



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

DRAFT MINUTES

Wednesday, January 22, 2025

6:00 PM

(00:08)

A. CALL TO ORDER

The meeting was called to order by Chair Stacer at 6:06 PM.

(00:12)

B. ROLL CALL

Richard Dally
Paul Fisher
Robert Hartsell
Tundra King
Keriann Worley
Carla Coleman
Fred Stacer

Also in Attendance:

James Saunders, Assistant City Attorney
Bobby Adkins
Jean Dolan
Max Wemyss

(0:30)

C. MOMENT OF SILENCE

The Board observed a brief moment of silence.

(01:00)

D. APPROVAL OF THE MINUTES

MOTION by Tundra King and seconded by Richard Dally to approve the minutes of the December 18, 2024 meeting. All voted in favor.

(01:40)

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

Individuals testifying in front of the Board were placed under oath by Bobby Adkins, Planning Aide and Notary Public in the State of Florida.

F. NEW BUSINESS

Ms. Jean Dolan recommended the first item to be heard separately and then the following two items together.

(4:34)

1. [LN 676](#)

TEXT AMENDMENT - Chapter 155.3505. Transportation (T) Amendments

Request:

Text Amendment

P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	N/A
Project Planner:	Jean Dolan

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She began her presentation and reviewed the following: 155.3505 Text Amendments; Parcel Y – 2022 Site Plan; American Flyers 2018 Site Plan; 155.4207 Text Amendment; and Criteria for Zoning Code Text Amendments.

Recommended Motion

Motion to recommend approval of the proposed amendments to 155.3505 Transportation Zoning District as the Board finds the proposed text change consistent with the criteria for zoning code text amendments and the revised text accurately reflects current practices and an appropriate approach to planning in the complex aviation environment.

Alternative Motion

Motion to table the proposed text amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

Chair Stacer asked the Board if there were any questions.

Vice Chair Coleman thanked staff for addressing her questions and clarified her initial misunderstanding of the setbacks. She asked about fire safety considerations in the review process. Ms. Dolan confirmed all projects undergo fire review, noting airports have specialized fire regulations that are always considered in property design.

Vice Chair Coleman appreciated the addition of mitigation measures and asked about the urban forester's role. Ms. Dolan confirmed the urban forester reviews projects under the landscape code but noted that aviation consultants determine tree placement to ensure compatibility with airport safety regulations.

Mr. Hartsell asked about off-site tree mitigation along NE 10th Street. Ms. Dolan confirmed mitigation could occur along both sides of 10th Street, including on the south side, which is off airport property. She noted ample space for additional landscaping beyond mitigation requirements and emphasized integrating the greenery into the public realm, enhancing the widely used multi-purpose path.

Chair Stacer echoed Vice Chair Coleman's comments on landscaping and appreciated Mr. Rocco's decision to hire an independent landscape consultant to meet aviation standards. He emphasized the importance of maintaining Pompano Beach's aesthetic, contrasting it with North Perry Airport's open-field look. He expressed satisfaction that all concerns had been addressed.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

MOTION by Carla Coleman and seconded by Tundra King to recommend approval of the proposed amendments to 155.3505 Transportation Zoning District as the Board finds the proposed text change consistent with the criteria for zoning code text amendments and the revised text accurately reflects current practices and an appropriate approach to planning in the complex aviation environment. All voted in favor. The motion was approved with a vote of 7-0.

2. [LN-559](#)

AIRPARK LAND USE PLAN AMENDMENT

Request: Land Use Plan Amendment (LUPA)
P&Z# 24-92000001
Owner: City of Pompano Beach
Project Location: 1670 & 1502 NE 5 AV
Folio Number: 484225000010 & 484225000060
Land Use Designation: OR (Recreation Open Space)
Zoning District: PR (Parks and Recreation)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Steve Rocco
Project Planner: Jean Dolan

3. [LN-560](#)

COUNTY ENVIRONMENTALLY SENSITIVE LANDS MAP AMENDMENT

Request: Land Use Plan Amendment (LUPA) for Environmentally Sensitive Lands Map
P&Z# 24-92000002
Owner: City of Pompano Beach
Project Location: 1670 & 1502 NE 5 AV
Folio Number: 484225000010 & 484225000060
Land Use Designation: OR (Recreation Open Space)
Zoning District: PR (Parks and Recreation)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Steve Rocco
Project Planner: Jean Dolan

Agenda items 2 and 3 were heard together.

