

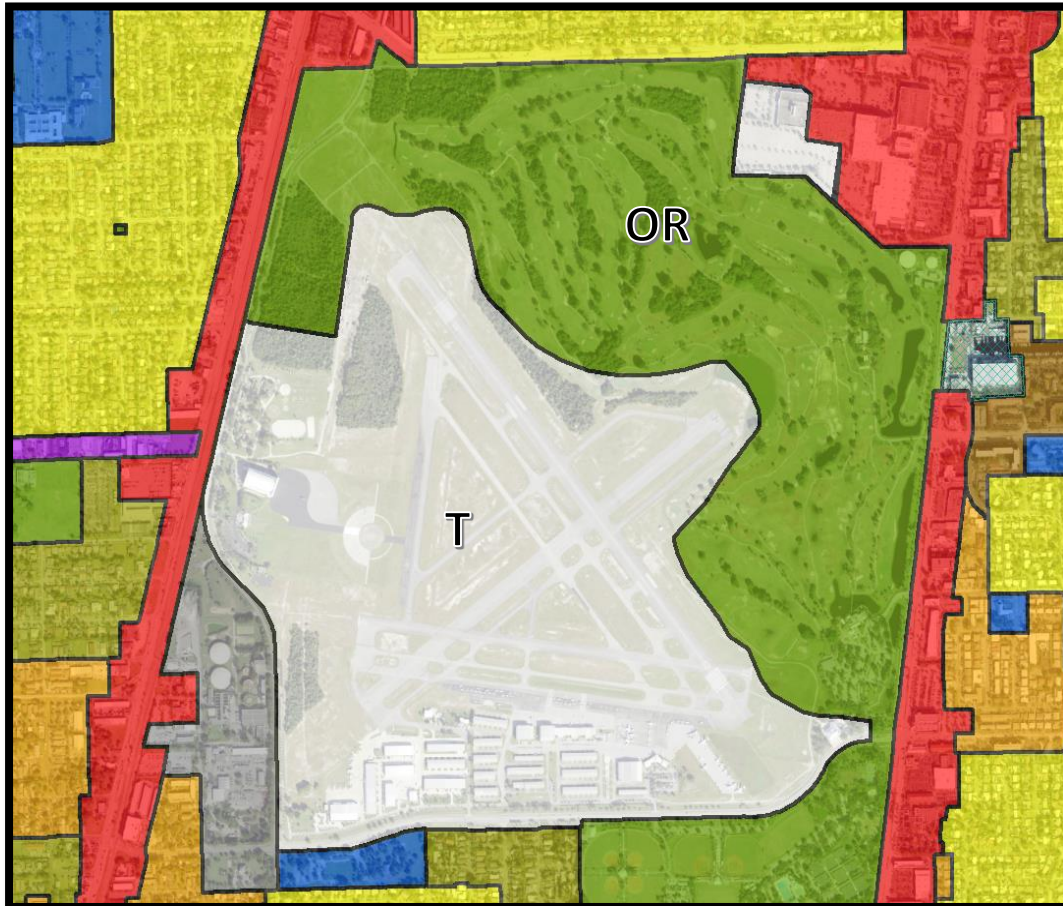


Pompano Airpark Land Use Plan Amendment

