



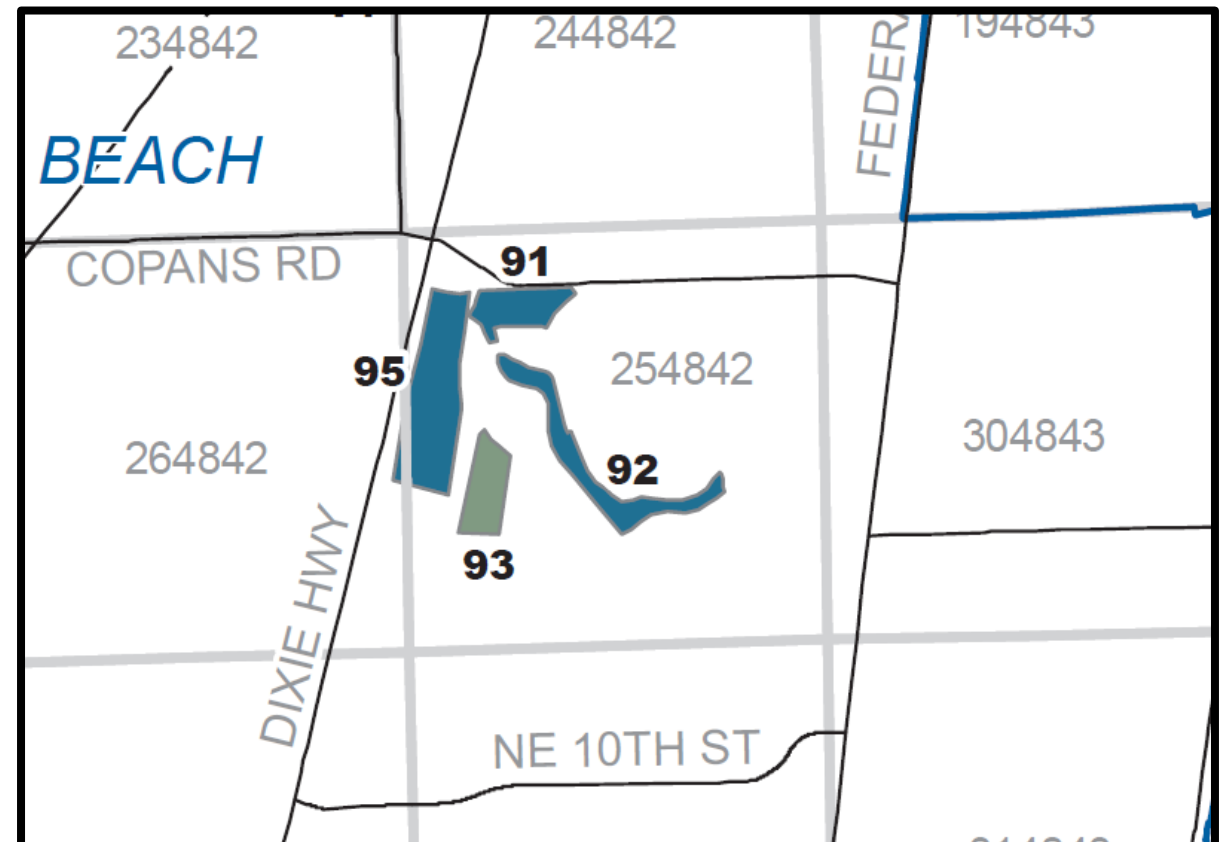
Pompano Airpark Environmentally Sensitive Lands Map Amendment

