



MONTGOMERY
CONSULTING GROUP
Consultants to the Aviation Industry

Meeting Notes
North Perry Airport Master Plan
TAC Meeting
Wednesday, 13 December 2006

The North Perry Airport Master Plan Update Technical Advisory Committee (TAC) Meeting was held Friday, December 13, 2006 at 1:30 pm in the Broward Community College - Aviation Institute. Attendees of the meeting included the following:

- Stephen Wilson, BCAD – P&D – Project Manager
- Allan Siegel, BCAD – Community Outreach
- Christine Steiner, BCAD – Business
- Doris Enriquez, BCAD – Business
- Yasmi Govin, BCAD – Assistant County Attorney
- Nina Demeo, BCAD – North Perry Airport Manager
- Darlene Duecker, BCAD – North Perry Airport
- Lois Cotton, North Perry Aerospace
- Leo Howard, Holland Engineering – CEO
- Dan Afghani, Consultant for FDOT – District 4
- Terry Fensome, Pelican Airways – President
- Joseph Yaciuk, City of Pembroke Pines - Planning
- Laurie B. Zargo, City of Pembroke Pines – Assist. Division Fire Chief
- Jorge Guerra, Broward Community College
- Lorie Martens-Black, City of Hollywood, Planning
- Ken Martine, FAA – Air Traffic Manager
- Harry Molcho, Hollywood Aviation, President
- Roberta J. Spicer, City of Miramar, Planning
- Monty Gettys, Montgomery Consulting Group (MCG) – Senior Project Manager
- Nat Turnbull, MCG – Senior Consultant
- Jason Vargesco, MCG – Technical Writer
- Beth Gettys, MCG – Project Analyst

Stephen Wilson, BCAD project manager began the meeting, which generally followed the attached presentation. Monty Gettys, Consultant Project Manager reviewed the master planning process as follows:



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- **A long range vision for the airport – how to get there**
The goal of the master planning process is to work together with airport stakeholders to create a long range vision for the airport. The Technical Advisory Committee (TAC) is a key component to that process. Together we will take stock, reflect, and look forward in order to create the best possible plan for the airport.
- **Airport master plan update process and benefits of master planning**
The airport master plan is the Federal Aviation Administration (FAA's) mechanism for planning. This Master Plan Update is being funded with Florida Department of Transportation (FDOT) funds combined with local funds from Broward County Aviation Department (BCAD), and is being done in conformance with FAA and FDOT guidelines. The process updates the last master plan completed in 1996. The process includes airport inventory, planning guidelines, forecasts of aviation activity, demand/capacity analysis, facility requirements, alternatives analysis, land use evaluation, environmental overview, capital improvement program, financial feasibility, economic impact analysis, and a report and set of plans. This update includes preparation of business development tools including updating the minimum standards, reviewing the leasing policies and property development standards, and developing a marketing plan and development of an updated airport property map.
- **Master plan update goals**
The primary goal of this Airport Master Plan Update is to provide guidance for the future development of the North Perry Airport (HWO) that will satisfy the aviation demand in a financially feasible and responsible manner, while addressing the aviation, environmental and socioeconomic issues of the community. Other goals identified for the project are identified in the attached presentation.
- **Time schedule for process**
The process to develop a draft master plan will take approximately 12 months. The draft master plan update is then reviewed by BCAD, FAA, FDOT, and numerous of state and local agencies. Comments are incorporated to produce a final document. The project was initiated on September 22, 2006 and we expect to submit a draft master plan update to



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BCAD by early November 2007. Currently, the consultant is currently finalizing the inventory, planning guidelines and forecasts tasks.

After the Consultant presented the overview, take stock, and reflect portions of the presentation, TAC members were asked to provide their input regarding:

- How can North Perry Airport Best Serve the Community?
- Share Your Vision of the Airport
- Share Your Issues/Concerns/Priorities regarding Airport Development

Input included the following, which have been broken down by category:

Vision / Economic Development

- HWO should be the best reliever airport in the area, a lot of other businesses could be brought in (paint shops, avionic, sheet metal shops, etc.)
- Don't want for the airport to be an "eyesore" anymore
- Have to "step up" the businesses on the inside and the aesthetics on the outside
- The airport is underdeveloped, would like to make a plan and make it work
- Develop land where there is empty space to bring in more business (training facilities, restaurants, etc.)
- Would like to have tenants from all over base their aircraft at North Perry Airport
- Increase the revenue
- Increase the airport traffic
- Bring more diverse businesses in
- Be more competitive with services offered
- Airport has economic potential



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Best management practices

- Increase efficiencies in the process
- “Trim the bureaucracy”
- Everyone involved needs to make an effort to improve airport
- Airport should be run as a business and should be self-sufficient
- Decrease the time for lease agreements, because the more time that passes, the higher the constructions cost, etc.
- County needs to be more involved

Facility Improvements

- Make the airport more appealing
- Aesthetics – need consistency
- Need for restaurant, or place for people to gather
- Tenants/pilots have asked for a place to go
- Improve signage
- Diverse services, attract interest
- Need for rental car services
- Put lights up on Perimeter Road
- Would like to see much tighter security through the airport
- Perceived vision of substandard facilities
- Stop making Perimeter Road open to the public, it defeats purpose of the road (for fuel tanks)

Community Relations

- Market to citizens/homeowners: “how large is too large”?
- Should advertise/promote what the airport does offer (people know the airport exists, but do not know what services are provided)
- Noise contours are large concern for community, in regards to airport expansion
- Lack of public relations between cities and community
- Types of aircraft, jet issues
- Consider land use planning impacts
- Since North Perry Airport serves the surrounding cities, the cities should make more of an effort to help the airport



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North Perry and Other Airports

- Stop comparing HWO (North Perry Airport) to FLL (Ft. Lauderdale-Hollywood International Airport), come up with own, unique set of goals and lease rate to reflect the local market (not in comparison with other markets)
- Does HWO compete with FLL for general aviation?
- With Opa Locka Airport and Ft. Lauderdale Executive turning traffic down, and the close of Opa Locka West Airport, there is a constant increase in North Perry Airport traffic
- Major expansion of FLL is sucking money from HWO
- Cities should give more consideration to tenants of North Perry Airport

Other

- Problems with departing IFR traffic
- 8,000 operations per day, increasing from nearby airports
- It is too difficult to start/run businesses at the airport
- All of the same issues were brought up 10 years ago when the last Master Plan was created, and nothing has been done since
- There are more restrictions on flying since 9/11/01
- There are fewer pilots now
- City of Pembroke Pines creating a zoning district
- Insurance restrictions on landing/operating at HWO

The flowing web page will have the presentations and minutes:
<http://www.broward.org/airport/northperry.htm>. Users can scroll to the bottom of the page or click on the words “Master Plan” at the top of the page. This will go directly to the North Perry web page.

The meeting was adjourned at 3:35 pm.