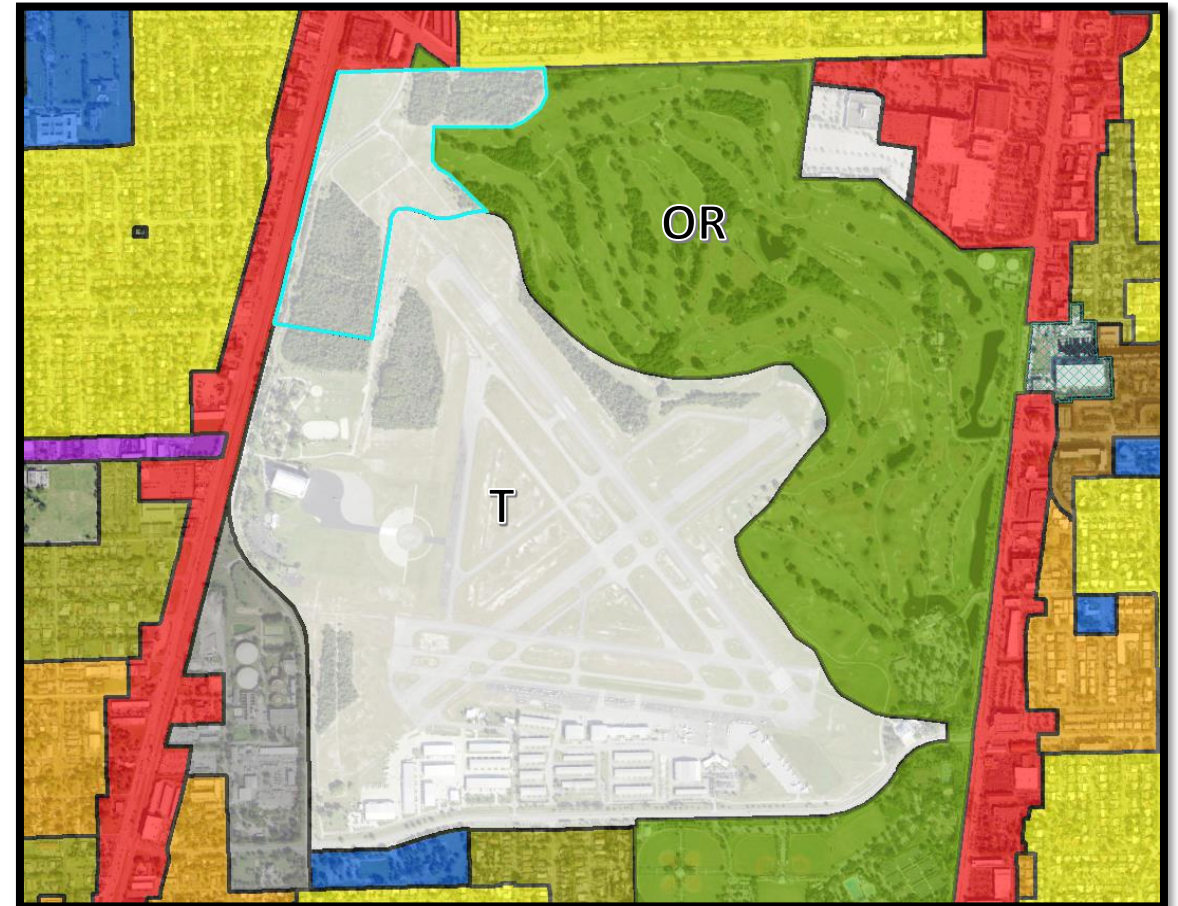
January 22, 2025

46.4 Acre Area Subject to the Land Use Change

