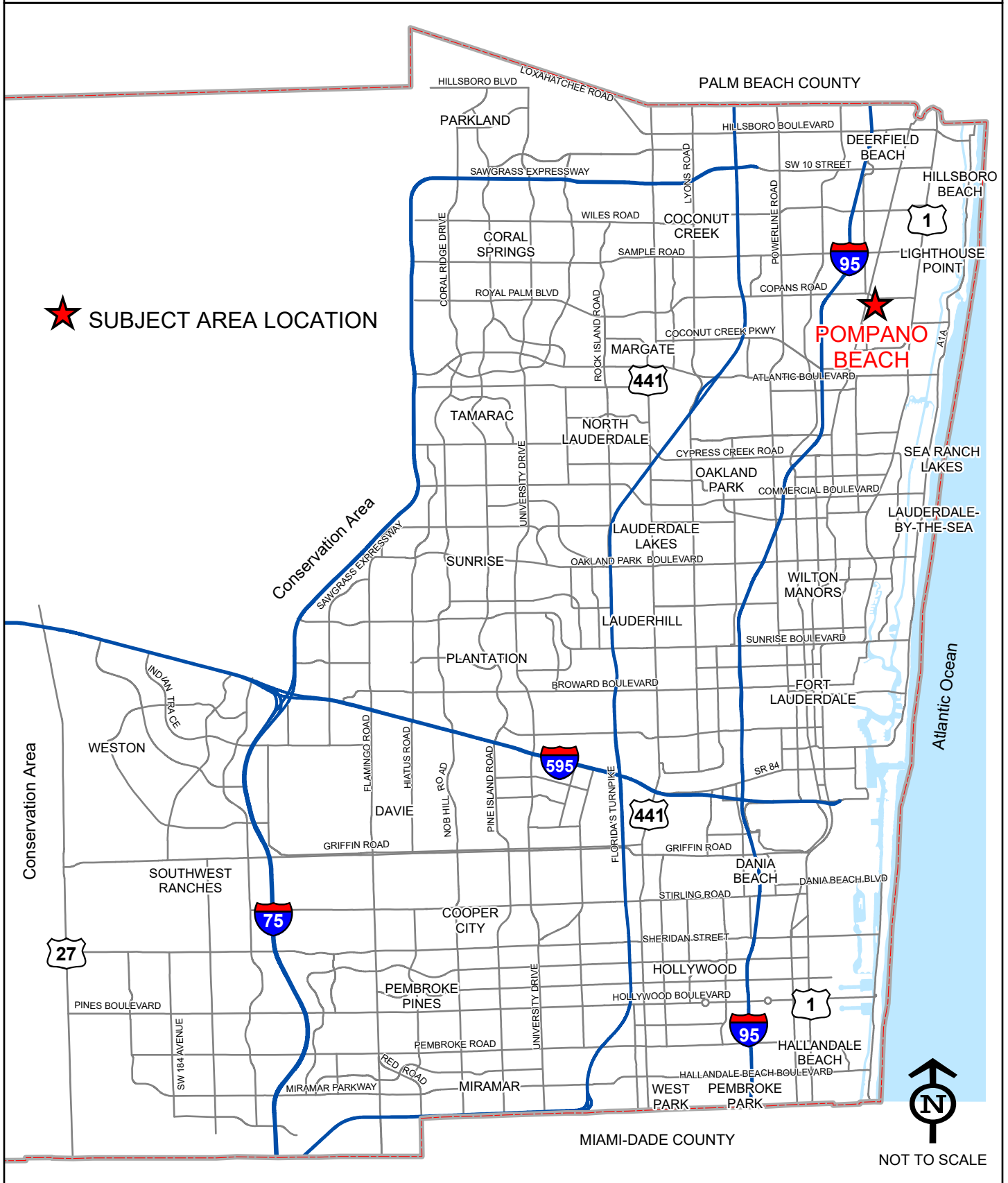


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 25-2



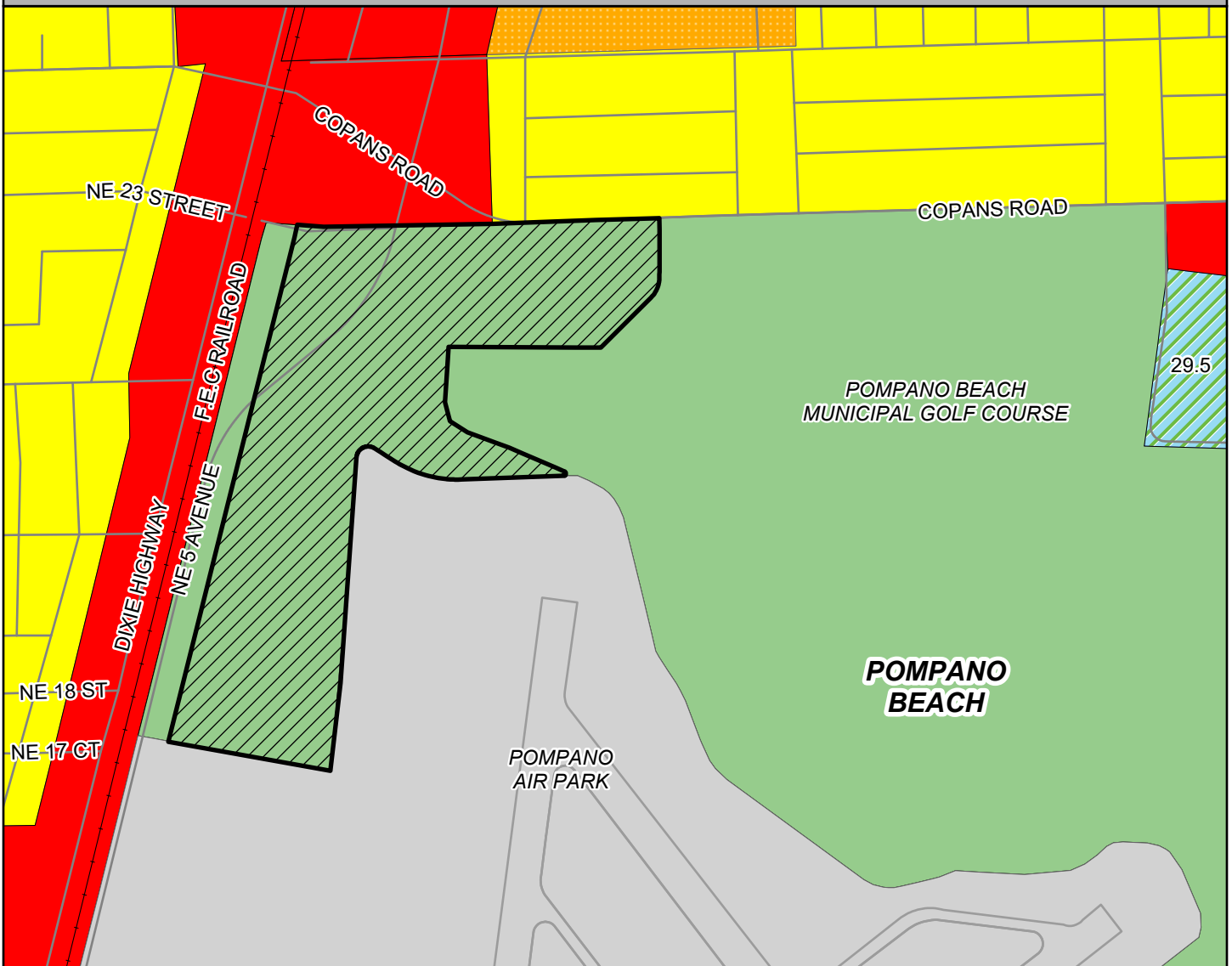
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-2



