



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

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MEMORANDUM

TO: David Vanlandingham, Director
Environmental Permitting Division (EPD)

THROUGH: Carlos Adorisio, Assistant Director, EPD

FROM: Peter Burke, Environmental Project Coordinator, EPD

DATE: April 4, 2025

SUBJECT: Environmentally Sensitive Lands (ESL) Map Amendment
Environmentally Sensitive Lands Site/ LAPC # 42



PETER
BURKE

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The Environmental Permitting Division (EPD) is hereby providing comment related to request PCNRM 25-1 submitted by the City of Pompano Beach to amend the County's Environmentally Sensitive Land (ESL) Map and remove the Local Area of Particular Concern (LAPC) designation for LAPC Site #42 (Site). The Site was designated as a LAPC on February 20, 1989, and contains the following property ID numbers: 4842 25 00 0010, 4842 25 00 0060 and 4842 26 00 0250. The Site is located within the Pompano Beach Air Park, which is located south of East Copans Road, west of North Federal Highway, east of Dixie Highway and north of N.E. 10th Street in the City of Pompano Beach.

EPD Comments Regarding LAPC Designation

The City of Pompano Beach's request to the Broward County Planning Council is to amend the ESL map, removing the ESL designation from the entire area of LAPC #42.

The following section details the criteria for LAPC designation, the applicant's evaluation of the Site, and EPD's comments and observations. Due to the Site being subject to strict security protocols by the Federal Aviation Administration, EPD has not performed an inspection of the Site since 2010.

- A. Criterion: Marine Resources** - Coastal areas of unique, scarce, fragile, or vulnerable natural habitat, physical features and scenic importance, or; coastal areas of high natural productivity or essential habitat for fish, wildlife, and the various trophic levels in the food web critical to their well-being, or; coastal areas of substantial recreational value and/or potential, or; areas needed to protect, maintain, or replenish coastal flood plains, coral and other reefs, beaches, offshore sand deposits and mangrove stands.

Applicant: The amendment site does not contain a marine resource such as coastal areas of unique, scarce, fragile, or vulnerable natural habitat, physical features and scenic importance, as described in the Implementation Requirements and Procedures section of the Broward County Land Use Plan.

Staff Comments: The Site is located inland and does not contain coastal resources.

- B. Criterion: Natural Landforms and Features** – A geological, hydrological, or physiological feature confined to a small area of Broward County and considered quite rare locally or regionally, or a

representative natural ecosystem and/or its units existing in a few isolated locations, extirpated from most of the County.

Applicant: The amendment site is not characterized as a natural landform as it does not contain a rare geological, hydrological, or physiographical feature, as described in the Implementation Requirements and Procedures section of the Broward County Land Use Plan.

Staff comments: The Site contains scrub habitat, an increasingly rare natural ecosystem that only exists in certain areas of Broward County. The scrub habitat is invaluable for protected species of wildlife and plant species; over 40 species of plants are considered endemic to this habitat, and about half of these species are threatened or endangered.

C. Criterion: Native Vegetative Communities:

(a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one or more of the following ecological communities: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Scrub Community; Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); Ever-glades Community (Freshwater Marsh).

Applicant: The amendment site does contain the following ecological community: Scrub Community. A Natural Resources Assessment was completed in June 2023, which included field reconnaissance. This site assessment delineated the project site as sand pine with scrub species also present. However, this vegetative community is not being maintained (lack of fire) and there was a relatively high percentage of exotic vegetation present (Brazilian pepper, earleaf acacia, etc.). Therefore, based on the exotic invasion present, especially within the two areas located west of Runway 15-33, these areas would likely not qualify as a Local Area of Particular Concern.

The following ecological communities are not present at the site: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); Everglades Community (Freshwater Marsh).

Staff Comments: The Site contains Scrub Community and still meets the criteria to be designated as an LAPC. While this habitat is fire dependent, there are alternatives to fire management to manage the Site. This type of management, which is the removal of the exotics by hand or light equipment and replanting with native vegetation, has previously occurred on 5.75 acres of Parcel 3 of the Site.