Adopted Future Land Use Map

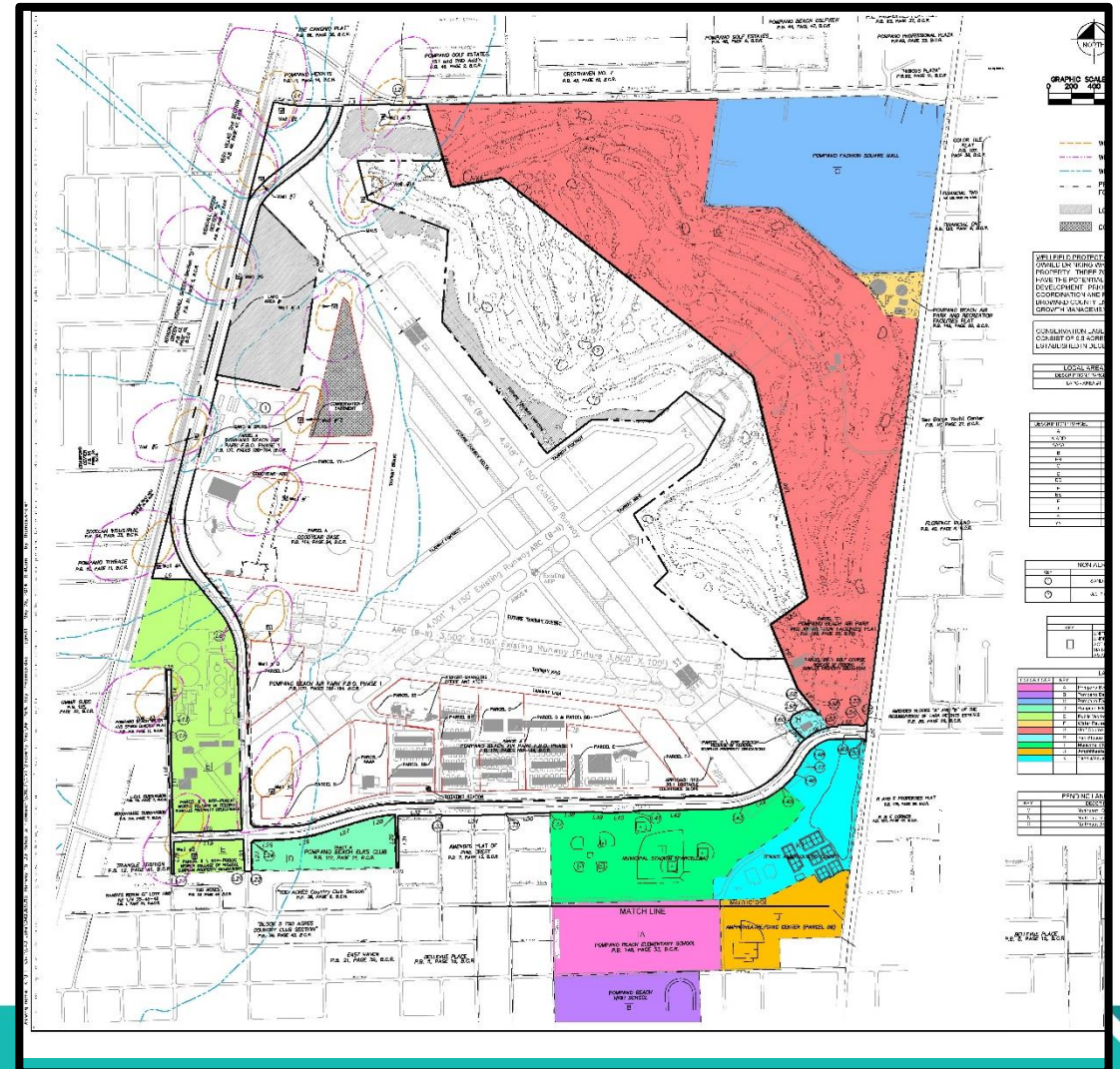
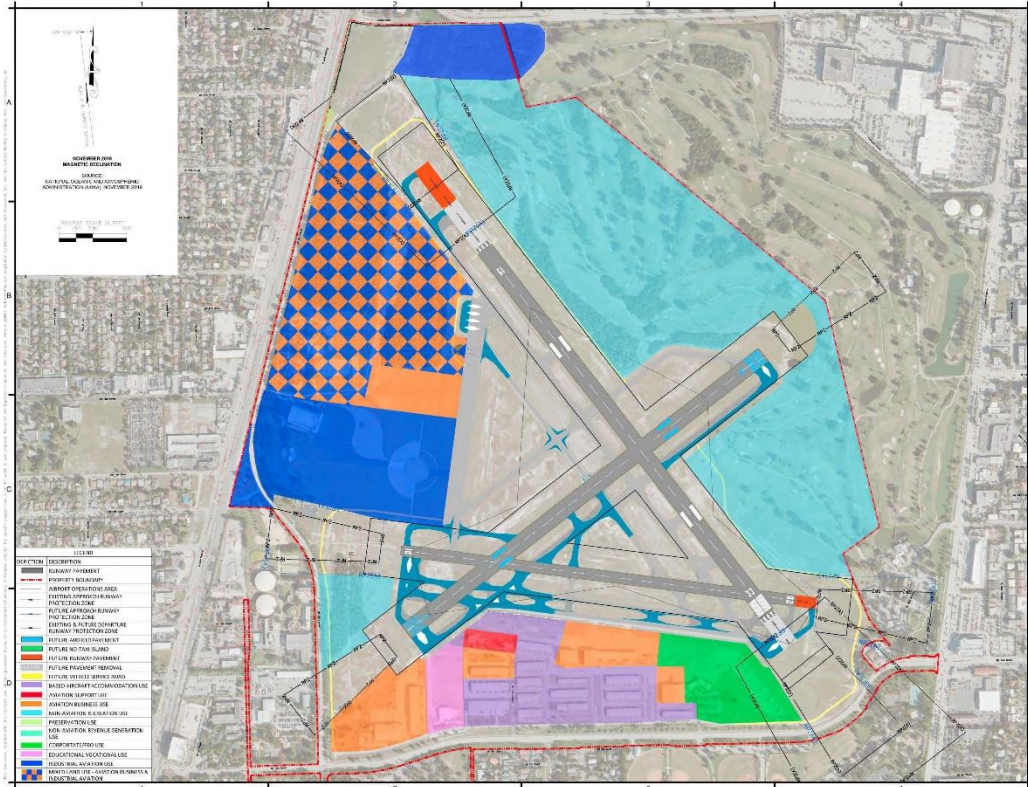