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-2

Current Land Use: Recreation and Open Space

Gross Acres: Approximately 48.0 acres



Low (5) Residential

Low-Medium (10) Residential

Irregular Residential

Commerce

Recreation and Open Space

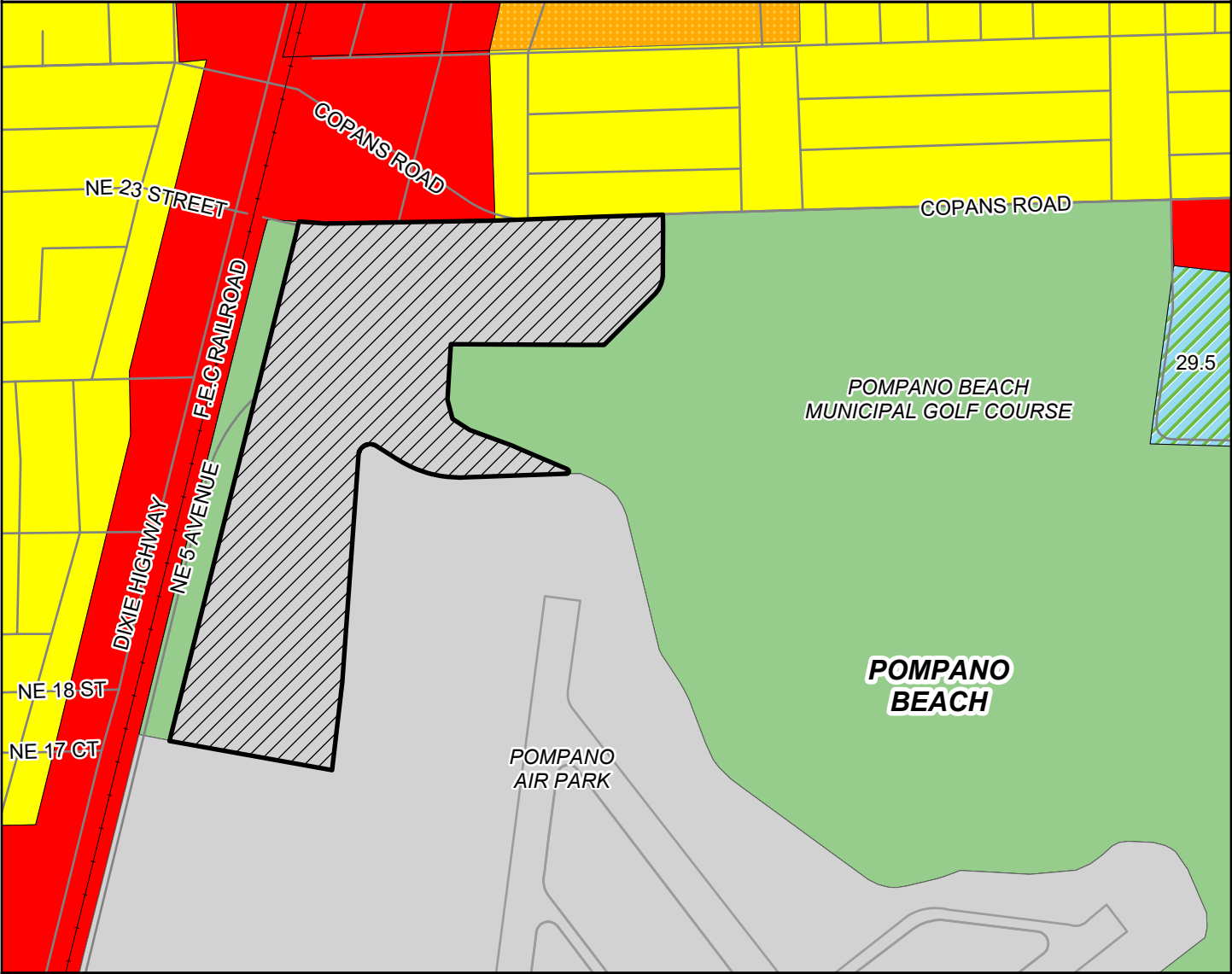
Transportation



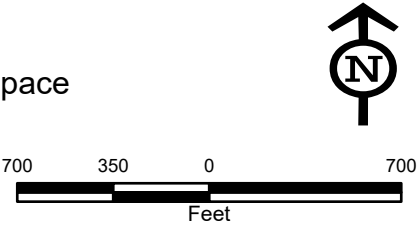
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-2

Proposed Land Use: Transportation

Gross Acres: Approximately 48.0 acres



- | | |
|-----------------------------|---------------------------|
| Site | Commerce |
| Low (5) Residential | Recreation and Open Space |
| Low-Medium (10) Residential | Transportation |
| Irregular Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-2
(POMPANO BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

May 13, 2025

Planning Council staff finds that the proposed change from the Recreation and Open Space category to the Transportation category is generally consistent with the surrounding land use designations and development patterns.

It is noted that any land use approval associated with the proposed map amendment does not authorize any development on Site 42A, 42B or 42D (corresponding City sites 1, 2 and 4) on the Broward County Environmentally Sensitive Lands (ESL) Map unless the sites have been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process via the corresponding PCNRM 25-1 amendment or similar mechanism.

In addition, the City of Pompano Beach's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with Transportation permitted uses is recognized. See Attachment 8.A.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

May 13, 2025

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

May 22, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II

PROPOSED AMENDMENT PC 25-2

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Pompano Beach |
| II. | <u>County Commission District:</u> | District 4 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 48.0 acres |
| B. | Location: | In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway. |
| C. | Existing Uses: | Aviation use and natural areas |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Recreation and Open Space |
| B. | Proposed Designation: | Transportation |
| C. | Estimated Net Effect: | Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Warehouses and single-family residential
East: Natural area, golf course and municipal airport
South: Natural area, horse stables and municipal airport
West: Retail |

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North: Commerce and Low (5) Residential
	East: Recreation and Open Space and Transportation
	South: Transportation
	West: Commerce and Recreation and Open Space

VI. Applicant/Petitioner

A. Applicant:	City of Pompano Beach
B. Agent:	City of Pompano Beach
C. Property Owner:	City of Pompano Beach

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

“The City is preparing a Land Use Plan amendment and a separate Environmentally Sensitive Lands (ESL) map amendment for the property at the northwest end of Runway 15-33. The property subject to the LUPA 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. 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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The parcel subject to this LUPA is divided into three subareas. Areas 1 and 2 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 shows the original boundary of Air Park Property and 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;
- the 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 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. The Environmentally Sensitive Lands Map amendment is the subject of a separate Application specific to that purpose."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. Planning Council staff notes that **this 48.0-acre site is not utilized as a park or open space and is not included in the City's park and open space inventory**. Further, the City will continue to exceed the parks level of service of 3 acres per 1,000 persons. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Recreation and Open Space land use category to the Transportation land use category is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 100 p.m. peak hour trips. However, the increase of p.m. peak hour trips to the roadway network results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected. See Attachment 2.

In addition, Planning Council staff notes for informational purposes only, the following roadway levels of service:

- **Copans Road**, east of Interstate 95, is currently operating at and projected to operate at level of service (LOS) "C," with or without the subject amendment.
- **Dixie Highway**, between Northwest 15 Street and Sample Road, is currently operating at and projected to operate at LOS "C," with or without the subject amendment.
- **Federal Highway/U.S. 1**, between Northeast 10 Street and Copans Road, is currently operating at LOS "C" and projected to operate at LOS "F," with or without the subject amendment.
- **Federal Highway/U.S. 1**, between Copans Road and Sample Road, is currently operating at and projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community bus service, is provided within a quarter mile of the proposed amendment site. In addition, the BCT report identifies planned Transportation Surtax transit improvements to the county routes serving the amendment site such as shorter headways, increased span of service, and new service types. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD recommends building safe, continuous sidewalks or similar direct connections between the proposed buildings and the existing Pompano Airpark bike trail, as well as pedestrian scale lighting, shade elements, bicycle/scooter facilities and electric vehicle charging stations. See Attachment 4. The City of Pompano Beach acknowledges the recommendations of the BCUPD and has identified the subject property is located within the secured Airport Operations Area and that development will comply with all relevant Federal Aviation Administration regulations, guidelines, and principles related to aviation planning and development. See Attachment 8.

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains areas designated as Local Areas of Particular Concern (LAPC) (Site 42 A, B, and C) including the Pompano Beach Air Park Tree Preserve which is designated as a Protected Natural Land. Further, the Broward County Parks and Recreation Division (BCPRD) has indicated the protected natural area is primarily comprised of imperiled scrub habitat. See Attachments 6 and 7. It is noted that the City of Pompano Beach is proposing a companion Environmentally Sensitive Lands (ESL) Map amendment (PCNRM 25-1) to remove said designation from a portion of the amendment site, as well as adjacent sites. The City has provided correspondence from the Federal Aviation Administration (FAA) indicating that it does not support ecological encumbrances that create hazardous conditions for safe aviation operations and conflict with the aviation use deed restrictions. See Attachment 8.B.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6. The City of Pompano Beach has acknowledged that all required licenses will be obtained prior to undertaking any site work. See Attachment 8.A.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6. The City of Pompano Beach

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

will take into consideration the Climate Action Plan recommendations during the design and permitting process to the extent said recommendations are consistent with FAA restrictions and design standards. See Attachment 8.A.

IV. Other Natural Resources

Vegetation: The BCRED report states that any proposed development within the LAPC portion of the amendment site are subject to the Broward County Land Use Development Code and requires a Tree Removal License. The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The City of Pompano Beach will follow all permitting requirements, noting that wooded areas and wildlife habitat are hazards that are incompatible with aviation operations per the FAA. See Attachment 8.A.

Wellfields: The BCRED report indicates that the proposed amendment site is currently within a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. See Attachment 6. The City of Pompano Beach has identified it will comply with wellfield precautions and regulations, noting it is in the process of phasing out the eastern wellfield due to continued encroachment of the saltwater intrusion line. See Attachment 8.A.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCRED recommends that the proposed redevelopment maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. See Attachment 6. The City of Pompano Beach has acknowledged the minimal impact on water recharge, noting that redevelopment will be consistent with FAA requirements. See Attachment 8.A.