(b) In addition, a Local Area of Particular Concern (Native Vegetative Communities Category) must satisfy **at least three** of the following criteria:

i. Uniqueness - The Site contains a significant sample of rare or endangered species, or the site is among a small number of sites in Broward County representing a particular ecological community.

Staff Comments: The Site contains Scrub Community, an increasingly rare plant community in South Florida. Per the applicant's report, the Site contains active gopher tortoise burrows and potentially hosts four other listed wildlife species. Per the report, "FNAI noted eleven (11) state and four (4) federally listed plants as possibly occurring in this area, with three of them being documented within or near the project site".

ii. Diversity - A significant sample of two or more ecological communities are contained within the site.

Staff Comments: The Site is primarily a Scrub Community.

iii. Low Level of Exotic Invasion - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

Staff Comments: There are exotic species that exist on the Site; however, the Site can be managed by the removal of the exotic species and replanting with native vegetation.

iv. Potential for Protection – Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

Staff Comments: A conservation easement for approximately 13 acres was recorded on Parcel 3 of the Site. The easement was recorded with the intent of preservation of the area in its natural state in perpetuity.

v. Geography – The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfront).

Staff Comments: There are two preserves in the vicinity of the Site, Crystal Lake Sand Pine Scrub Area, and Highland Scrub Natural Area. There is also a Gopher Tortoise preserve at the Fort Lauderdale Executive Airport. All these sites provide habitat for protected wildlife such as the Florida Scrub-Jay, Gopher Tortoise and endangered plant species.

D. Criterion: Wildlife - Existing wildlife refuges, reserves, and sanctuaries, or; known habitats of rare, threatened, or endangered species or species of special concern, or; major wildlife intensive use areas such as well-developed hammock communities, highly productive coastal tidelands, and mangroves, or; areas used for scientific study and research on wildlife.

Applicant: The amendment site is characterized as a wildlife resource with documented occurrences and known habitat for the gopher tortoise and burrowing owl. Please see attached Natural Resources Assessment that was completed for this site, which describes these type species and their occurrences within or near the amendment site.

Staff Comments: Staff agrees with the Applicant's characterization of the Site as a wildlife resource.

E. Criterion: Economic Resources - Economic Resources - Existing ports, marinas, piers, energy resources, and artificial reefs, or areas noted for specific study and research concerning economic development.

Applicant: Though the Airpark is a significant economic resource both to Pompano and to the Federal aviation system, the areas designated to be removed from the ESL map are not categorized as an economic resource based on the County's definitions related to Local Areas of Particular Concern because these isolated areas do not contain existing ports, marinas, piers, energy resources, and artificial reefs, or areas noted for specific study and research concerning economic development.

Staff Comments: The Site is located within the Airpark and is not considered an economic resource.

F. Criterion: Cultural Resources - Sites designated on the National Register of Historic Places or on the Florida Master Site File, or; sites related to the general development of the local area, region, or State, or; buildings which are significant examples of the architectural design of their period, or; sites associated with the life/lives of important person(s), or social, political, cultural, or economic movements or with historical events, or; archaeological sites which have yielded useful information on the area's past.

Applicant: - The amendment site is not designated on the National Register of Historic Places. The Florida Master Site File (FMSF) documents a total of four (4) cultural resources within a 0.25-mile buffer of the Airpark, however, the proposed removal of these wooded areas from the Airpark Operational Area would have no impact on these four resources.

Staff Comments: The Site is not considered a cultural resource.

EPD Comments Regarding Applicant's Environmental Analysis. Note: Only Sections in which staff has comments were included.

Section B. A proposed mitigation strategy which identifies measures to avoid and/or minimize any potential risks as indicated by the environmental analysis.

Applicant Comments:

As described in the NRA (September 2023), a 100% gopher tortoise survey and a Florida burrowing owl survey will be completed prior to any clearing or development within the amendment sites. The gopher tortoises and any other wildlife occurring in the subject forested areas to be removed will be relocated with FDEP approved relocation permits.