January 22, 2024

Areas to be Removed from the ESL Map

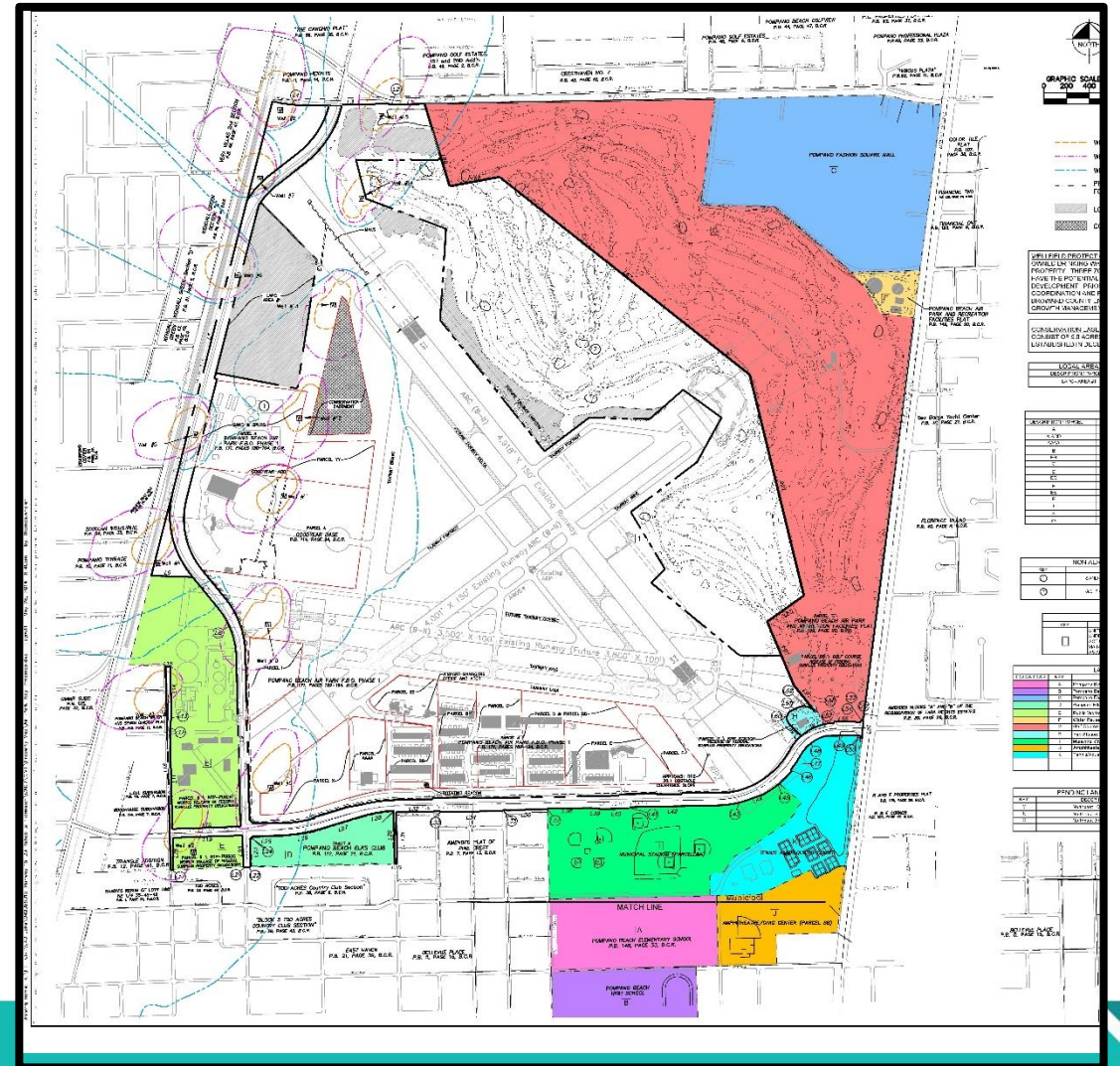
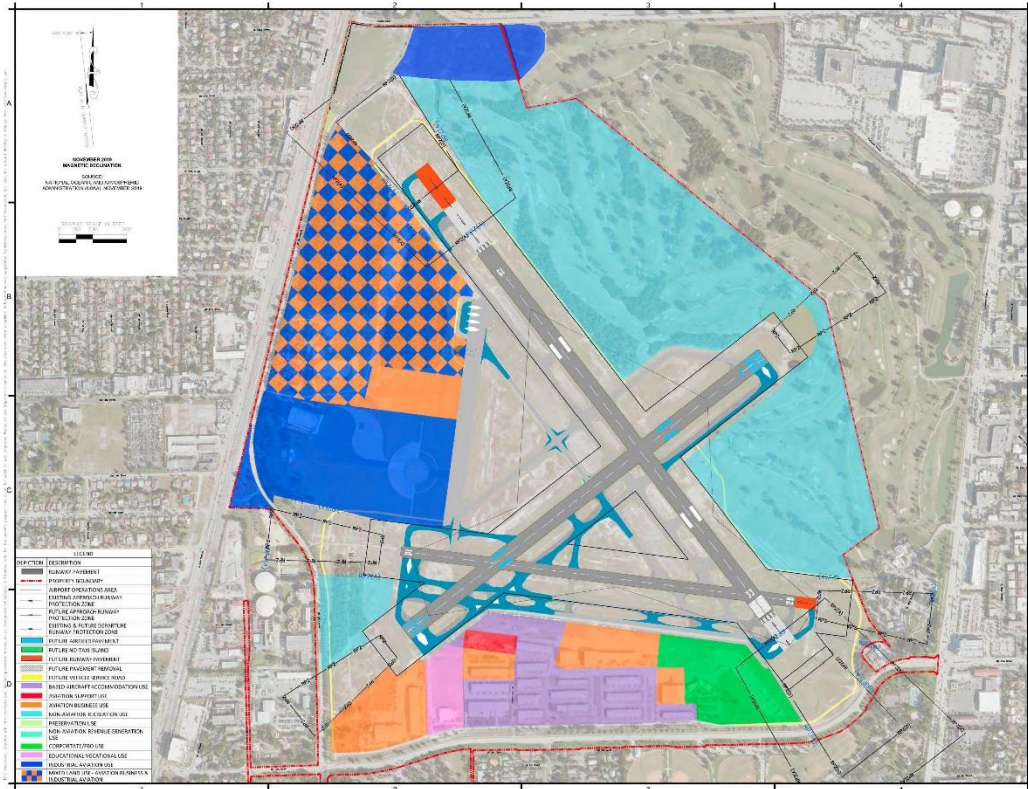