Contaminated Sites: The BCRED report identifies that there are two (2) contaminated sites at or within one-quarter mile of the amendment site and approval from the Broward County Environmental Permitting Division (BCEPD) is required prior to dewatering of the amendment site. See Attachment 6. The City of Pompano Beach states it will comply with all dewatering permitting requirements. See Attachment 8.A.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Air Quality: The BCRED report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6. The City of Pompano Beach will regulate plans in a manner that is consistent with its Transportation land use and zoning regulations. See Attachment 8.A.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6. The City of Pompano Beach will ensure lighting fixtures will be consistent with FAA requirements for lighting related to aviation operations. See Attachment 8.A.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment may have an adverse effect on existing historical resources. The City of Pompano Beach states that the proposed development will have no impact on any historic resources. See Attachments 4 and 8.A.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment may be in conflict with Policies 2.23.1 and 2.23.2 of the BrowardNext - Broward County Land Use Plan regarding Environmentally Sensitive Lands (ESL). However, it is noted that the City of Pompano Beach is requesting a companion amendment to said map, PCNRM 25-1, to remove the ESL designation that conflicts with the existing municipal airport use and Federal Aviation Administration (FAA) regulations, including the associated deed restrictions. See Attachment 8.B.

POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the future Broward County Land Use Plan Map Series.

POLICY 2.23.2 Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.

Further, although BCLUP Policy 2.5.4 regarding the preservation of open space generally applies for parcels with a Recreation and Open Space land use designation, **the subject amendment site is not on the City's park and open space inventory and is not accessible to the public as it is within the secured Airport Operations Area of the Pompano Beach Airpark**, which is a larger site granted to the City in 1947 subject to aviation uses per deed restrictions governed by the FAA. These restrictions prohibit uses inconsistent with aviation safety and operations, including the establishment of any wildlife habitat or species that may pose as hazardous to aircraft within the airfield perimeter. Additionally, a portion of the subject site, along with adjacent lands are included on the ESL Map. The City of Pompano Beach is requesting a companion amendment to said map, PCNRM 25-1, to remove the ESL designation that conflicts with the existing municipal airport use and FAA regulations, including the associated deed restrictions. See Attachments 8.A. and 8.B.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 29 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Recreation and Open Space to Transportation would be **generally compatible** with the surrounding municipal airport uses and public uses, including a golf course, park trail and horse stables. The amendment site is part of the larger Pompano Airpark granted to the City of Pompano Beach in 1947 subject to aviation use deed restrictions regulated by the Federal Aviation Administration (FAA). The proposed amendment aligns with said restrictions and the longstanding development plans for the Airpark, understanding that the FAA may develop the amendment site as needed to accommodate safe aviation activities. See Attachments 8.A. and 8.B.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. Planning Council staff notes that BCLUP Policy 2.5.4 regarding the preservation of open space would usually apply for parcels with a Recreation and Open Space land use designation; however, **the subject amendment site is not on the City's park and open space inventory and is not accessible to the public as it is within the secured Airport Operations Area of the Pompano Beach Airpark**. In addition, staff analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **public schools and cultural resources** were identified.

Regarding impacts to **historical resources**, the Broward County Urban Planning Division (BCUPD) report indicates that the proposed amendment may impact historical resources. See Attachment 4. The City has indicated that the proposed development will not impact historical resources. See Attachment 8.A.

Concerning impacts to **natural resources**, the Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site contains areas designated as Local Areas of Particular Concern (LAPC) and a designated Protected Natural Land. Further, the Broward County Parks and Recreation Division (BCPRD) has indicated the protected natural area is primarily comprised of endangered scrub habitat. See Attachments 6 and 7.

It is noted that the City of Pompano Beach is proposing a **companion Environmentally Sensitive Lands (ESL) Map amendment to remove said designation from a portion of the amendment site, as well as adjacent sites**. The City has provided correspondence from the FAA indicating that it does not support ecological encumbrances that create hazardous conditions for safe aviation operations and conflict with the aviation-use deed restrictions. See Attachment 8.B.

PLANNING ANALYSIS (continued)

In addition, the BCRED report indicates that the proposed amendment site is currently within a wellfield zone of influence and subject Broward County's Wellfield Protection regulations. See Attachment 6. The City has identified it will comply with wellfield precautions and regulations and is in the process of phasing out the eastern wellfield due to continued encroachment of the saltwater intrusion line. See Attachment 8.A.

In conclusion, Planning Council staff finds that the proposed change from the Recreation and Open Space category to the Transportation category is generally consistent with the surrounding land use designations and development patterns.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of April 2025
2. Broward County Planning Council Traffic Analysis of March 17, 2025
3. Broward County Transit Division Report of March 26, 2025
4. Broward County Urban Planning Division Report of April 10, 2025
5. School Board of Broward County Consistency Review Report of March 28, 2025
6. Broward County Resilient Environment Department Report of April 10, 2025
7. Broward County Parks and Recreation Division Report of April 10, 2025
8.
 - A. Applicant Response to Review Agency Comments Received April 30, 2025
 - B. Pompano Airpark Deed Restrictions and Federal Aviation Administration Correspondence
9. Broward County Water Management Division Report of March 27, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-2

Prepared: April 2025

POTABLE WATER

The proposed amendment site will be served by the Pompano Beach Lime Softening and Membrane Plants, which have a current combined capacity of 50 million gallons per day (mgd). The current and committed demand on the treatment plant is 15.72 mgd, with 34.28 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 19.75 mgd, with 4.03 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for transportation uses. The amendment will result in a net increase in demand of 0.048 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pompano Beach adopted its 10-year Water Supply Facilities Work Plan on December 8, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95.0 mgd. The current and committed demand on the treatment plant is 73.06 mgd, with 21.94 mgd available. The amendment will result in a net increase in demand of 0.048 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for transportation uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. Waste Management, Inc. collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 41,096 tons per day (tpd) and a demand of 4,110 tpd, with 36,986 tpd available. The proposed amendment will result in a net increase in demand of 4,800 pounds per day, or 2.4 tpd. Planning Council staff utilized a level of service of 1 pound per 100 square feet for transportation uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD). A surface water management license from the SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The proposed amendment will have no net impact on the projected demand for local parks. For informational purposes, the City of Pompano Beach has 636.9 acres in its parks and open space inventory, and the proposed amendment site is not utilized as a park or open space and is not included in the City's park and open space inventory. The projected 2050 population (155,458) requires approximately 466.37 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The City of Pompano Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 25-2

Prepared: March 17, 2025

INTRODUCTORY INFORMATION

Jurisdiction:	City of Pompano Beach
Size:	Approximately 48.0 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designation

Current Designation:	Recreation and Open Space
Potential Development:	48.0 acres of recreation and open space use
Trip Generation Rate:	“ITE Equation (411) Public Park”*
Total P.M. Peak Hour Trips:	25 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Transportation
Potential Development:	48.0 acres of transportation use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	125 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+ 100 peak hour trips</u>
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PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 100 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

ATTACHMENT 3



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382



VIA EMAIL

March 26, 2025

Deanne D. Von Stetina, AICP, Assistant Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-2 (Pompano Beach Airpark) in the
City of Pompano Beach

Dear Ms. Von Stetina:

Broward County Transit (BCT) has reviewed your correspondence from March 12, 2025, regarding the LUPA of the property situated on the northwest side of the Pompano Beach Airpark in the City of Pompano Beach for current and planned transit service. The transit service located within a quarter mile of the amendment site is limited to BCT Fixed Routes 20, 50, 83, and the Pompano Beach Orange Route 706 community shuttle. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 20 on weekdays, Saturdays, and Sundays line-by-line. For example, on weekdays BCT Route 20 runs from 4:45 a.m. to 10:07 p.m. with a frequency of 53 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 20	Weekday	4:45 a.m. – 10:07 p.m.	53 minutes
	Saturday	5:50 a.m. – 9:20 p.m.	50 minutes
	Sunday	9:35 a.m. – 8:03 p.m.	50 minutes
BCT Route 50	Weekday	5:00 a.m. – 12:12 a.m.	33 minutes
	Saturday	5:00 a.m. – 11:22 p.m.	43 minutes
	Sunday	7:40 a.m. – 9:33 p.m.	42 minutes
BCT Route 83	Weekday	5:38 a.m. – 9:41 p.m.	46 minutes
	Saturday	6:12 a.m. – 8:48 p.m.	60 minutes
	Sunday	9:00 a.m. – 7:49 p.m.	60 minutes
Pompano Beach Orange - Route 706	Weekday	9:00 a.m. – 4:57 p.m.	68 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521



DATE: April 10, 2025

TO: Barbara Boy, Executive Director
Broward County Planning Council

FROM: Josie. P. Sesodia, AICP, Director
Urban Planning Division

A handwritten signature in blue ink that reads "Josie Sesodia".

SUBJECT: PC 25-2: Pompano Air Park

The Broward County Urban Planning Division staff reviewed proposed amendment PC 25-2. The subject site is in Pompano Beach involving approximately 48.0 acre. The amendment proposes:

Current Designation: 48.0 acre of Recreation and Open Space

Proposed Designation: 48.0 acres of Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space use
Addition of 48.0 acres of transportation use

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application based on the available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) and determined that the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of archaeological or paleontological sensitivity.

