark Master Plan Update which was adopted in 2021, there are no sites, buildings, structures, or objects on the Airpark that are recognized by the National Register of Historic Places or are locally designated as historic sites. See correspondence from the Department of State in Exhibit J.

B. Archaeological sites listed on the Florida Master Site File.

**Response:** According to the Airpark Master Plan Update which was adopted in 2021, there are no archaeological sites on the Pompano Airpark listed on the Florida Master Site File. See correspondence from the Department of State in Exhibit J.

C. Wetlands.

**Response:**

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FLORIDA DEPARTMENT OF STATE  
DIVISION OF

*Historical Resources*



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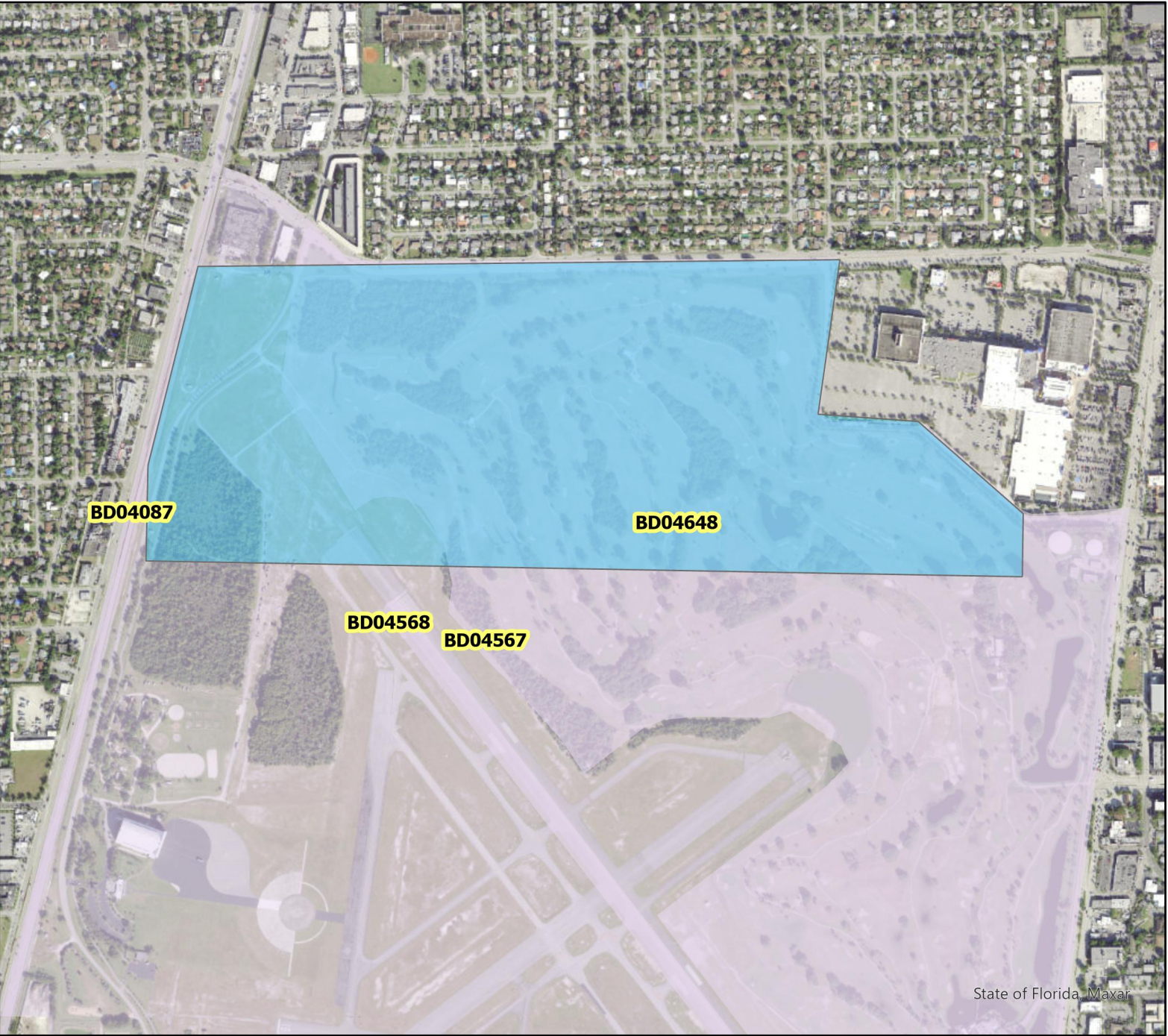


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