Excerpt of Broward County Environmentally Sensitive Lands Map



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



Environmental Studies of Wooded Areas

Wildlife Hazard Assessment Pompano Airpark City of Pompano Beach, FL



PREPARED FOR:
Pompano Airpark
City of Pompano Beach, FL
1001 N.E. 10th Street
Pompano Beach, FL 33060

PREPARED BY:

Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

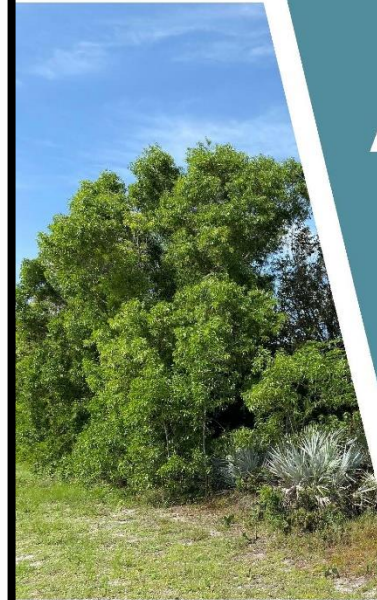
AND

Environmental Resource Solutions, Inc.
8711 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32216
August 2017

NATURAL RESOURCE ASSESSMENT

Environmentally Sensitive
Lands within the
Pompano Air Park
Pompano Beach, Broward County,
Florida

September 2023



CITY OF POMPAÑO BEACH, FLORIDA

Kimley»Horn

040985205
© KIMLEY-HORN & ASSOCIATES, INC.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411



Natural Resource Assessment

Tori Bacheler, M.S., PWS
FWC Certified Gopher Tortoise Agent
Kimley-Horn and Associates, Inc.

Four areas: 1, 2, 3 and
4



Area 1

- Heavily forested
- High exotic species coverage
- No listed species observed



Area 2

- Heavily forested
- High exotic species coverage
- No listed species observed



Area 3

- Heavily forested
- High exotic species coverage
- No listed species observed



Area 4

- Forested and shrub coverage
- Some exotic species
- Gopher tortoise burrows observed



Gopher Tortoise

- Habitat preferences include “sandy soils, pine flatwoods, dry prairie, pastures with sunny areas with sparse canopy” per FWC
- Only the edges of Areas 1-4 suitable
 - Would conduct 100% tortoise survey prior to any construction
 - Permit with FWC to relocate
 - Other more suitable areas within the County, such as Sandpine Scrub Preserve or Fern Forest






Florida burrowing owl

- Habitat preferences include
 - “open, treeless areas” per FWC
 - Very little understory vegetation
 - Golf courses, airports, pastures, agricultural fields
 - Survey prior to construction
 - Permit with FWC to collapse burrows outside of nesting season.