The amendment may have an adverse effect on the following historical resources:

FMSF Resource	Name	Type of Resource
8BD04567	Railroad Tracks	Linear Resource (Group)
8BD4567	Pompano Beach Air Park	Historic Landscape (Group)
8BD0468	Pompano Beach Golf Course	Historic Landscape (Group)

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Pompano Beach. Archaeological resources in the city are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5.536.5(g), if "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property

owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions:

Contact: Rick Ferrer, Historic Preservation Office
Broward County resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324
E-mail: rferrer@broward.org

2. Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: David Recor, Director
Development Services
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060
(954) 786-4600
David.Recor@copbfl.com and Jean.Dolan@copbfl.com

3. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, FL 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Urban Planning Division (UPD) staff reviewed this application and determined it is exempt from the requirements of BCLUP policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling unit to the existing densities of the BCLUP.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The project site is entirely within the City of Pompano Beach and not in close proximity to adjacent municipalities or Broward County property.

Complete Streets

This section provides suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Mobility and accessibility improvements help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

1. *Applicable policies:* The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- Policy 3.6.2 states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- Policy 3.6.5 states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- Policy 3.6.6 states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The proposed development consists of land that is currently designated as an LAPC on the ESL map and is located on the northwest corner of the Pompano Beach Airpark, abutting the Pompano Beach Municipal Golf Course.
- *Schools and residential development:* The nearest school is Cresthaven Elementary School, which is approximately 0.19 miles (1,025 feet) north of the site. The southern boundary of the school attendance zone is Copans Road.
- *Transit service:* Transit route 83 runs along Copans Road and includes stops in front of the subject site. Transit routes 20 and 50 include stops within one-quarter mile. Transit routes 10 and 11 are accessible from the Pompano Citi Centre, located a half-mile east at the corner of Copans Road and US 1.
- *Parks:* The Pompano Beach Municipal Golf Course and the Pompano Airpark Bike Trail are located on the east side of the subject site, but are not accessible from the subject site. Access to both is provided approximately two (2) miles away to the southeast. The Airpark Bike Trail is a shared-use path located along the perimeter of the Airpark.
- *Bicycle facilities* – Non-buffered, marked bike lanes are located to the north of the site along Copans Road.

3. *Complete Streets Comments*

- Consider building safe, continuous sidewalks or similar direct connections between the proposed buildings and the Pompano Airpark Bike Trail. The trail has the potential to provide a safe non-vehicular access facility for employees, as well as a recreational amenity.

- Consider including non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Consider providing onsite electric vehicle charging for employees.
- Consider providing employees bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.
- Consider working with the City of Pompano Beach to increase safety at pedestrian crossings near bus stops.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE NON-RESIDENTIAL

SBBC-4019-2025

County No: PC 25-2

Folio #: 484225222110, 484225000060

Pompano Air Park Land Use Amendment



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com



**SCHOOL CONSISTENCY REVIEW REPORT
LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: March 28, 2025	<div style="display: flex; justify-content: space-between;"><div>Units Permitted <input style="width: 80px;" type="text"/></div><div>Units Proposed <input style="width: 80px;" type="text"/></div></div>	Existing Land Use: Park and Recreation																				
Name: Pompano Air Park Land Use Amendment	NET CHANGE (UNITS):	Proposed Land Use: Transportation																				
SBBC Project Number: SBBC-4019-2025	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr style="background-color: #fce4ec;"><th style="width: 15%;">Students</th><th style="width: 15%;">Perm</th><th style="width: 15%;">Proposed</th><th style="width: 15%;">NET CHANGE</th></tr></thead><tbody><tr><td>Elem</td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td></tr><tr><td>Mid</td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td></tr><tr><td>High</td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td></tr><tr><td>Total</td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td><td><input style="width: 50px;" type="text"/></td></tr></tbody></table>	Students	Perm	Proposed	NET CHANGE	Elem	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Mid	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	High	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Total	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	Current Zoning Park and Recreation
Students	Perm	Proposed	NET CHANGE																			
Elem	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>																			
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Total	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>																			
County Project Number: PC 25-2		Proposed Zoning: Transportation																				
Municipality Project Number: 24-9200001		Section: 25																				
Owner/Developer: City Pompano Beach		Township: 48																				
Jurisdiction: Pompano Beach		Range: 42																				

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have direct physical impact on Broward County Public Schools.

3/28/2025

Date

Reviewed By:

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 25-2
Page 1



RESILIENT ENVIRONMENT DEPARTMENT (RED) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward Planning Council
Applicant: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP

Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The property has existing License No. SWM2012-016-0 and ERP No. 06-06469-P. A full modification will be required to the SWM and ERP. The applicant can apply for the modification through Broward County [Epermits](#).

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Portions of the subject property have been designated as a Local Area of Particular Concern (LAPC) # 42. The property is subject to Section 5-182.8 of the Broward County Land Development Code. In addition, A Broward County Tree Removal License is required for any proposed development in the LAPC portion of the property. The LAPC portion of the property is also a designated Natural Forest Community and is subject to Section 27-411 of the Broward County Tree Preservation and Abuse Ordinance. Both sections of the code require the preservation and enhancement of a conservation area. The size and configuration of the conservation area is determined by Tree Removal License application review process.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twenty-three (23) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the twenty-three (23) facilities, nineteen (19) are hazardous material facilities, two (2) are storage tank facilities, and two (2) are facilities that have both hazardous materials and storage tanks. *(PD 03/24/2024)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is currently within a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 03/24/2024)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 03/24/2024)

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **100 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated, the projected levels of service on surrounding roadways, **and the new designation**, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **are (2)** air permitted facilities located within half a mile of the proposed amendment site, neither of which have had any air quality-related complaints in the last 10 years. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 3/28/25)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

This site contains a specifically designated land area, which is listed as Local Area of Particular Concern (LAPC), which is titled Site 42B and Site 42d. In addition area contains Site 42A which is listed as LAPC, and Urban Wilderness Inventory.

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

Protected Natural Lands –

Project site contains Pompano Beach Air Park Tree Preserve which is a 96.28 acres forested upland included in the Protected Natural Lands Inventory.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See attached document.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of

the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

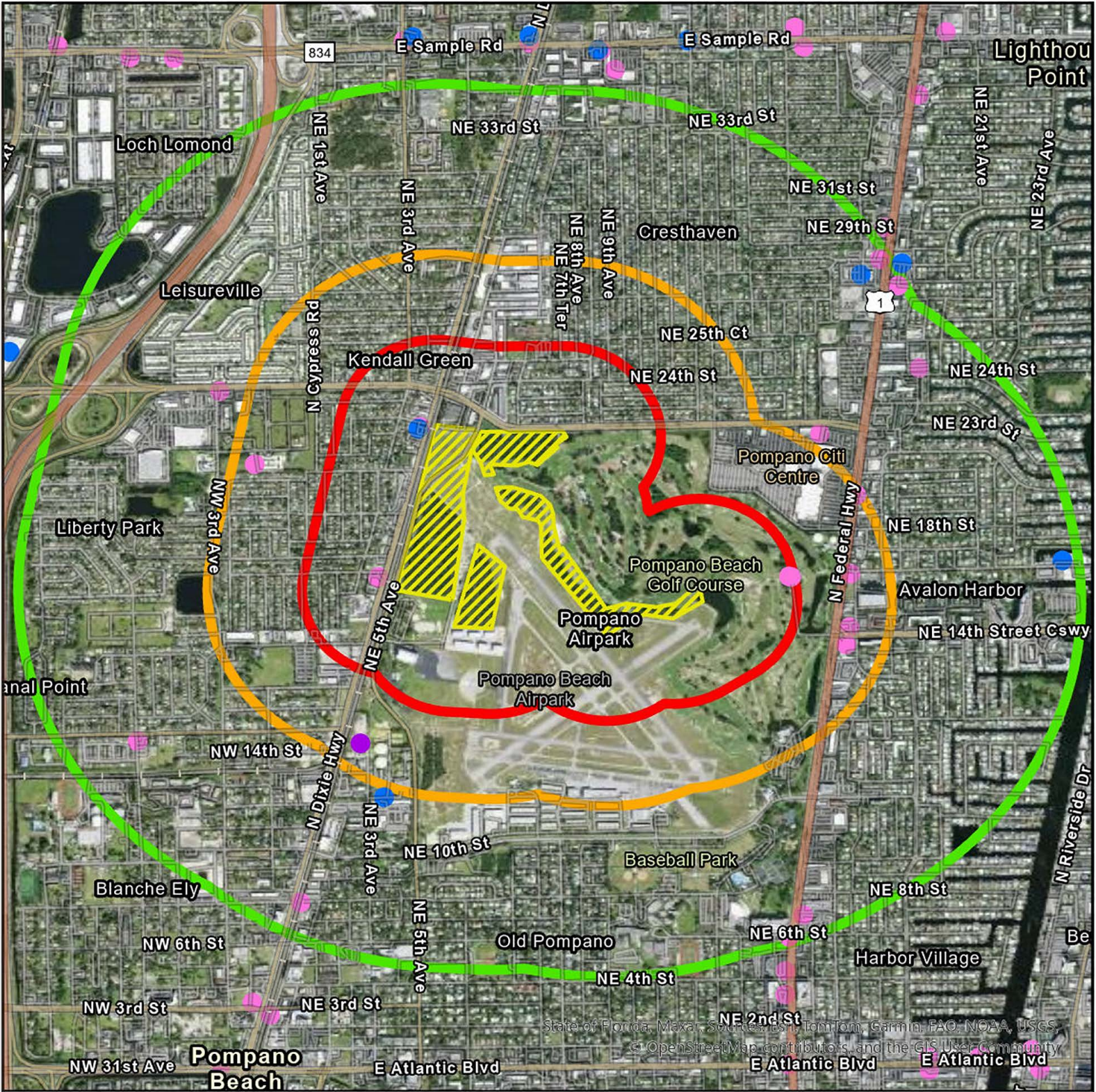
The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 65 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of this project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

