



CITY OF FORT LAUDERDALE

**DRAFT**

**AVIATION ADVISORY BOARD MEETING MINUTES  
FORT LAUDERDALE EXECUTIVE AIRPORT  
RED TAILS CONFERENCE ROOM  
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA  
THURSDAY, APRIL 25, 2024 – 1:30 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 7/2023 - 6/2024</b>	
		<b>Present</b>	<b>Absent</b>
Mark Volchek, Chair [via Zoom]	P	5	1
William Gilbert, Vice Chair	P	5	1
David Ash	P	4	2
Kelly Gordon	P	5	1
Dr. Jeff Johnson	P	5	1
Dr. Ed Kwoka	P	5	1
Robert Laughlin	P	6	0
Kevin Macelhaney	P	5	1
Valerie Vitale	A	5	1
John Vratsinas	P	5	1
<b>Non-Voting</b>			
Commissioner Marlon Bolton	P	4	2
Jeff Helyer, City of Oakland Park	P	5	1

**Airport/City Staff**

Rufus A. James, Airport Director  
Carlton Harrison, Assistant Airport Director  
Khant Myat, Project Manager II  
Krystal Permanan, Airport Business Development Administrator  
Miguel Laca, Financial Administrator  
Linda Blanco, Senior Administrative Assistant

**Others**

Suzanne Jacob, VP of Lofts of Palm Aire HOA  
Debbie Puia, Lofts of Palm Aire  
Carl Puia, Lofts of Palm Aire  
Tom Quinn, Lofts of Palm Aire  
Michael Ray, National Lawyers Guild and Lofts of Palm Aire  
Richard Haughton, Civil Air Patrol

**CALL TO ORDER**

Vice Chair Gilbert called the meeting to order at 1:30 p.m.

**Motion** was made by Mr. Vratsinas, seconded by Dr. Kwoka, to allow Chair Volchek to attend the meeting via Zoom. Motion passed unanimously.

**ROLL CALL**

Roll was called and a quorum was determined to be present.

## **APPROVAL OF MINUTES**

- **February 22, 2024**

**Motion** made by Mr. Laughlin, seconded by Dr. Kwoka, to approve the minutes of the February 22, 2024, meeting as presented. Motion passed unanimously.

## **VOTING ITEMS**

None

## **UPDATE ITEMS**

### **A. Noise Compatibility Program**

Ms. Permanan reported that in February, there were two aircraft exceeding the recommended decibel level at Noise Monitor 2 on Runway 9, generating one noise report from the community attributed to a private owner. There was a total of 35 noise reports from residents in February. In March, there were five aircraft exceeding the recommended decibel level at Noise Monitor 2 on Runway 9, but these had not generated any noise reports from the community. In March, there were a total of 27 noise reports from residents.

Dr. Kwoka asked about the margin for the decibel readings and Mr. James said the FAA had set the number at over 80 decibels, and if the operator exceeded 80 decibels, the Airport would reach out to the pilot or business operator involved. There was nothing more they could do. Dr. Kwoka thought the measuring equipment might not be accurate sometimes due to environmental changes, but Mr. James said he was aware of which aircraft would exceed the 80-decibel level. He said in many instances, it was the pilot operating the aircraft and being fully aware of what was going on or instructions from air traffic control due to traffic conditions. He further stated their equipment was very accurate and calibrated annually. Mr. James said some airports had been grandfathered in and could issue fines. Dr. Kwoka noted that they wanted to be responsible airport custodians and they wanted pilots to be responsible, but noise abatement was voluntary. Mr. James stated that when they conducted the Part 150 noise study in the early 2000s, it was to find a happy medium and that the FAA agreed to some but not all their suggestions.

Ms. Permanan reported they had created an FPL account for Noise Monitor 1.

Mr. Laughlin wanted to know the actual decibel readings for those that exceeded 80 decibels and Ms. Permanan agreed to provide them. She noted that the readings had always been under 83 decibels.

### **B. Development and Construction**

#### **Midfield Run-Up Area Project**

Mr. Harrison reported all the work was done and it would reopen next week.

#### **Runway 9 Run-up Area Relocation and Southend Taxiways Project**

Mr. Harrison said they were now in Phase 3. Taxiway Echo was closed west of Taxiway Echo 3 and Taxiway Echo 1 is under construction for the next 30 days. They would then move onto Phase 4, up to Taxiway Alpha and Taxiway Alpha 1.