Proposed Future Land Use Map

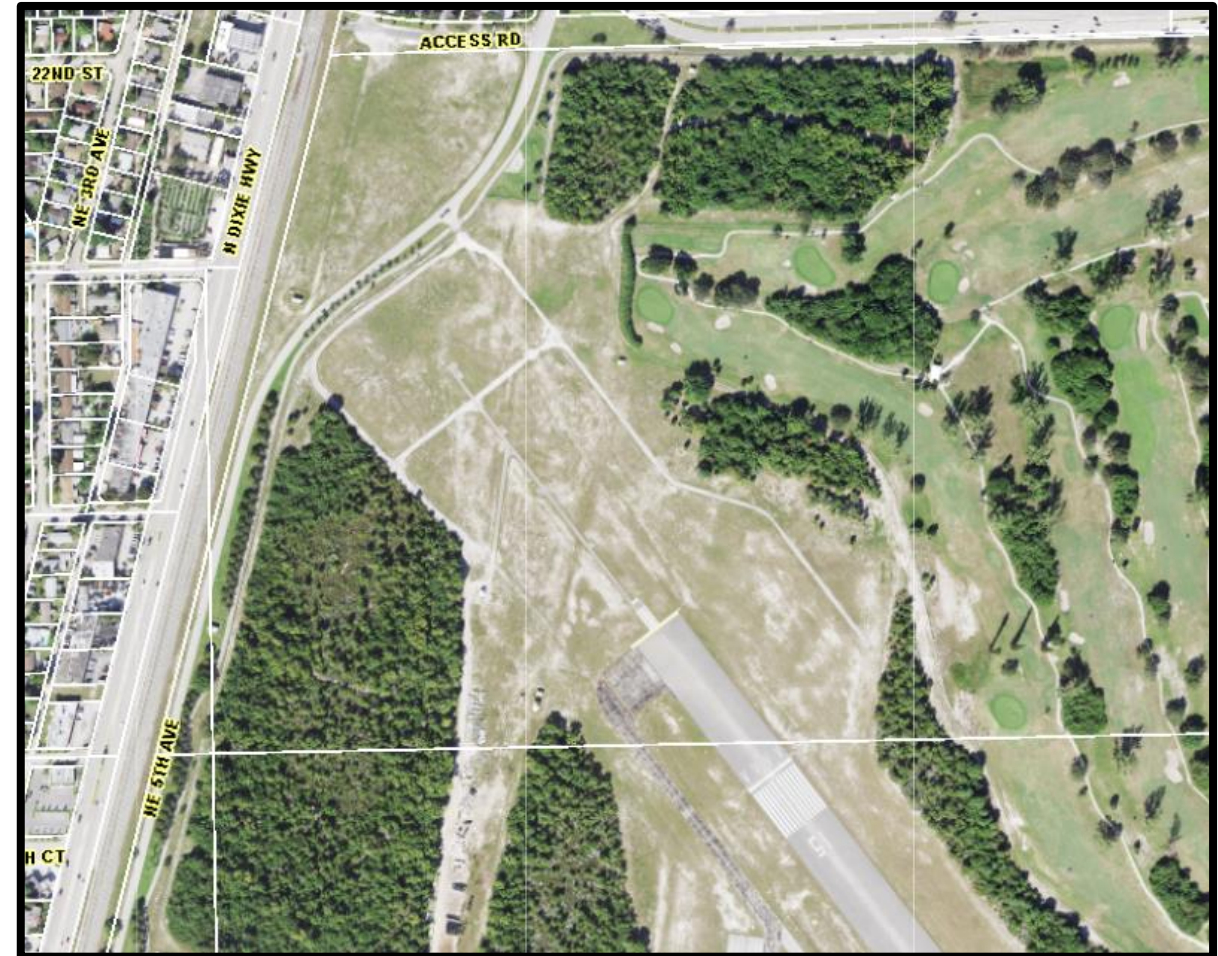