ATTACHMENTS

Broward County Land Use Plan Proposed Amendment 25-2



Legend

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer

0 0.25 0.5 1 Miles



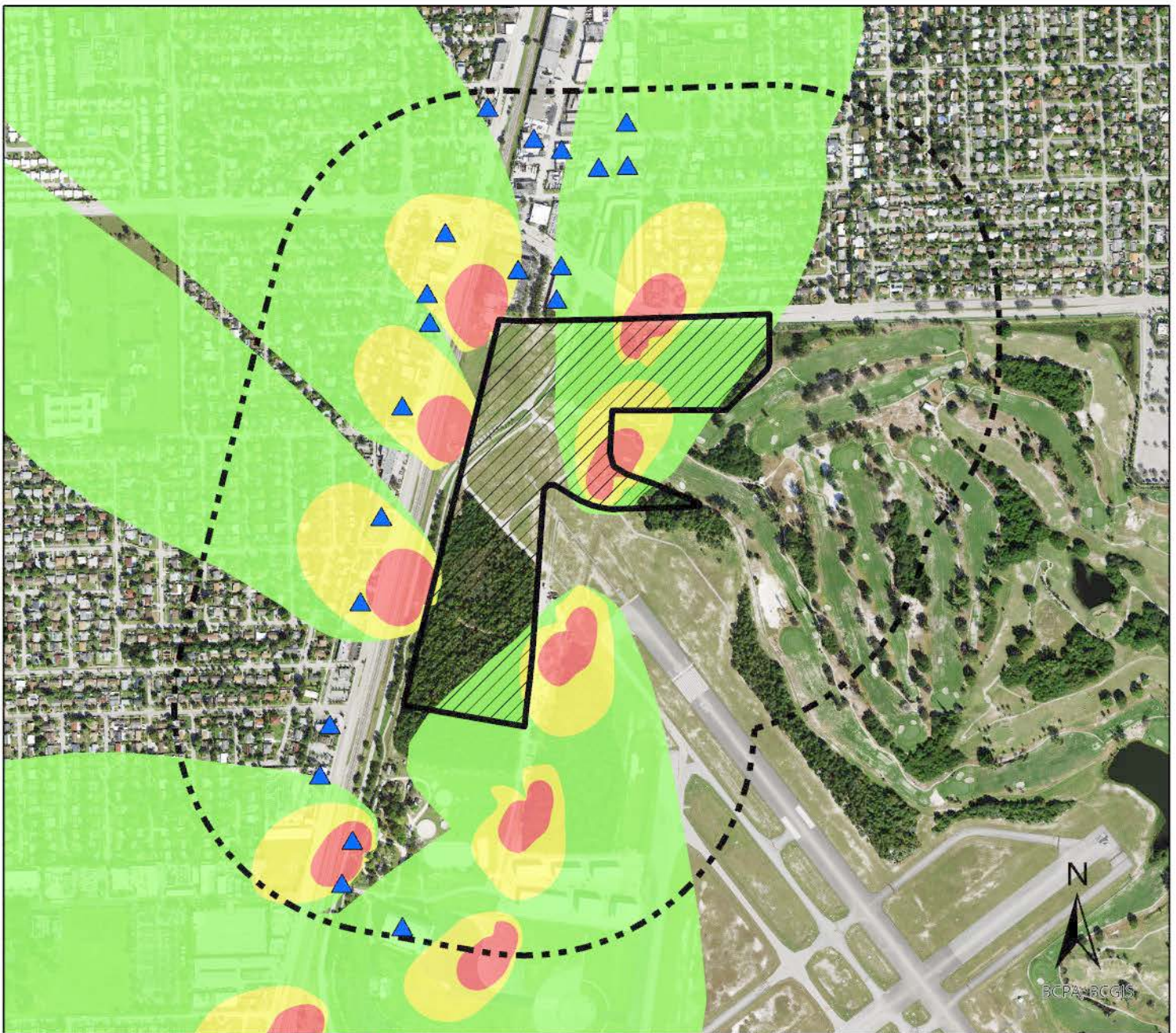
Generated for location purposes only.
Marker size is a visual aid,
and neither represents exact location
nor area of designated facility.
Prepared by: Ashley Robins on 3/20/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Leo's Auto Shop Inc.	2011 N DIXIE HWY, #B, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
O'Reilly Automotive Stores, Inc.	2301 N DIXIE HWY, Pompano Beach, FL 33060	5531 - Auto and Home Supply Stores	Hazardous Material Facility
Procar Auto Body Shop Inc	1705 N DIXIE HWY, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Performance Cars of Pompano Beach, Inc.	2490 NE 4TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
1st Class Auto Ctr / Ferrari Maserati of Ft Laud	2421 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
B & R Auto Body Works, Inc.	2500 NE 5TH AVE, Pompano Beach, FL 33064	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Material Facility
Sunoco #0613-4209	2291 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
Tiene's Auto Services Inc	2420 NE 5TH AVE, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Well#13 @ Airport	1650 NE 5TH AVE, Pompano Beach, FL 33060	4941 - Water Supply	Hazardous Material and Storage Tank Facility
Smart Tech Auto	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
Cruise N Cool	480 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
Adhesives Technologies Corporation	450 E COPANS RD, Pompano Beach, FL 33064	2821 - Plastics Materials, Synthetic Resins, and Nonvulcanizable Elastomers	Hazardous Material Facility
Outboard Special Ties, Inc.	2521 N DIXIE HWY, Pompano Beach, FL 33064	3732 - Boat Building and Repairing	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park

Ratava Investments LLC	2011 N DIXIE HWY, Pompano Beach, FL 33060	6531 - Real Estate Agents and Managers	Hazardous Material Facility
Zim Auto Repair	2011 N DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Material Facility
7-Eleven Store #30007	2391 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Amoco Kwik Stop	1741 N DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank Facility
The Boat Kings	2451 NE 4TH AVE, Pompano Beach, FL 33064	4493 - Marinas	Hazardous Material Facility
Tom's Auto Air	1901 N DIXIE HWY, Pompano Beach, FL 33060	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Material Facility
Giant Tire & Auto	440 E COPANS RD, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material Facility
City of Pompano Beach, Sand & Spurs	1600 NE 5TH AVE, Pompano Beach, FL 33060	0752 - Animal Specialty Services, Except Veterinary	Hazardous Material Facility
Laguna Bay Nursery, Inc.	2101 N DIXIE HWY, Pompano Beach, FL 33060	5261 - Retail Nurseries, Lawn and Garden Supply Stores	Hazardous Material Facility
Goodyear Airship Operations	1500 NE 5TH AVE, Pompano Beach, FL 33060	4581 - Airports, Flying Fields, and Airport Terminal Services	Hazardous Material Facility

PC 25-2 Pompano Beach Air Park



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- Boundary

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Prepared on: 3/24/2025 10:40 AM

Prepared by: PDURIUS

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant/Agent: City of Pompano Beach
Amendment No.: PC 25-2
Jurisdiction: City of Pompano Beach
Size: Approximately 48 acres
Existing Use: Vacant
Current Land Use Designation: Recreation and Open Space
Proposed Land Use Designation: Transportation
Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses
Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

- A.** *Are wetlands present on subject property?* No
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.*
- C.** *Describe the characteristics and quality of wetlands present on subject property.*
- D.** *Is the property under review for an Environmental Resource License?* No
- E.** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

III. Comments:

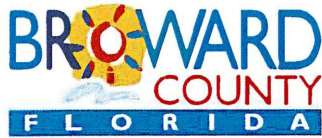
This site contains areas designated as Local Areas of Particular Concern (Site 42 A, B, & C). Historical documents indicate the presence of gopher tortoises, and several species of rare plants within the site.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS
RED / ERP / AWRP



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Resilient Environment Department

J.S.

Date: 3/24/2025

Re: Initial Resilience Review of PC 25-2, Pompano Airpark

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note that the groundwater maps have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.