#### Taxiway Golf Rehabilitation Project

Mr. Harrison said the work was substantially complete and they were in the 30-day cure period for the permanent markings. They would complete the final markings and do some work in the edges and then fully reopen Taxiway Golf.

#### Taxiway 31 Bypass Project

Mr. Harrison stated this work had begun and was being done at night.

Operational data was included in the Board's packet.

### **C. Arrearages**

Mr. James reported rents were late for Lots 23 and 24, Cypress Commerce. The Airport issued a notice of default and if the rent was not paid in 30 days they would send the default letter. He said they tried unsuccessfully to contact the tenant.

There were no fuel flowage arrearages to report.

### **D. Communication to the City Commission**

None

### **E. Other Items**

#### **I. Community Events**

#### **2024 STEMFEST Flying Classroom with Barrington Irving**

Mr. James reported that on March 2<sup>nd</sup>, there were approximately 750 attendees. There was a good turn-out and they look forward to continuing to host these events to get younger kids interested in aviation. Mr. Harrison showed a video of the event. Mr. James said there were over 60 volunteers and tenants, Civil Air Patrol, US Customs and Border Protection and the Museum of Discovery and Science Star Lab also participated.

#### **Civil Air Patrol Eclipse Mission**

Mr. James said the group had captured information to share with the organizers. Richard Haughton, Civil Air Patrol, said the Eclipse Mission had been the biggest mission in Civil Air Patrol history. He reported the information was uploaded in real time to NASA. Mr. Haughton presented certificates to Mr. James and Mr. Harrison.

## **II. Banyan Air Service and Fort Lauderdale Executive Jet – Top Rated FBOs in America**

Mr. James reported two tenants were in the Aviation International News FBO survey: Banyan Air Service was ranked in the top 5% and tied for fifth place and Fort Lauderdale Executive Jet Center was in the top 20%.

Marshall Myles from Fort Lauderdale Executive Jet Center said they were also #6 in the country for their CSR Customer Service.

## **III. Women in Aviation Interview with Banyan Air Service**

Mr. James stated FXE had coordinated with NBC6 News on a story regarding a female mechanic at Banyan Air Service. Mr. Harrison showed a video of the news report.

Dr. Kwoka stated he had recently attended the eMerge technology conference in Miami, and suggested FXE have a presence there. He said aviation was shrinking and they needed to recruit young people to the industry. Mr. James thought September 11 had discouraged young people from coming to the airport and they needed to bring them back. Dr. Kwoka said Diversity, Equity and Inclusion had been a theme this year at eMerge. He did not think participating would be expensive.

Mr. James said he and Mr. Harrison had recently attended the graduation ceremony for the Barrington Irving Flying Classroom in Opa-Locka. He noted that every graduate had a job upon graduation. Captain Irving had committed to bringing this program to FXE.

## **IV. Midfield Run-up Area Virtual Ribbon Cutting Ceremony**

Mr. Harrison played a video of the project.

Mr. James said this project was attributable to master planning between FXE and its tenants. He said the single run-up pad used to be occupied all day, causing delays and this project would alleviate that problem. Mr. Harrison thanked the project team: Khant Myat, FXE Project Manager II, and Cody Parham and Raheel Dosani from HDR. Dr. Kwoka was proud they were improving the Airport. He asked if the administration building was too close to the taxiways without adequate blast shields. Mr. James said they were not, and this was taken into account during the planning process. He added that the controllers took the aircraft position into consideration.

## **V. Broward MPO 2024 State of the Region Champion Award**

Mr. Harrison announced that the Broward Metropolitan Planning Organization presented the Champion Award to Mr. James for his efforts in overall transportation, sustainability initiatives and youth outreach.

## **VI. Noise Compatibility Program Presentation**

Ms. Permanan gave a presentation on the program.



Dr. Kwoka asked what the noise compatibility program was costing them in total. Mr. James said the ANOMS system was \$65,000. Dr. Kwoka noted the additional cost to pay Ms. Permanan, maintain the sensors and to “compile useless reports” far exceeded any normal efforts for noise abatement. Mr. James explained they did not want negative community pressure to impact the businesses at the Airport. He noted the impact neighbors were having on other airports’ operations. Dr. Kwoka thought that since the Airport accepted federal dollars, these types of restrictions could not happen at FXE. Mr. James stated some of the airports that had noise restrictions also accepted federal dollars. Dr. Kwoka said FXE’s Noise Compatibility Program was too accommodating. He thought they were needlessly spending money and giving too many people too many opportunities to complain. Mr. James noted the drastic drop in the number of calls the Noise Abatement Officer received since they implemented the program. He added that this was not a matter of whether they had a right to enforce a noise limit, it was about being a good neighbor, and it worked. He stated this had been a worthwhile investment.