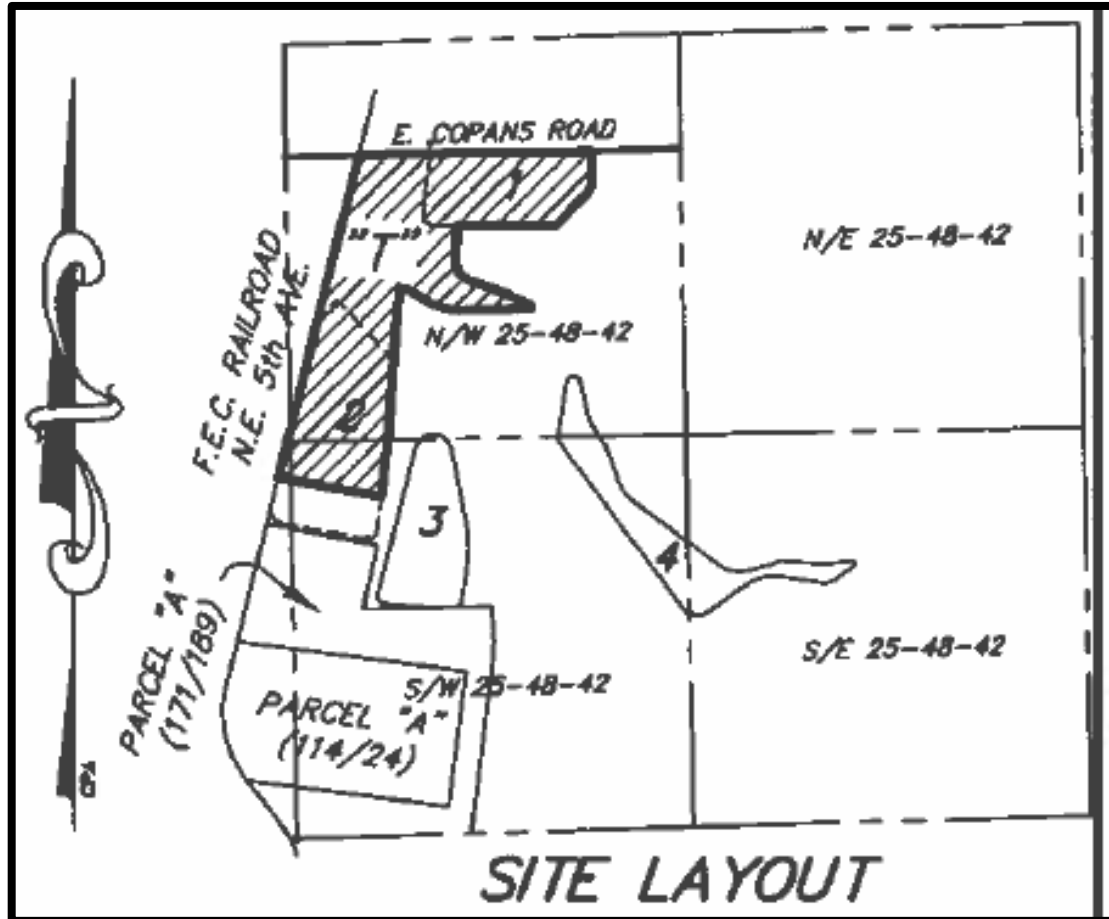