**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant/Agent: City of Pompano Beach

Amendment No.: PC 25-2

Jurisdiction: City of Pompano Beach

Size: Approximately 48 acres

Existing Use: Vacant

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: Transportation

Estimated Net Effect: Reduction of 48.0 acres of recreation and open space uses
Addition of 48.0 acres of transportation uses

Location: In Section 25, Township 48 South, Range 42 East; generally located on the southeast corner of Copans Road and the FEC Railway

County. Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 10 percent or equal to 4.8 acres.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 75 percent or equal to 36 acres.

C. General impacts of the proposed land use change on water recharge:

The change in land use could potentially result in an increase of 65 percent impervious surface on the property, which is the equivalent of an increase of 31.2 acres of impervious area and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 75 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 65 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

Staff suggests that the design of this project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: MPognon (4/10/2024).

ATTACHMENT 7



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

April 10, 2025

To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-2 Pompano Air Park (Pompano Beach)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Pompano Air Park (Pompano Beach). Our comment is as follows:

PC 25-2 Broward County Parks and Recreation objects to the removal of Environmentally Sensitive Land (ESL) Designation and removal of the protections to the parcels within this proposal. The development of the parcels would result in the loss of 86 acres of protected natural areas, primarily comprised of scrub habitat. Scrub habitat is listed as by the Florida Natural Areas Inventory as Imperiled both globally and locally and is home to many threatened and endangered species. Beyond this unit, only 118 acres of scrub habitat remains protected in public ownership in just seven parcels of land in Broward County. The removal of the acreage at Pompano Air Park would be a significant loss to this already very limited habitat.

Regarding the concerns with trees near the runways, removing just the invasive trees would reduce the majority of the tallest trees within these units. High quality scrub habitat is not dependent on a large intact canopy of tall trees. Sand pines found in scrub are often widely interspersed with open sand, saw palmetto patches, and native grass and herbaceous ground cover.

The Land Use Plan Application lists lack of fire as the reason the site has not been maintained. Removal of the invasives trees and plants alone, even without prescribed fire, would be a significant improvement to the ESL site. With the imperiled state of scrub habitat, there may be funding available from the Florida Fish and Wildlife Conservation Commission (Invasive Plant Management Section) or other grants to assist with invasive removal.

If you or your staff has any questions about our comments, please call me at 954-357-8120.



ATTACHMENT 8.A.

DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

April 30, 2025



Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: PC 25-2: POMPANO AIR PARK LUPA

Dear Barbara,

We received agency review comments for the above referenced LUPA on April 22, 2025. Please see our responses to those comments below.

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites

Applicant Response: This is a land use plan amendment from Recreation and Open Space to Transportation for one parcel on the Air Park. The proposed change in land use from Open Space/Recreation to Transportation is in compliance with the Surplus Property Act Deed restrictions for aviation use (Air Park deed is attached). That said, the city will follow all permitting requirements for any dewatering that may be necessary when development is expected to occur.

Solid Waste

Applicant Response: It is acknowledged that there is no history of this site ever being used as a landfill or any other type of waste facility. The Air Park was deeded to the City in 1947 through the Surplus Property Act after WWII. The property is deed restricted for aviation and aviation supportive uses. The proposed change in land use from Open Space/Recreation to Transportation for the subject parcel is in compliance with the Deed restrictions for aviation use.

Wetlands

Applicant Response: It is acknowledged there are no wetlands on the Air Park. This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting and invasive removal requirements when development is expected to occur. All activities will be consistent with the aviation-use deed restrictions granting the property to the city in 1947 and FAA guidelines related to eliminating wildlife hazards to aviation and removing height and visibility obstructions from the aviation operations area and vicinity.

Surface Water Management

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting requirements when development is expected to occur.

Upland Resources (including Tree Preservation and Greenways)

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park. The city will follow all permitting requirements when development is expected to occur. Concurrent with this land use change from Recreation/Open space to Transportation, the city is requesting the ESL Map be amended to remove all of the Air Park wooded areas from the map. Wildlife habitat and wooded

areas on an airport are considered hazards and pose a danger to the flying public and to any wildlife present. These hazards are not compatible with aviation operations and conservation areas do not comply with the Surplus Property Act Deed restrictions on the Air Park (see FAA email attached).

Hazardous Material Facilities

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park which is the appropriate land use designation for a deed restricted airport. The city will follow all permitting requirements when development is expected to occur. That said, the land use change has no effect on existing hazardous material facility locations.

Wellfield Protection

Applicant Response: The city will protect our eastern wellfield and implement all wellfield related precautions and regulations to ensure the safety of our water supply. The eastern wellfield is being phased out due to the continued encroachment of the saltwater intrusion line.

SARA TITLE III (Community Right to Know)

Applicant Response: This is a land use plan amendment from Recreation/Open Space to Transportation for one parcel on the Air Park which is the appropriate land use designation for a deed restricted airport. This land use change has no impact on existing SARA Title III facilities.

NATURAL RESOURCES DIVISION

Air Quality

Applicant Response: The fact that the development of the subject property on the Air Park will not negatively impact air quality is noted. The city will regulate plans for development on the Air Park in a manner consistent with the city's Transportation land use and zoning regulations; Chapter 155.3707, the State-mandated Air Park Overlay District; as well as all other applicable regulations in the city's code of ordinances.

Specially Designated Areas - Protected Natural Lands

Applicant Response: The city has a concurrent application under review to amend the ESL Map to remove the wooded areas on the Air Park. These areas do not meet the criteria to be considered LAPCs and are not being managed for conservation purposes. Wildlife habitat is not consistent with aviation operations and the city is required to remove these areas for future aviation and aviation supportive development consistent with the 1947 deed restrictions transferring this property to the city (see attached deed restrictions and the email from the FAA with their position on creating conservation areas and wildlife habitat to restrict development on the Air Park). The city has requested a letter from the FAA defining the consequences if the County denies the request to remove development encumbrances from the Air Park thereby rendering the city unable to comply with the property's aviation-use deed restrictions.

Marine and Riverine Resources

Applicant Response: The fact that the Air Park is not coastal is acknowledged. Future lighting on the subject parcel will be consistent with FAA requirements for lighting related to aviation operations.

Priority Planning Areas for Sea Level Rise/Climate Action Plan

Applicant Response: The Air Park is not within an area directly affected by sea level rise. Saltwater intrusion into the ground water due to sea level rise, however, will require the discontinuation of the city's wellfield on Air Park property. Reduction in pumping from the eastern wellfield has already been implemented with the intent to slow the encroachment of the saltwater intrusion line. The City will take any Climate Action Plan recommendations for the Air Park into consideration through the design and permitting process for future users of the subject parcel to the extent these are consistent with FAA design principles and the aviation-use deed restrictions in the deed transferring the airport property to the city in 1947 (attached).

NatureScape Program

Applicant Response: Wildlife will continue to be humanely relocated as necessary from Air Park property. The creation of additional wildlife habitat on the airport is not compatible with aviation operations. The FAA will not support the creation or promotion of wildlife hazards on airport property. The city will conserve water on the Air Park by continuing to expand the use of reclaimed water for any future irrigation needs.

Water Recharge

Applicant Response: The minimal impact on water recharge is acknowledged.

Urban Planning/Complete Streets/Design Principles

Applicant Response: The subject property is inside the secured Airport Operations Area (AOA) and is not and will not be accessible to the general public. This is the case regardless of the land use designation. Once developed, users of these sites inside the AOA will have easy access to perimeter bike trail from the internal site driveway and will not need to travel 2 miles away as stated in these comments. The Golf Course is intended to be accessible only from the main entrance on Federal Highway for all users regardless of origination point. In regard to design standards for future development on the Air Park, all relevant Federal Regulations, guidelines and principles related to aviation planning and development will be followed. The city will encourage the development of the noted amenities for workers that will ultimately experience those environments. The Applicant acknowledges that the change in land use designation for the subject parcel on the Pompano Air Park and subsequent development of this parcel for aviation use will have no impact on any historic resources.

Parks

Applicant Response: Wildlife habitat is not compatible with aviation operations. The Deed transferring the property to the city in 1947 (attached) requires the Air Park to be used for aviation purposes. A brief email from the FAA is attached confirming that conservation uses and wildlife habitat are not consistent with the Deed Restrictions and are not acceptable means for eliminating the ability of the airport to accommodate additional aviation and aviation support uses.

The County purchased 58 acres of sand pine scrub habitat in Pompano Beach (Crystal Lake Sand Pine Scrub Preserve and the Highlands Scrub Natural Area Preserve) with the 1989 bond issue and has maintained those areas as preserves for the past 40 years. The City has suggested that the County and their representatives collect seeds and cuttings from the wooded areas on the Air Park from any plants that are not present in those existing preserves and introduce those plants where they will be protected and unaffected by aviation-related deed restrictions.

Traffic Analysis

Applicant Response: This minor traffic impact is acknowledged.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

THE CITY OF POMPANO BEACH

Jean E. Dolan

Jean E. Dolan, AICP
Principal Planner
954.786.4045
jean.dolan@copbfl.com

Attachments

ATTACHMENT 8.B.