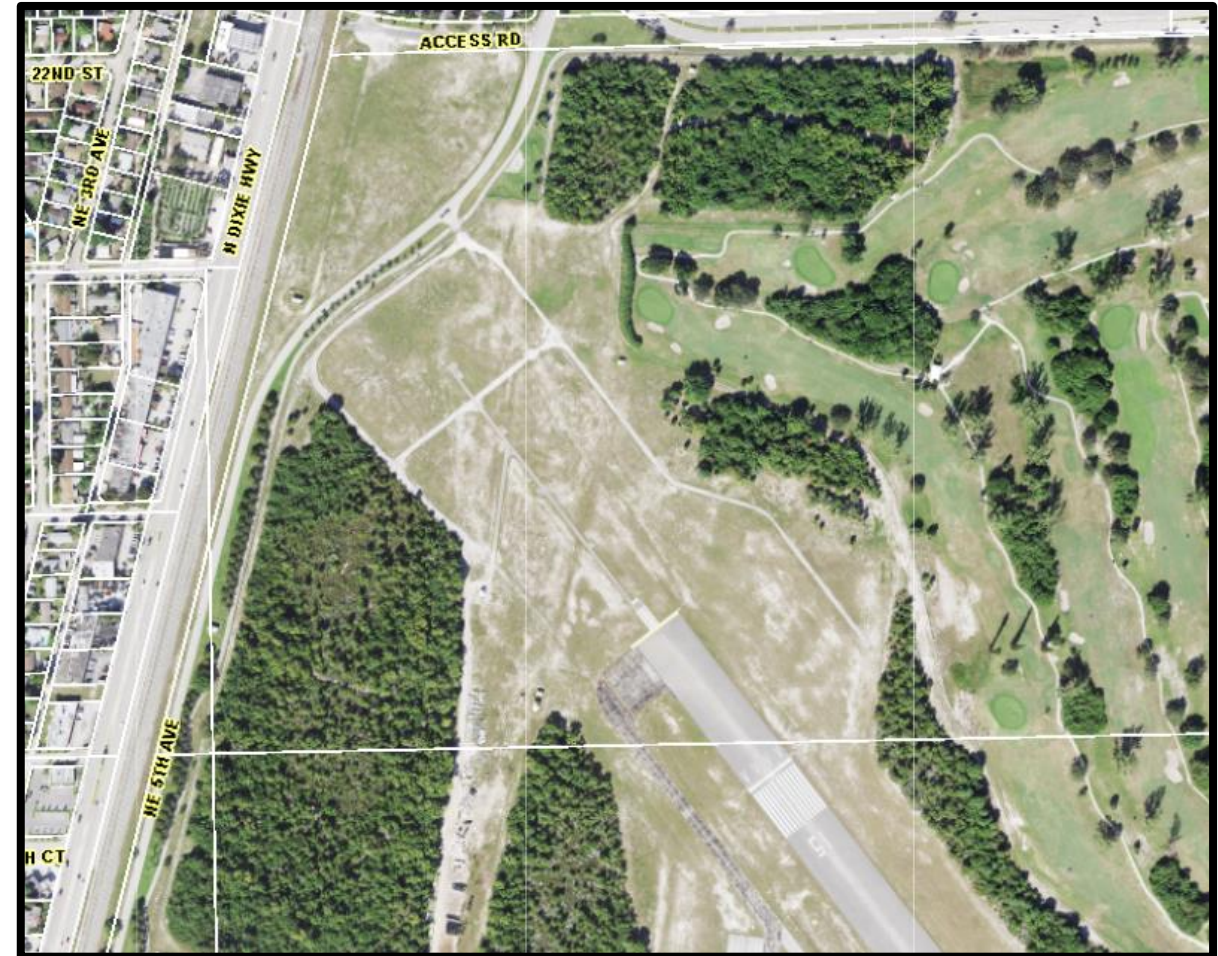