The City is mitigating the trees being removed from the airfield by planting trees along the perimeter of the airport on NW 10th Street and NW 5th Avenue. The planting along NW 5th Avenue is nearly complete and the enhancement the trees provide to the extremely popular, 5-mile-long multipurpose path that surrounds the Airpark has made it even more attractive and pleasant to use.

The City plans additional plantings along NW 10th Street to provide shade and beauty to that segment of the multipurpose path while also screening from view the aviation hangars that have been built on the aviation development parcels on the south end of the Airpark property. The goal is for the number of quality native and flowering trees along these two frontages to surpass the number of trees to be removed from the Airport Operations Area (AOA) replacing the carbon attenuation benefits while providing trees where they can be enjoyed by the general public rather than in a restricted area. The trees will not be provided in the density required to attract significant wildlife to the perimeter of the Airpark.

Staff Comments: The relocation of Gopher Tortoises, Burrowing Owls and other protected species from the site does not replace the loss of habitat that the Site provides for these species. This type of habitat is becoming rarer and rarer in Broward County and is irreplaceable. Likewise, the installation of street trees on NW 10th Street and NW 5th Avenue might replace the canopy of the trees that would be removed from the Site, but it does not replace native scrub habitat.

Section C. Broward County Environmental Resource License – provide information including the permit number and status of any license related to the proposed amendment site.

Applicant Comments: There are no records of existing license/permits, however, an Environmental Resource License will be filed prior to altering the amendment site, should it be required.

Staff Comments: All designated LAPC's are also considered Natural Forest Communities and are subject to Section 27-411 of the Broward County Code of Ordinances. A Tree Removal License is required for any impacts to Natural Forest Community. On October 1, 2010, Tree Removal License # TP10-1068 was issued for impacts to parcels 2 and 3 to allow the extension of a runway. As compensation for the impacts, the enhancement of a 5.75-acre area of Parcel 3 of the Site was required.

EPD Staff Recommendation

The Site is scrub habitat, an increasingly rare habitat in Broward County. The Applicant's report indicates that nine Gopher Tortoise burrows were observed on one of the parcels of the Site, and five Burrowing Owls were observed in the vicinity of the site. The report also indicates that other protected species could occur on the Site, including the Florida Scrub-Jay, the Florida Bonneted Bat, and the Eastern Indigo Snake.

The report indicates that the FNAI notes that eleven (11) state and four (4) federally listed plants could possibly occur on the Site, with three species documented near or within the Site: Sand-Dune Spurge, Large Flowering Rosemary and Nodding Pinweed.

The Applicant indicates that the Site is subject to exotic plant intrusion. While there is exotic intrusion on the site, it can be effectively managed by the removal of the exotic species and replanting with native vegetation. This has been done at other sites like the County Crystal Lake Sand Pine Scrub Area, and Highland Scrub Natural Area and at the Fort Lauderdale Executive Airport.

Based upon EPD's review, the Site still meets the criteria to be designated as an LAPC. The Site is worthy of protection through the Tree Removal License process, as occurred previously in 2010. EPD must recommend against approval of the amendment to the Environmentally Sensitive Lands Map.



RESILIENT ENVIRONMENT DEPARTMENT

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

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

A handwritten signature in black ink, appearing to be "J.J." or similar.

Date: 3/24/2025

Re: Initial Resilience Review of PCNRM 25-1, Pompano Airpark

The Broward County Resilient Environment Department / Resilience Unit through the Broward County Natural Resources Division (NRD) seeks to provide comment regarding the review of PCNRM 25-1 for areas within the Pompano Airpark on the Environmentally Sensitive Lands Map. The initial resilience review has determined that the site contains a limited area (0.08 Acres) prioritized for resilience planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, BCLUP Policies 2.21.1, 2.21.5, and 2.21.6 apply in the review of this application.