APPLICANT ATTACHMENTS

**POMPANO AIRPARK DEED RESTRICTIONS RELATED
TO AVIATION AND AVIATION SUPPORTIVE USES**

AND

**FAA CORRESPONDENCE CONFIRMING THAT
CONSERVATION AREAS AND WILDLIFE HABITAT
CANNOT BE USED TO RESTRICT DEVELOPMENT OF
AVIATION USES**

322157

THIS INDENTURE, made this 29th day of August, 1947.

between THE UNITED STATES OF AMERICA, acting by and through the War Assets Administrator, under and pursuant to Executive Order 9689, dated January 31, 1946, and the powers and authority contained in the provisions of the Surplus Property Act of 1944, as amended, and applicable rules, regulations and orders, party of the first part, and the City of Pompano Beach, a municipal corporation organized and existing under the laws of the State of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the assumption by the party of the second part of all the obligations and its taking subject to certain reservations, restrictions and conditions and its covenant to abide by and agreement to certain other reservations, restrictions and conditions, all as set out hereinafter, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the said party of the second part, its successors and assigns, under and subject to the reservations, restrictions and conditions, exceptions and reservation of property and rights hereinafter set out, all its right, title and interest in the following described property situate, lying and being in the County of Broward, State of Florida, to-wit:

① All of NW $\frac{1}{4}$ lying West of right of way of U.S. Highway #1, Section 31, Township 48 South, Range 42 East.

② All NE $\frac{1}{4}$ lying West of U.S. Highway #1, Section 36, Township 48 South, Range 42 East. North $\frac{1}{2}$ of NW $\frac{1}{4}$ - 3 and N $\frac{3}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$. 4

③ All those tracts or parcels of land situate lying and being in Pinecrest Subdivision, according to a Plat thereof, recorded in Plat Book 7, Page 13, Broward County Records, lying North of 7th Street and lots 15 and 12, Block 16, and 15 and 12, Block 15 of said Subdivision.

④ E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{3}{4}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; ⑤ S 468.61 feet of that part of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying East of Florida East Coast Right of way, Section 35, Township 48 South, Range 42 East.

⑥ All of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying East of Florida East Coast right of way, Section 26, Township 48 South, Range 42 East.

⑦ E $\frac{1}{2}$ of SE $\frac{1}{4}$; N $\frac{3}{4}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 25, Township 48 South, Range 42 East.

Together with buildings and improvements described as follows:

runways, taxiways, aprons, fencing, telephone system, control tower, electric distribution system and the following buildings: 92, 136, 138, 163.

DEED 632 PAGE 459

Same being a part of the same property acquired by the United States of America condemnation proceedings in U. S. District Court, Southern District of Florida, Miami Division, suit styled United States of America vs 1036 acres of land, more or less, in Broward County, Florida (A.O.T.B. North Pompano Field) same being suit No. 791-M-Civil, recorded Office Clerk of said Court, Miami, Florida.

The above-described premises are transferred subject to existing easements for roads, highways, public utilities, railways and pipelines.

EXCEPTING, HOWEVER, from this conveyance all right, title and interest in and to all property in the nature of equipment, furnishings and other personal property which can be removed from the land without material injury to the land or structures located thereon other than property of such nature located on the premises conveyed hereby which is required for the efficient operation for airport purposes of the structures and improvements specifically listed hereinabove as being transferred hereby; and further excepting from this conveyance all structures on the above described premises other than structures specifically described or enumerated above as being conveyed hereunder, and reserving to the party of the first part the right of removal from the premises of the property and structures excepted hereby, within a reasonable period of time after the date hereof, which shall not be construed to mean any period less than one (1) year after the date of this instrument.

By accepting this instrument or any rights hereunder, the said party of the second part hereby releases the party of the first part from any and all liability for all claims for losses or damage arising out of the exceptions and the reservations above.

Said property transferred hereby was duly declared surplus and was assigned to the War Assets Administrator for disposal, acting pursuant to the provisions of the above-mentioned Act, as amended, Executive Order 9639, and applicable rules, regulations and orders.

By the acceptance of this deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns agrees that transfer of the property transferred by this instrument, is accepted subject to the following restrictions set forth in subparagraphs (1) and (2) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9639 and applicable rules, regulations and orders:

(1) That all of the property transferred hereby, hereafter in this instrument called the "airport", shall be used for public airport purposes, and only for such purposes, on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for use of the airport within the meaning of Section 303 of the Civil Aeronautics Act of 1938. As used herein, "public airport purposes" shall be deemed to exclude use of the structures conveyed hereby, or any portion thereof, for manufacturing or industrial purposes. However, until, in the opinion of Civil Aeronautics Administration or its successor Government agency, it is needed for public airport purposes, any particular structure transferred hereby may be utilized for non-manufacturing or non-industrial purposes in such manner as the party of the second part deems advisable, provided that such use does not interfere with operation of the remainder of the airport as a public airport.

(2) That the entire landing area, as defined in WAA Regulation 16, dated June 26, 1946, and all structures, improvements, facilities and equipment of the airport shall be maintained at all times in good and serviceable condition to assure its efficient operation, provided, however, that such maintenance shall be required as to structures, improvements, facilities and equipment only during the remainder of their estimated life, as determined by the Civil Aeronautics Administration or its successor Government agency. In the event materials are required to rehabilitate or repair certain of the aforementioned structures, improvements, facilities or equipment they may be procured by demolition of other structures, improvements, facilities or equipment transferred hereby and located on the above-described premises, which have outlived their use as airport property

in the opinion of the Civil Aeronautics Administration or its successor Government agency.

By the acceptance of this deed or any rights hereunder, the said party of the second part for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agree to, and this transfer is made subject to, the following reservations and restrictions set forth in subparagraphs (1) to (6) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9689 and applicable rules, regulations and orders:

(1) That insofar as is within its power and reasonably possible, the party of the second part and all subsequent transferees shall prevent any use of land either within or outside the boundaries of the airport, including the construction, erection, alteration, or growth of any structure or other object thereon, which use would be a hazard to the landing, taking-off, or maneuvering of aircraft at the airport, or otherwise limit its usefulness as an airport.

(2) That the building areas and non-aviation facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, of or on the airport shall be used, altered, modified, or improved only in a manner which does not interfere with the efficient operation of the landing area and of the airport facilities, as defined in WAA Regulation 16, dated June 26, 1946.

(3) That itinerant aircraft owned by the United States of America (hereinafter sometimes referred to as the "Government") or operated by any of its employees or agents on Government business shall at all times have the right to use the airport in common with others; Provided, however, that such use may be limited as may be determined at any time by the Civil Aeronautics Administration or the successor Government agency to be necessary to prevent interference with use by other authorized aircraft, so long as such limitation does not restrict Government use to less than twenty-five (25) per centum of capacity of the landing area of the airport. Government use of the airport by virtue of the provisions of this subparagraph shall be without charge of any nature other than payment for damage caused by such itinerant aircraft.

7-1002-462

(4) That during the existence of any emergency declared by the President of the United States of America or the Congress thereof, the Government shall have the right without charge, except as indicated below, to the full, unrestricted possession, control and use of the landing area, building areas, and airport facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, or any part thereof, including any additions or improvements thereto made subsequent to the declaration of any part of the airport as surplus; Provided, however, that the Government shall be responsible during the period of such use for the entire cost of maintaining all such areas, facilities and improvements, or the portions used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal aid.

(5) That no exclusive right for the use of any landing area or air navigation facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, included in or on the airport shall be granted or exercised.

(6) That the property transferred hereby may be successively transferred only with the approval of the Civil Aeronautics Administration or the successor Government agency and with the proviso that any such subsequent transferee assumes all the obligations imposed upon the party of the second part by the provisions of this instrument.

By acceptance of this instrument or any rights hereunder, the party of the second part further agrees with the party of the first part as follows:

(1) That upon a breach of any of the aforesaid reservations or restrictions by the party of the second part or any subsequent transferee, whether caused by the legal inability of said party of the second part or subsequent transferee to perform any of the obligations herein set out, or otherwise, the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, shall at the option of the party of the first part revert to the party of the first part upon demand made in writing by the War Assets Administration or its successor Government agency at least sixty (60) days prior to the date fixed for the revesting of such title, right of possession and other rights transferred, or any portion thereof; Provided, that, as to installations or structures which have been added to the premises without Federal aid, the Government shall have the option to acquire title to or use of the same at the then

then fair market value of the rights therein to be acquired by the Government.

DEED 602 PAGE 4

(2) That if the construction as covenants of any of the foregoing reservations and restrictions recited herein as covenants or the application of the same as covenants in any particular instance is held invalid, the particular reservations or restrictions in question shall be construed instead merely as conditions upon the breach of which the Government may exercise its option to cause the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, to revert to it, and the application of such reservations or restrictions as covenants in any other instance and the construction of the remainder of such reservations and restrictions as covenants shall not be affected thereby.

TO HAVE AND TO HOLD the said premises, with appurtenances, except the property and rights excepted and reserved above, and under and subject to the aforesaid reservations, restrictions and conditions, unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed as of the day and year first above written.