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She began her presentation and reviewed the following: 46.4 Acre Area Subject to the Land Use Change; FAA Approved Airport Master Plan On-Airport Land Use and Airport Property Map; Developable Area – Parcels 1 and 2 (32.5 acres); Adjacent Land Uses; City and County Land Use Plan Change in Entitlements Open Space/Recreation to Transportation Land Use; Net Change – Impact Analysis; Net Change – Impact Analysis – 33 acres on Open Space Inventory; Comprehensive Plan Goals, Objectives, and Policies; and City/County LUPA Process.

Ms. Dolan noted she would present LN-560 before presenting the motions for LN-559.

She continued her presentation on the Land Use Plan Amendment (LUPA) for Environmentally Sensitive Lands (ESL) Map amendment and reviewed the following: Areas to be removed from the ESL Map; FAA Approved Airport Master Plan On-Airport Land Use and Airport Property Map; and Environmental Studies of Wooded Areas.

Ms. Tori Bacheler, Environmental Scientist from Kimley-Horn, continued the presentation and reviewed the following: Area 1; Area 2; Area 3; Area 4; Gopher Tortoise; Florida Burrowing Owl; Map; ESL and Local Areas of Particular Concern (LAPC).

Ms. Dolan resumed the presentation and reviewed the following: Developable Area – Parcels 1 and 2 (32.5 acres); Area to be removed from the Environmentally Sensitive Lands Map; Runway Visibility zone (RVZ) BIL Grant for

NEPA Design and Construction; Zoning Code Requirements to Clear Obstructions; Comprehensive Plan Goals, Objectives, and Policies; and City/County ESL Map Amendment (LUPA) Process.

Mr. Barrington Irving, founder of Barrington Irving Technical Training School (BITTS), introduced himself to the Board and provided his aviation and business background. He played a video about their school.

Mr. Jeff Colasanti, Barrington Irving Technical Training School (BITTS), introduced himself to the Board and presented the following: Area Map; Draft Site Plan; and Campus Conceptual Renderings.

Vice Chair Coleman congratulated Mr. Irving and asked about the training program. He explained the 12 to 16-week job-focused training partners with employers for industry certifications. Of the first class, 15 of 17 passed and were hired, with a 98% retention rate. The latest cohort saw all 20 graduates employed. He noted the program complements degree pathways by providing financial stability while students continue education.

Ms. Worley asked about air traffic impact, and Mr. Irving clarified the program focuses on servicing parts, not aircraft operations. He highlighted strong employer demand, including for second-chance hires, and emphasized private industry investment as key to funding sustainability.

Ms. King expressed interest in helping the unhoused population benefit from the program and asked about local job opportunities. Mr. Irving confirmed partnerships with nearby companies, including Thrust Tech and Vista Jet, and noted ongoing efforts to expand employment networks in Pompano Beach.

Mr. Hartsell asked about using old aircraft for training. Mr. Irving said only modern equipment is used to meet employer needs, citing a 737-landing gear donation for training.

Mr. Fisher asked if operations would move to Pompano or remain in Opa-locka. Mr. Irving confirmed plans to expand while keeping Opa-locka, noting Pompano offers a unique opportunity to build an integrated ecosystem with industry partners.

Mr. Dally praised the business and asked if subleased companies would generate air traffic. Mr. Irving clarified that they service parts removed from aircraft elsewhere, which are shipped in for inspection and repairs, avoiding additional air traffic.

Mr. Colasanti clarified that while the airport may see occasional aircraft needing avionics work, it will not generate constant traffic like flight schools or FBOs. He confirmed there are no plans to add a flight school.

Mr. Fisher noted that trainees work on aircraft that cannot land at the airport, reducing air traffic concerns. Mr. Irving confirmed, adding that most employers operate in the commercial airline and private jet sectors.

Chair Stacer asked if City Commission meetings provided any new ideas. Mr. Irving noted community suggestions for sourcing local talent, connecting with police departments, and implementing mentorship programs. He also addressed concerns about starting a flight school, clarifying that it is not part of their model. Additionally, discussions emphasized maintaining good relations with neighbors through proper landscaping and respectful development.