FAA Approved Airport Master Plan On-Airport Land Use and Airport Property Map

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



Developable Area – Parcels 1 and 2 (32.5 acres)



- West: N. Dixie and FEC
- South: Wooded Area and Sand and Spurs ("T" land use)
- North: Copans Road and Leisureville
- East: Golf Course & Runway



City and County Land Use Plan Map

Change in Entitlements

Open Space/Recreation to Transportation Land Use

Only 32.5 Acres of the 46.4 Acre area can accommodate development due to Runway Protection Zone.

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

NET CHANGE - IMPACT ANALYSIS

Infrastructure	Net Impact At Buildout
Water	-16,700 gallons per day
Sewer	-16,700 gallons per day
Solid Waste	+2,830 lbs per day
PM Peak Hour Trips	-371 PM Peak Hour Trips

NET CHANGE - IMPACT ANALYSIS

-33 acres on Open Space Inventory

Impact on Parks and Open Space Level of Service (Population Estimate on April 1, 2024 = 114,587*)

Parks and Open Space	Total Acreage	Total Population Served @5 ac/1,000	2040 Population Projection
With 33-acre Air Park Area	872.15	174,400	135,553
Without 33-acre Air Park Area	839.15	167,800	135,553

(*Average annual population growth since 2020 census = 664 people per year. The additional 53,213 more people that can be served by our post-LUPA park and open space lands inventory is approximately 80 years of growth at current growth rates.)

1) Specific Airpark and economic development related:

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.

Objective 01.23.00 – Economic Development

Expand the economic base by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

Comprehensive Plan Goals, Objectives and Policies

2) Adequate service capacity of the existing infrastructure related

Policy 01.01.02

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impacts of sea level rise and climate change.

Policy 01.01.03

Phase development concurrent with the availability or phasing of infrastructure, potable water, wastewater, transportation, solid waste, schools and drainage capacity.

Policy 01.06.12

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

Policy 01.01.05

Review proposals for new development, including future land use plan amendments, to identify the cumulative impacts of the proposed development on public services and facilities.

Policy 01.01.11

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

Policy 01.14.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

3) Compatibility and natural resource impact related

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.13

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.14.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

City/County Small Scale LUPA Process

- | | |
|---|---------------------------|
| - Planning & Zoning Board | January 22, 2025 |
| - City Commission 1 st Reading | February 11, 2025 |
| - Submit to County for Staff Review | March 1, 2025 |
| - Broward County Planning Council Hearing | May 22, 2025 |
| - County Commission Hearing | August 12, 2025 |
| - City Commission Second Reading | September 9, 2025 |
| - Send to DEO for Information Only | September 23, 2025 |
| - Submit for BCPC Recertification | September 23, 2025 |
| - City Land Use Plan becomes effective | Upon BCPC Recertification |

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.



Questions and Comments For Staff

Pompano Airpark Land Use Plan Map Amendment
Planning and Zoning Board
January 22, 2025

Oxford Dictionary Definition

ar·bo·re·tum

noun

a botanical garden devoted to trees.

An Arboretum is an area devoted to specimen plantings of trees and shrubs. Distinct from a forest, nursery or park, it is in a sense an outdoor museum of trees. It is a place where many varieties of trees are grown for research, educational, and ornamental purposes; where trees and shrubs are cultivated for exhibition.