WITNESSES:

Carl B. Widel
Caryl A. Casner

UNITED STATES OF AMERICA
Acting by and through
War Assets Administrator

By Lyle T. Pitchard (U.S.)
Deputy Regional Director
Real Property Disposal
War Assets Administration

CITY LIMITS

F.E.C.R.R.

FEDERAL HIGHWAY (U.S. 1)

N.E.

10th.

STREET

QUIT CLAIM DEED
DATED AUG. 29, 1947

SUPPLEMENTAL
QUIT CLAIM DEED
DATED JUNE 24, 1948

PREPARED BY:
CITY OF POMPANO BEACH ENGINEERING DEPT.
DATE - APRIL 11, 1983

MUNICIPAL AIRPORT
POMPANO BEACH
FLORIDA

SCALE: 1"=1,000'

From: [Elliott, Marisol \(FAA\)](#)
To: [Steve Rocco](#); [Brown, Juan \(FAA\)](#); [Henry, Rebecca \(FAA\)](#); [Rupinta, Vernon \(FAA\)](#)
Cc: [Jean Dolan](#); [Brian Donovan](#)
Subject: RE: Actual Air Park Deed with use restriction language
Date: Tuesday, April 22, 2025 1:19:53 PM

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Steve,

Below you mention the need for a letter. We will need some additional time to pull together a letter. In the meantime, to provide a general response via email, we have looked at historical letters regarding this issue and have stated previously that granting of easements for ecological conservation purposes would prevent the city's ability to develop the property in a manner that would benefit the airport and the flying community. Additionally, wildlife attractants are of also particular concern to the FAA. Any change in land use that may promote the attraction of wildlife could pose a hazard to aircraft using the facility and therefore, we have opposed encumbrances of airport property for ecological purposes.

Marisol C. Elliott
Community Planner

Federal Aviation Administration
Orlando Airports District Office
8427 SouthPark Circle, Suite 524
Orlando, FL 32819-9058
Direct (407) 487-7231
Fax (407) 487-7135

From: Steve Rocco <Steve.Rocco@copbfl.com>
Sent: Monday, April 21, 2025 6:37 PM
To: Elliott, Marisol (FAA) <Marisol.Elliott@faa.gov>; Brown, Juan (FAA) <Juan.Brown@faa.gov>; Henry, Rebecca (FAA) <Rebecca.Henry@faa.gov>; Rupinta, Vernon (FAA) <Vernon.Rupinta@faa.gov>
Cc: Jean Dolan <Jean.Dolan@copbfl.com>; Brian Donovan <Brian.Donovan@copbfl.com>
Subject: FW: Actual Air Park Deed with use restriction language
Importance: High

CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Orlando ADO Team,

I am following up on below email sent on April 8. As stated, we (City) are in process of

preparing a Land Use Plan Amendment and Zoning Change for parcels of Airpark Deed restricted property for future aviation development as depicted in the ALP and Airpark Master Plan. In order to facilitate these changes it is necessary for the City (Airport Sponsor) get Broward County approvals to amend the County's Environmental Sensitive Land (ESL) Map and remove the Local Area of Particular Concern (LAPC) designations from these areas. I have added a new word document which we (Airport Sponsor) will responded to Broward County Environmental Permitting Division as it relates to their reluctance to grant the changes. As we (City) have emphasized throughout the correspondence advising Broward County the FAA's position on deed restricted land uses on the airport, we (City) are looking for a letter from the FAA supporting our efforts to provide Broward County so we can receive their concurrence on our request. Looking forward to a response from your office. Thank you.



From: Steve Rocco

Sent: Tuesday, April 8, 2025 5:27 PM

To: 'Elliott, Marisol (FAA)' <Marisol.Elliott@faa.gov>

Cc: 'Rupinta, Vernon (FAA)' <Vernon.Rupinta@faa.gov>; Brown, Juan (FAA) <Juan.Brown@faa.gov>; Henry, Rebecca (FAA) <Rebecca.Henry@faa.gov>; Jean Dolan <Jean.Dolan@copbfl.com>; Brian Donovan <Brian.Donovan@copbfl.com>

Subject: FW: Actual Air Park Deed with use restriction language

Importance: High

Marisol,

Per our discussion last week, I have attached several letters/documents pertaining to the City's actions preparing an Airpark Land Use Plan Amendment (LUPA) and Environmental Sensitive Land (ESL) map amendment to change the Land Use Designation to Transportation and to allow the currently wooded areas on the Pompano Beach Airpark to accommodate future aviation uses. The amendment will create revenue producing parcels as mandated by the Airpark Deed Restrictions and Grant Assurances. I have also attached a copy of the FBO Phase I Plat for your review. The City (Airpark) has recently started a survey for the future FBO

Phase II Plat depicted in the attached sketches.

The County's Environmentally Sensitive Lands Map as well as the conservation easement created by City Commission on one of these wooded areas more than thirty years ago when this property was not needed for aviation use, are barriers to developing these existing wooded areas in aviation uses. The first round of written comments by Broward County staff indicates a lack of support to remove the wooded areas on the airport from the ESL Maps. The City would like a definitive statement on what the FAA's position will be if Broward County denies our request to amend the ESL map and effectively blocks all future development of these wooded areas?

The City (Airpark) wants to be prepared to develop the airport as depicted on the adopted ALP. We are requesting a letter confirming that the FAA requires the removal of all barriers to development of these wooded areas to enable the development of aviation and aviation-supportive uses as required by the Airpark Surplus Property Act Deed Restrictions and the Airpark Master Plan.

If you need additional information please let us know. Thank you for your attention and assistance with this very important matter.

Best Regards,





U.S. Department
of Transportation
**Federal Aviation
Administration**

Orlando Airports District Office
8427 Southpark Circle, Suite 524
Orlando, FL 32819-9058

Phone: (407) 487-7231
Fax: (407) 487-7135

May 12, 2025



Mr. Steven P. Rocco, C.M., ACE
Airport Manager
Pompano Beach Airpark
1001 Northeast 10th Street
Pompano Beach, FL 33060

Dear Mr. Rocco:

Re: Pompano Beach Airpark (PMP), Pompano Beach, FL – City's Land Use Plan and Environmental Sensitive Land Amendments

This responds to your April 8, 2025 e-mail, regarding the City's plan to submit amendments to the Airport Land Use Plan (LUPA) and Environmental Sensitive Land (ESL) map to change the land use designation to Transportation versus Local Area of Particular Concern (LAPC). Historically, the FAA has responded to numerous inquiries concerning the designation of this property as environmental preservation or LAPC, and our current stance is unchanged. The Federal Aviation Administration (FAA) opposes any encumbrance of airport property for ecological conservation purposes, as it may prevent future development needed to meet aeronautical demand.

The Pompano Beach Airpark was transferred to the City of Pompano Beach on August 29, 1947, under the provisions of the Surplus Property Act of 1944, as amended by Public Law 80-289. This property was transferred for use as a public airport, and the deed included property in excess of aeronautical needs to be used expressly for the purpose of generating income for the operations and maintenance of the airport.

Although the FAA can appreciate the local interest in preserving land on PMP, there does not appear to be a significant benefit to PMP or civil aviation by restricting future development with the LAPC. These areas designated as LAPC could be developed for aeronautical use with direct access to the aircraft operations area as well as being suitable for non-aeronautical commercial development which could provide revenue to the PMP to cover airport operating expenses and capital improvements.

In addition, when accepting grants from the federal government for airport development there are Grant Assurances (GAs) that the City is contractually obligated to comply with. There are key grant assurances that directly impact land use on airport property including: property ownership

(GA4), ability to exercise necessary rights and powers (GA5), consistency with local plans (GA 6), consideration of local interests (GA 7), operation and maintenance of noise compatibility measures (GA 13), hazard removal and mitigation (GA 20), compatible land use (GA21), and ensuring the airport layout plan is updated (GA 29). Designating land as ESL may be in conflict with these GAs.

Also, wildlife attractants are of particular concern to the FAA. Any changes in land use that may promote the attraction of wildlife could possibly be a hazard to aircraft using the facility. The City has the responsibility of maintaining the Airpark and preventing the introduction of potential hazards.

If you have further questions or need for clarification, please feel free to contact me at (407) 487-7231.

Sincerely,

MARISOL
C ELLIOTT

Digitally signed by
MARISOL C ELLIOTT
Date: 2025.05.12
11:31:57 -04'00'

Marisol C. Elliott
Community Planner

ATTACHMENT 9



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

March 27, 2025

Deanne Von Stetina
Assistant Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to dvonstetina@broward.org

FROM: Dunia De La Horra Fernandez
Broward County Water Management Division

SUBJECT: Pompano Air Park, PC 25-2
Land Use Plan Amendment - New BCLUP Amendment

Dear Ms. Deanne:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-2 and have no comments or objections.

Sincerely,

Dunia De La Horra Fernandez

Dunia De La Horra Fernandez
Program/Project Coordinator Senior
Broward County Water Management Division
2555 W. Copans Rd., Pompano Beach, FL 33069
Office: 954-831-0755
E-mail: ddelahorrafernandez@broward.org