Chair Stacer noted that FXE is nearing capacity, creating potential opportunities for Pompano's Air Park. He asked for Mr. Irving's perspective on growth. Mr. Irving confirmed South Florida's increasing aviation demand, with Opa-locka at capacity and FXE and Palm Beach nearing it. He emphasized the need for a new training hub outside of flight schools, highlighting Pompano as one of the few viable locations for industry expansion, workforce development, and aviation servicing while meeting FAA requirements.

Chair Stacer opened the public hearing.

Ms. Anne Bosworth, 4015 West Palm Aire Drive, Pompano Beach, supported the program but opposed broad land carve-outs, advocating for individual parcel reviews. She questioned the lack of input from environmental groups and raised concerns about tortoise relocation and long-term environmental impacts. Emphasizing the need for balance, she compared strict residential tree removal rules to large-scale land redesignations.

Chair Stacer closed the public hearing.

Ms. Dolan welcomed Board discussion on both items, with additional team members available for questions.

Assistant City Attorney Saunders clarified that the items before the panel do not involve approving any specific project but focus on broader land use and ESL map amendments. He explained that the previous item addressed a code amendment recommending technical schools as a permitted use in transportation zoning. The ongoing discussion was not a decision on BITTS.

Vice Chair Coleman asked about available parcels, tenants, and development pressures. Ms. Dolan explained that Parcel I is still available but is challenging to develop due to height restrictions and the need to relocate a raw water line. Sand and Spurs faces high demand for aviation development because it is platted and remains FAA-restricted to aviation uses. The airpark follows its master plan, leasing parcels via a bidding process with aviation-use requirements.

Vice Chair Coleman suggested creating a business plan for the airpark to attract the right aviation industries and prevent an influx of unwanted flight schools. She emphasized aligning land use amendments with economic goals and acknowledged the FAA's strong control over the airpark, referencing past legal challenges. She urged proactive planning to ensure strategic business recruitment.

Vice Chair Coleman asked if studies beyond the Kimley-Horn report had been conducted, clarifying that while no endangered species were found, other wildlife likely inhabit the area. She emphasized the need to acknowledge the city's limited control over the airpark while maximizing its influence where possible. Noting the lack of a business plan, she suggested considering one for strategic development.

Mr. Steve Rocco, Airport Manager, introduced himself.

Ms. Worley supported a clear airpark plan and asked about removing a parcel for runway visibility. Mr. Rocco said the 2020 master plan identified the need to improve safety by ensuring a clear line of sight for aircraft.

Ms. King raised concerns about relocating gopher tortoises, as their burrows support other species. Ms. Dolan clarified that while efforts will prevent harm, wildlife cannot be encouraged in aviation areas for safety reasons.

Mr. Hartsell asked if fragmenting the habitat for line-of-sight and the BITS project would degrade its quality over time. Ms. Bacheler confirmed that it would.

Mr. Hartsell asked if approving the comprehensive plans and habitat map would restrict future airport development. Ms. Dolan explained that the changes reclassify land use from recreation to transportation, allow any FAA-approved aviation-compatible use. The ESL map amendment removes development barriers but does not determine specific future occupants.

Mr. Hartsell advocated for a business plan to improve efficiency and address concerns like derelict airplanes near the airport entrance. He noted the contrast between the well-maintained park and long-unused aircraft, questioning plans for their removal. He also noted it was inconvenient to have to fly into FXE for customs and then fly to PMP.

Mr. Rocco stated a U.S. Customs facility at Pompano would cost \$500,000 annually and is unnecessary due to low demand, as larger aircraft requiring customs use nearby executive airports.

Mr. Hartsell recognized concerns about trees and wildlife and stressed their incompatibility with airport operations. He supported mitigation efforts, including proper gopher tortoise relocation and tree replanting, affirming his vote with a focus on responsible environmental management.

Mr. Fisher asked about a 100% tortoise study. Ms. Bacheler clarified a detailed NEPA review will occur before construction. Ms. Dolan confirmed tortoises are not near the BITTS site and assured the walking path will remain, with landscaping improvements planned after sewer work on Copans Road.