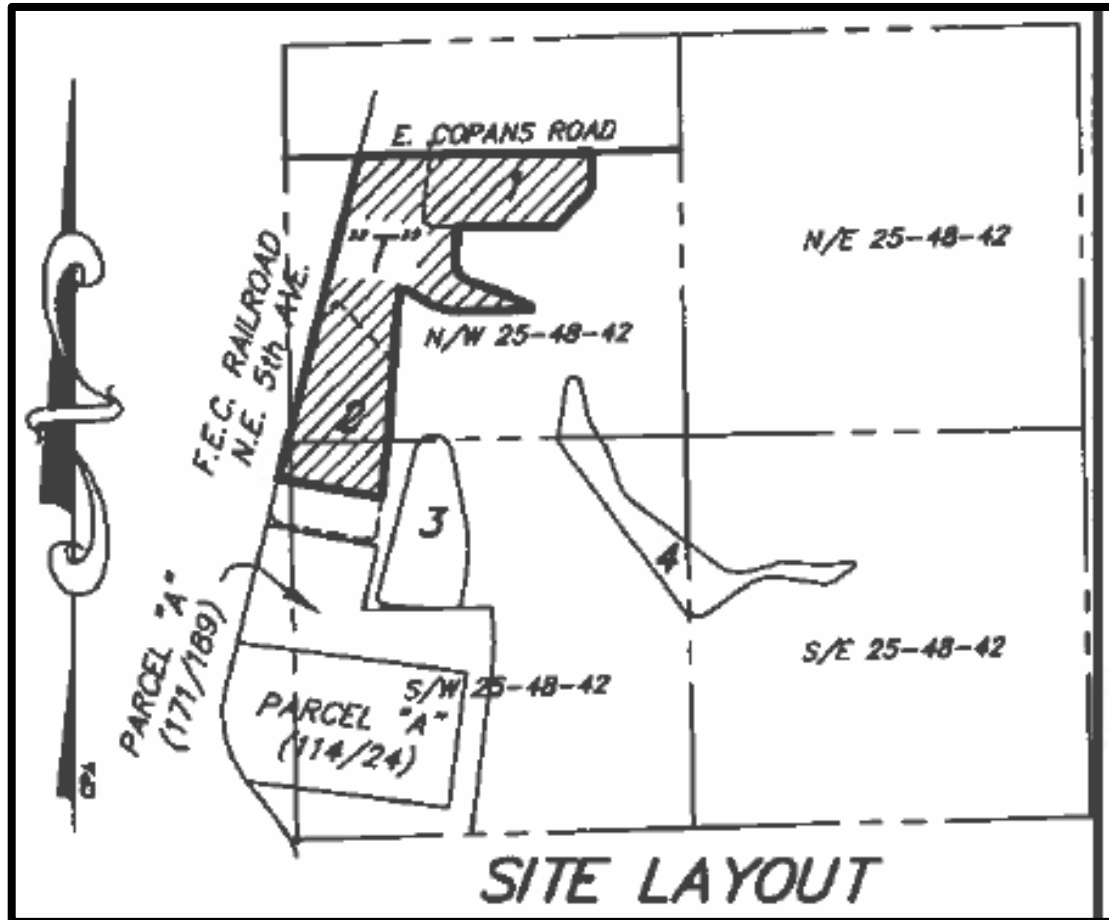
Legend

