

## **NARRATIVE OF THE PROPOSED DEVELOPMENT ON PARCEL Y**

1. Parcel Y is a 7.1 acre parcel of land just to the NE of the Goodyear Blimp hangar at the Pompano Beach Airpark.
2. The development will consist of 12 hangars, several of which will be conjoined. The final Site Plan will actually consist of 6 buildings, as follows:
  - a. Building A will consist of 4 conjoined hangars. Each hangar will be 70' x 80', with a 65' door. The total square footage for Building A will be 22,400 SF.
  - b. Building B will be a large stand alone hangar, 132' x 90', with a 100' door. The total square footage for Building B will be 11,880 SF.
  - c. Building C will be a large stand alone hangar, 132' x 90', with a 100' door. The total square footage for Building C will be 11,880 SF.
  - d. Building C will also have a Lean-to addition attached to the East wall. The lean-to will be 20' x 81.65', with a 14' x 14' roll-up door.
  - e. Building D will be 2 conjoined hangars. Each hangar will be 80' x 60', with a 70' door. The total square footage for Building D will be 9,600 SF.
  - f. Building E will be 2 conjoined hangars. Each hangar will be 80' x 60', with a 70' door. The total square footage for Building E will be 9,600 SF.
  - g. Building F will be 2 conjoined hangars. Each hangar will be 80' x 60', with a 70' door. The total square footage for Building F will be 9,600 SF.
  - h. Building heights will vary, but will be pre-approved via an FAA Airspace Study.
3. Each hangar will include a bathroom and an office.
4. There will be an estimated 15 tie down locations for airplane parking.
5. There is a proposed 10,000 gallon, Jet Aviation, double-walled fuel tank which will be located in the NE corner of the ramp area. The decision to install or not to install said fuel tank will be determined near the end of the project development (based on market considerations) and would be permitted under a separate permit.
6. The majority of the ramp area will consist of 5 inch-thick concrete. Areas where jet parking is situated will have slightly thicker concrete.
7. Water management and drainage will be prepared by our Civil Engineer in conjunction with Broward County and Pompano Beach City requirements.
8. The project will be developed per fire codes.
9. The project will be developed per landscape codes.
10. It is projected that some hangars will be used by individual owners as protected parking for their airplane(s).
11. And some hangars will be the home of new businesses, all of which will be aviation related.
12. The parcel will be protected via a combination of methods, including building lighting, security cameras, fencing, security gate, plus the airpark perimeter fencing.



**P&Z**

PZ22-12000020  
11/16/2022