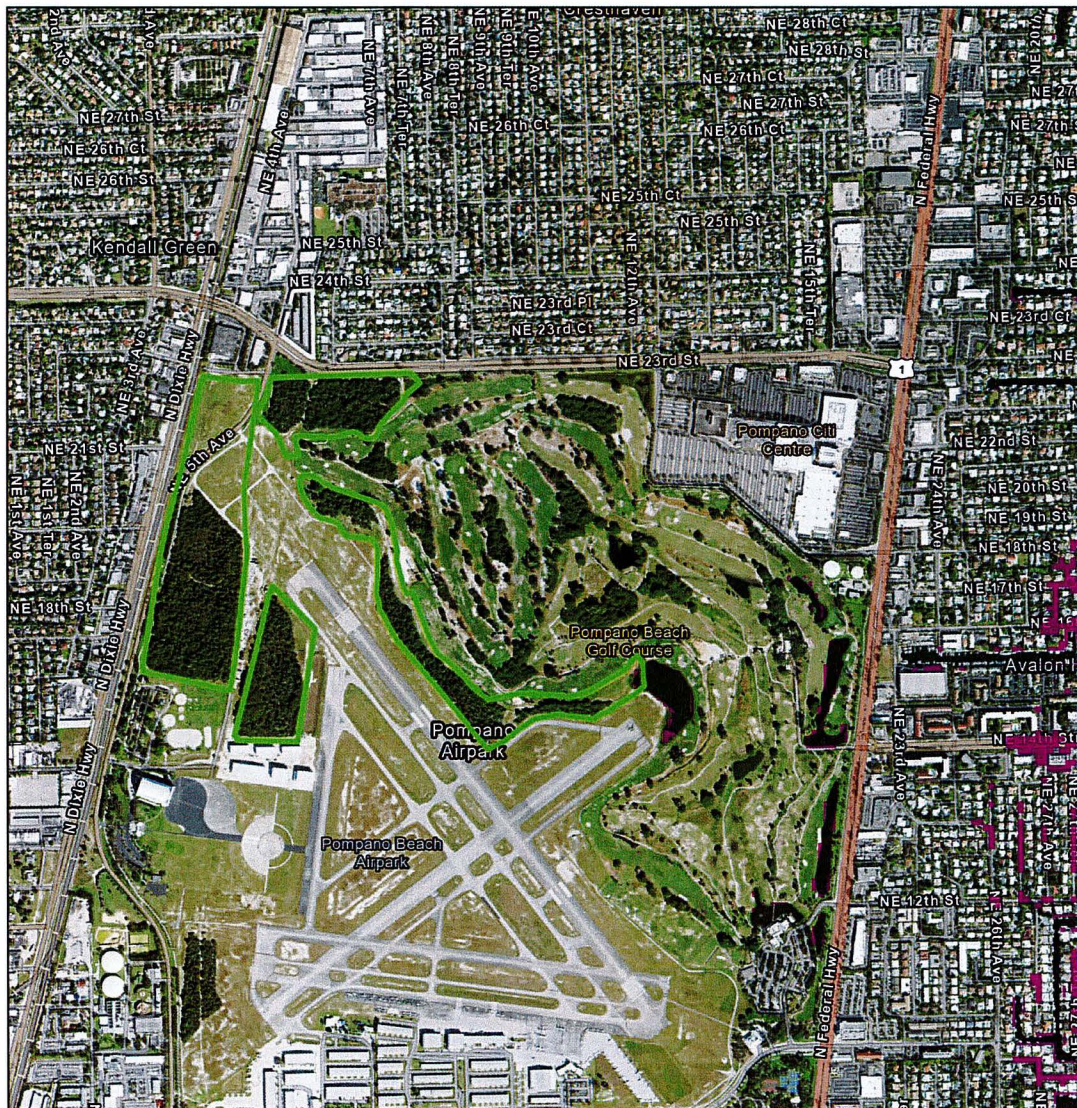
The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments and requests for amendments to the Environmentally Sensitive Land Map, the County requires the applicant 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.



Following Policy 2.21.6, 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 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 Land Use Plan
Proposed Amendment PCNRM 25-1
Priority Planning Area Map**



0 0.13 0.25 Miles

-  Proposed Amendment Site
-  Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (A very small SE portion of PCNRM 25-1 is located inside of a Priority Planning Area)