-  Project Site (\pm 85.80 Acres)
-  Burrowing Owl General Burrow Locations
-  Gopher Tortoise Burrow

Environmentally Sensitive Lands (ESL) and Local Areas of Particular Concern (LAPC)

- ESL
 - wetlands, mineral resources, floodplains, beaches/harbors/canals, soils and LAPC
- LAPC
 - Marine Resources – None onsite
 - Natural Landforms and Features – None onsite
 - Native Vegetative Communities – “predominance of native vegetation” along with at least 3 of following criteria:
 - Uniqueness
 - Diversity – 2 or more ecological communities
 - Low Level of Exotic Invasion
 - Potential for Protection – not likely due to safety for aircraft
 - Geography – sites are not connected
 - Wildlife
 - Economic Resources – None onsite
 - Cultural Resources – None onsite

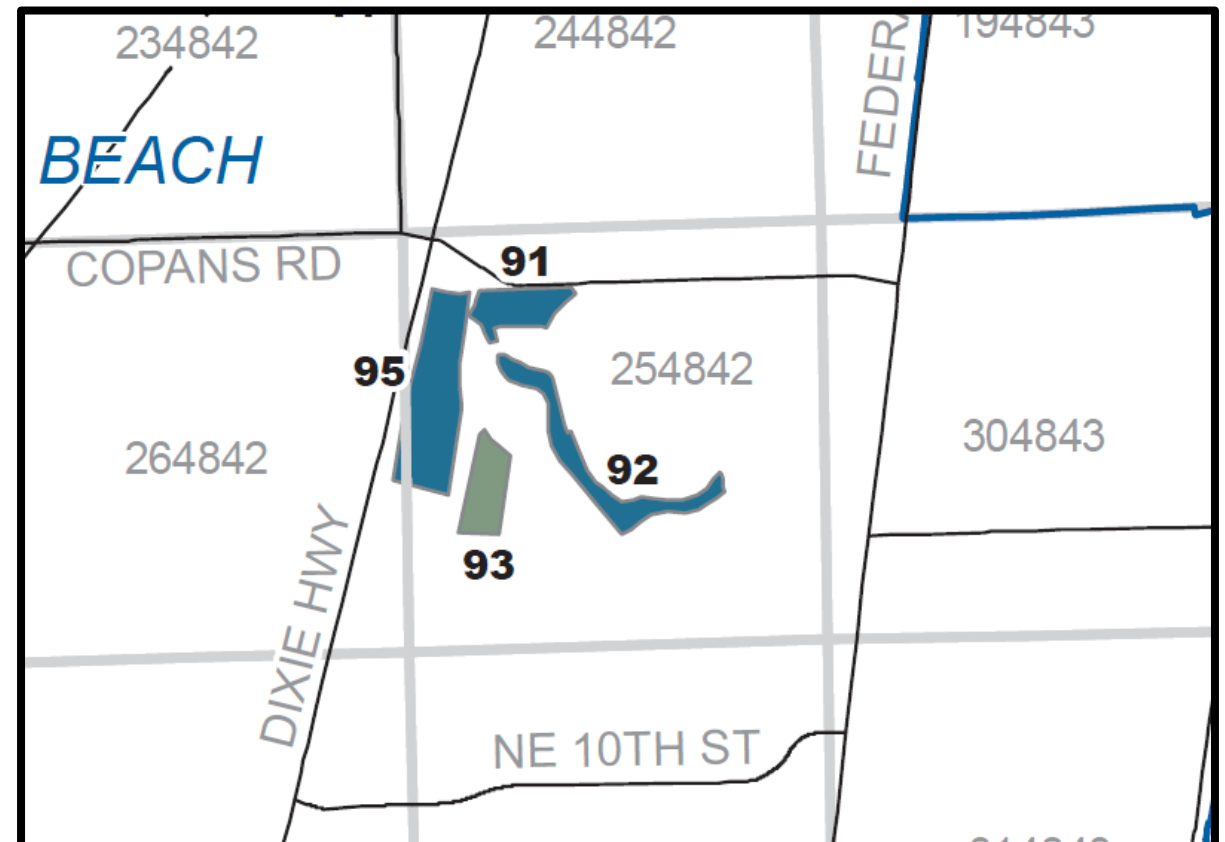
Developable Area for Aviation Business/Industrial Per LUPA Parcels 1 and 2 (32.5 acres)



Areas to be Removed from the Environmentally Sensitive Lands Map opens 16.3 ac for Aviation Business/Industrial Lease Area Plus Parcel "92" for Airfield Development is 12.1 acres