Mr. Dally asked about the FAA release process, and Ms. Dolan explained it follows Federal Register criteria for aviation or non-aviation use. On drainage, she stated the air park has its own permit, and projects must meet stormwater retention requirements.

Chair Stacer asked about coordination with other airpark managers. Mr. Rocco said he regularly communicates with counterparts at FXE, Boca Raton, and PBI. He noted that as FXE nears capacity, smaller aircraft operators are looking to relocate to Pompano, prompting efforts to develop suitable hangars. He emphasized that accommodating BITTS aligns with the airport's goal of maintaining flight traffic while supporting aviation-related businesses.

Vice Chair Coleman urged a more strategic approach to airport planning beyond just accommodating smaller planes. She emphasized the need for long-term planning to attract the right businesses and raised concerns about increasing flight noise affecting quality of life. While supporting the item, she stressed the importance of thoughtful development, particularly with BITTS.

Mr. Hartsell asked about rezoning Sand and Spurs for Parks and Recreation. Chair Stacer and Ms. Dolan strongly opposed, stating it is restricted to aviation use and any attempt to change it would trigger FAA intervention. They warned that losing control could result in an outside entity managing the airport, as seen at North Perry, where local interests are disregarded. They emphasized maintaining FAA cooperation and moving forward with the current plan to preserve Pompano's standards.

Ms. Dolan displayed the two motions.

Recommended Motion

(1) Motion to recommend approval of the proposed Airpark Land Use Map Amendment as the Board finds the proposed map change compatible with the deed restrictions on Airpark property; the FAA approved plans for aviation development at the Airpark; the requirements of Code Section 155.3505 which is the applicable Airpark Overlay Zoning District; the adjacent uses; and the Goals, Objectives and Policies in the Comprehensive Plan.

Alternative Motion

(2) Motion to table the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

MOTION by Carla Coleman and seconded by Robert Hartsell to recommend approval of the proposed Airpark Land Use Map Amendment as the Board finds the proposed map change compatible with the deed restrictions on Airpark property; the FAA approved plans for aviation development at the Airpark; the requirements of Code Section 155.3505 which is the applicable Airpark Overlay Zoning District; the adjacent uses; and the Goals, Objectives and Policies in the Comprehensive Plan. All voted in favor. The motion was approved with a vote of 7-0.

Ms. Dolan displayed the two motions.

Recommended Motion

(1) Motion to recommend approval of the proposed Environmentally Sensitive Lands Map Amendment as the Board finds the removal of wooded habitat consistent with aviation safety objectives; the deed restrictions on Airpark property; the FAA approved plans for aviation development at the Airpark; the purpose of the Airpark Overlay zone per Code Section 155.3505; and with the Goals, Objectives and Policies in the Comprehensive Plan.

Alternative Motion

(2) Motion to table the proposed Environmentally Sensitive Lands Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

MOTION by Tundra King and seconded by Paul Fisher to recommend approval of the proposed Environmentally Sensitive Lands Map Amendment as the Board finds the removal of wooded habitat consistent with aviation safety objectives; the deed restrictions on Airpark property; the FAA approved plans for aviation development at the Airpark; the purpose of the Airpark Overlay zone per Code Section 155.3505; and with the Goals, Objectives and Policies in the Comprehensive Plan. All voted in favor. The motion was approved with a vote of 7-0.

(2:20:50)

G. AUDIENCE TO BE HEARD

There was none.

(2:21:00)

H. OTHER BUSINESS

1. REPORTS BY STAFF

Mr. Max Wemyss, Principal Planner, announced that the commission has scheduled a workshop on the overlay district for Wednesday, the 29th, at 6 PM in the chambers. The discussion will focus on bonuses and incentives for the AOD, DPOD, and East Overlay District (EOD), with a presentation prepared to guide the discussion.

2. BOARD MEMBERS DISCUSSION

Chair Stacer emphasized the strategic importance of decisions regarding the Air Park, noting its underutilization and potential for significant economic growth. He highlighted the airport's current \$410 million economic output, with the potential to reach \$1 billion if managed properly. He stressed that this decision could have a lasting impact on the city and should be handled carefully to maximize long-term benefits.

(2:26:01)

J. ADJOURNMENT

There being no further business before the Committee, **MOTION** by all to adjourn the meeting at 8:31 PM.