Excerpt of Broward County Environmentally Sensitive Lands Map

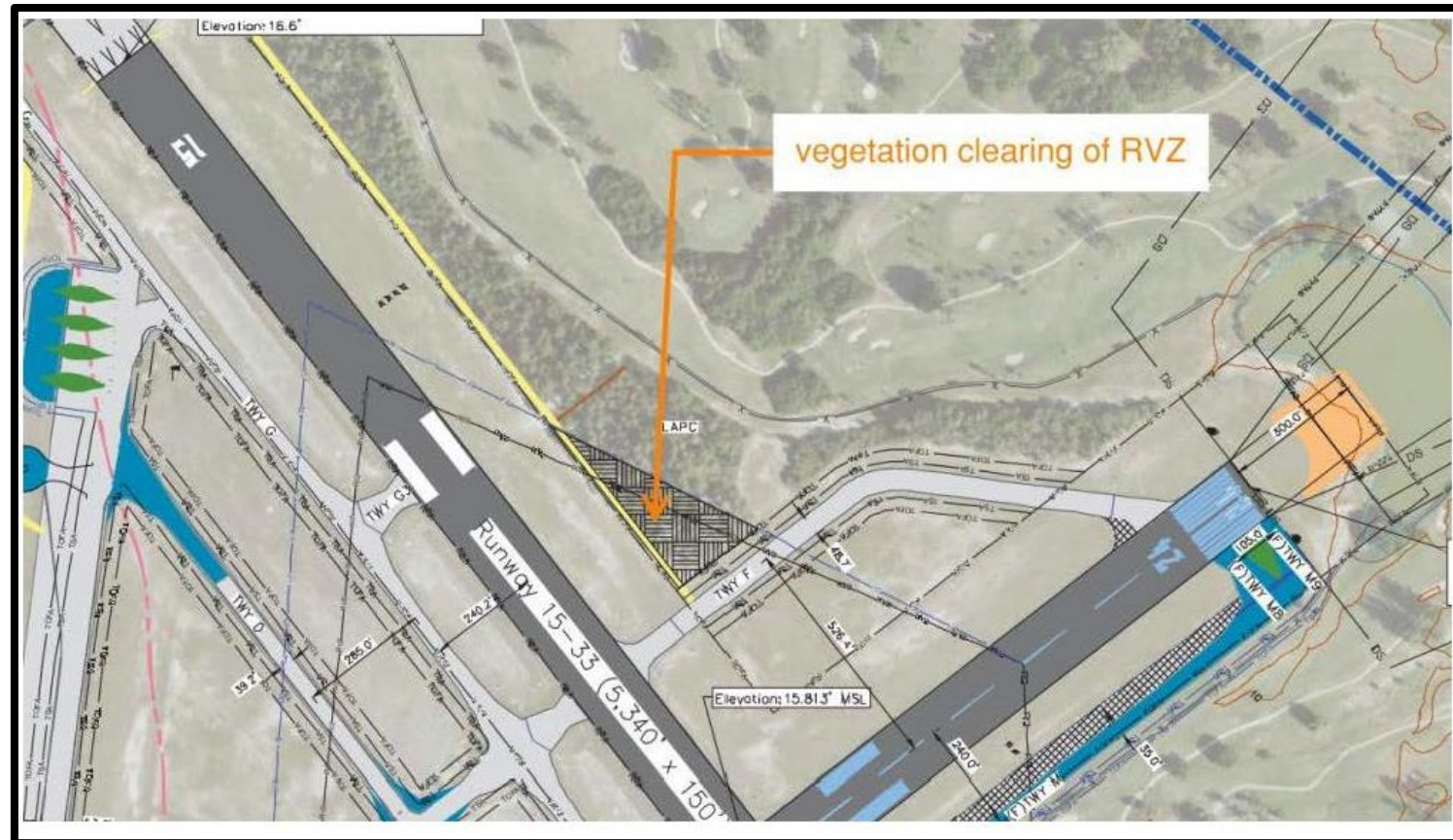


Total Land for Aviation-Industrial Business Development: 48.8 acres

Runway Visibility Zone (RVZ) BIL Grant for NEPA Design and Construction

Pompano Beach Air Park (PMP)

FAA AIP: Runway 15 and 24 Visibility Zone (RVZ) Corrections
NEPA, Design and Construction



Zoning Code Requirements to Clear Obstructions

155.3707. AIR PARK OVERLAY (APO) DISTRICT

A. Findings and Purpose

1. Findings

The City Commission hereby finds:

- a. The city, as owner and operator of the Pompano Beach Air Park, is concerned with the safety and welfare of the traveling public as pilots and passengers of aircraft using runways at the air park;
- b. Certain obstructions, whether natural or man-made, that intrude into airspace near runways have the potential to be hazardous to aircraft operations and endanger the lives and property of users of the air park and of occupants of land in the vicinity of the obstruction;
- c. Such obstructions effectively reduce the size of the area available for the taking off, maneuvering, or landing of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein;
- d. Certain activities and uses of land in the immediate vicinity of airports are not compatible with normal airport operations, and may, if not regulated, also endanger the lives of the participants, adversely affect their health, or otherwise limit the accomplishment of normal activities;
- e. The creation or establishment of an air park hazard and the incompatible use of land in airport vicinities are public nuisances and injure the community served by the air park;
- f. It is therefore necessary in the interest of the public health, public safety, and general welfare to prevent the creation or establishment of air park hazards and limit land use incompatible with normal air park operations; and
- g. The prevention of these hazards, limitation of incompatible land uses, and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards should be accomplished, to the extent legally possible, by the exercise of the police power of the city.

2. Purpose

It is the purpose of the Air Park Overlay (APO) district to recognize an area adjacent to the runways of the Pompano Beach Air Park in which obstructions and incompatible land uses may pose a hazard to safe Air Park operations and to apply reasonable regulations that prevent such obstructions and limit such incompatible uses and are consistent with F.S. Ch. 333, Airport Zoning, and the standards for civilian airports established by the Federal Aviation Administration (FAA). The standards contained herein reflect the character of the flying operations expected to be conducted at the Pompano Beach Air Park, the nature of the terrain within the Air Park hazard area and runway protection zones, the character of the surrounding neighborhoods, and the impact of any new use, activity, or construction on the Pompano Beach Air Park's operating capability and capacity.



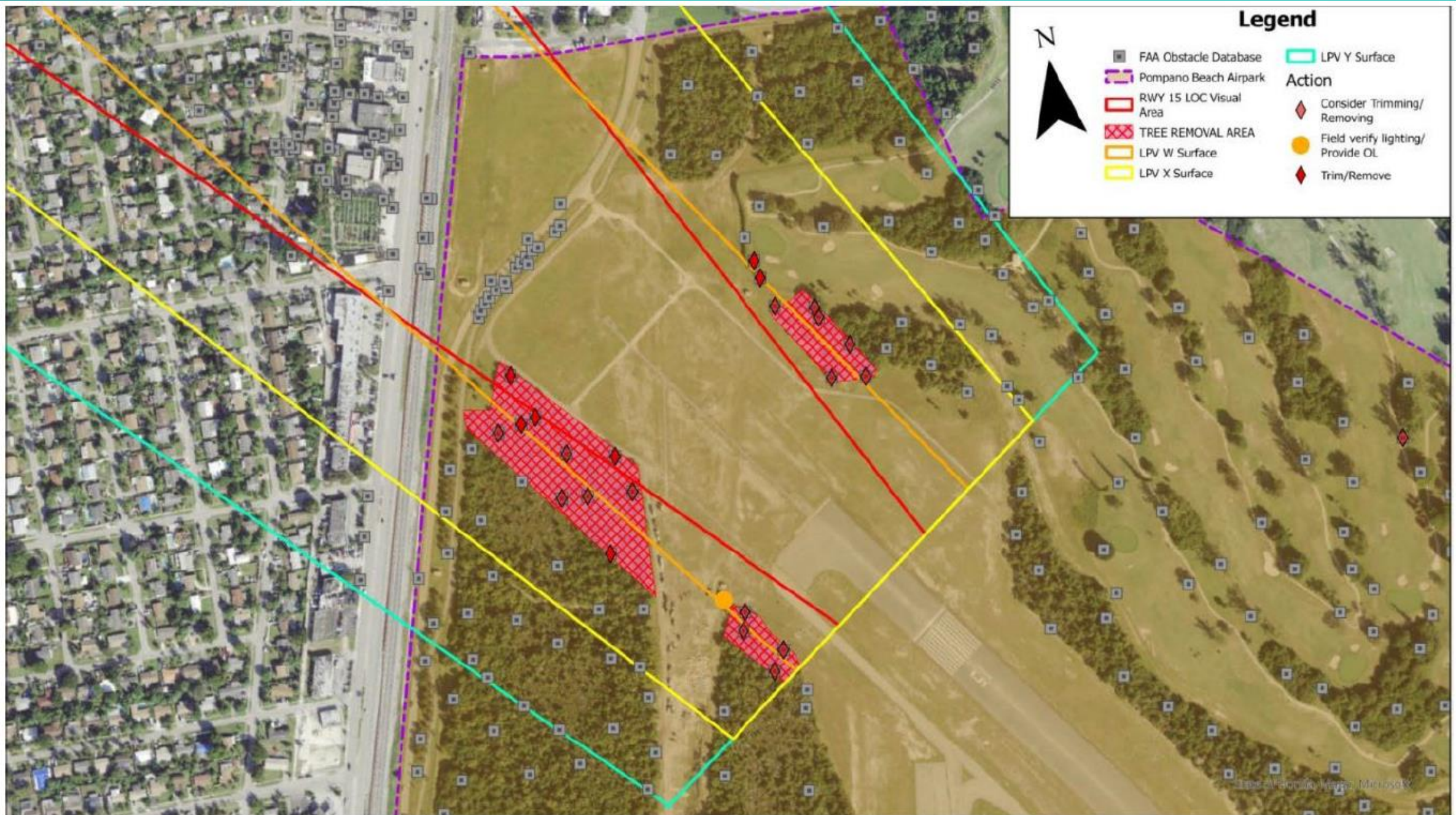
Obstacle Validation Pompano Beach Airpark

PREPARED FOR:

**POMpano BEACH
AIRPARK**

PREPARED BY:

Kimley»Horn
Expect More. Experience Better.



Source: Kimley-Horn, 2023.

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.

2) 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 ESL Map Amendment (LUPA) Process

City/County ESL Map (LUPA) Process

- | | |
|---|---------------------------|
| - Planning & Zoning Board | January 22, 2025 |
| - City Commission 1 st Reading | February 11, 2025 |
| - Submit to County for Staff Review | March 3, 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 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.



Questions and Comments For Staff

Pompano Airpark Environmentally Sensitive Lands 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.