## **VII. Public Comments**

Suzanne Jacob, Lofts of Palm Aire resident, discussed her experience in various aviation businesses. She talked about the prior Aviation Advisory Board meeting and the issue with W Aviation and JM Family that she thought the Board should not have discussed. She said the Airport also had noise issues and noted there had not been a noise compatibility study since 2005. Ms. Jacob said Board members had also engaged in bullying and “Frat” behavior. She said this unprofessionalism reflected on the entire Board, FXE and the City of Fort Lauderdale.

Michael Ray, Lofts of Palm Aire resident, said it was good to try to control noise and to be a good neighbor. He also thought Dr. Kwoka should resign or be removed from the Board for his comments at the previous meeting. Carl Puia, Lofts of Palm Aire resident said Dr. Kwoka had made “incendiary comments” at the last meeting. Dr. Kwoka apologized for having made a flippant comment and for offending anyone. He said as a pilot, it was frustrating hearing about the noise complaints. Tom Quinn, another Lofts of Palm Aire resident, said if Dr. Kwoka could not handle serving, he should leave the Board.

Commissioner Bolton introduced his son Matthew and said it was “Take Your Child to Work Day.”

## **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:03 p.m.

**NEXT SCHEDULED MEETING DATE: Thursday, May 23, 2024, at 1:30 P.M.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

## VOTING ITEM 1

DATE: June 27, 2024  
TO: Aviation Advisory Board   
FROM: Rufus A. James, Airport Director  
SUBJECT: Fort Lauderdale Executive Airport Lease Rates and Real Estate Brokerage Commission

In accordance with the City Charter, the City Commission holds a public hearing every three years, within two months of the start of the fiscal year to review real estate rates and brokerage commissions for the Fort Lauderdale Executive Airport (FXE) property. The City Commission established the current rates by adopting Resolution 21-263 on November 16, 2021 (**Exhibit 1**). In addition, Airport staff reviews rates for aviation property annually with the help of a Member of the Appraisal Institute (MAI) and if necessary, recommends updates to the Resolution in advance of the three-year cycle.

Andrew Magenheimer, MAI, who has more than 30 years of experience in the field of real estate, appraisals, economic research, and market analysis, prepared the report, relevant portions of which are attached (**Exhibit 2**). Mr. Magenheimer specializes in aviation real estate and has provided services to numerous airports across Florida, including the Dade County Aviation Department, Broward County Aviation Department, and Palm Beach County Department of Airports.

### **Aviation Property**

The minimum annual lease rate for aviation property is currently \$0.55 per square foot for new leases. Slack, Johnston & Magenheimer (SJM), real estate appraisers and consultants have prepared a current analysis of the fair market annual rental rate for aeronautical property at the Airport.

The analysis included market research of general aviation rates and charges on a regional basis as well as surveys of airport rates and charges at the local and national levels. More than 50 airports within the State of Florida were surveyed. Airports were compared based on activity levels relating to geographic locations, physical size, number and lengths of runways, based aircraft, annual operations, and fuel flowage.

Based on the overall analysis, which included the current aeronautical land rental information at area airports, and the current land rents at FXE, Slack, Johnston & Magenheimer concluded that the minimum initial aeronautical land rate should be set at \$0.65 per square foot. New leases will be negotiated or offered for bid with this rate per square foot as the minimum initial lease rate, including annual Consumer Price Index (CPI) Adjustments, periodic fair market adjustments, and a maximum term of 30 years.

### **Non-Aviation Property**

Four non-aeronautical parcels are currently available for lease on the Executive Airport property. Current Federal Aviation Administration (FAA) guidelines limit non-aviation leases to 50 years with no options. FAA guidelines also state that annual lease rates should be set at 8% to 12% of appraised value. This will provide the City maximum flexibility to negotiate the best terms for individual leases within the range established by current FAA guidelines. Additionally, staff recommends that the policy be updated to allow

for an appraisal within six months of the effective date of the lease to allow sufficient time to negotiate agreements and obtain FAA and City approval.

**Staff Recommendation**

Based on current conditions, staff recommends:

1. A minimum aviation lease rate of \$0.65 per square foot with annual CPI Adjustments, periodic fair market adjustments, a maximum term of 30 years, and no brokerage commission will be paid on leases of Airport property.
2. A minimum lease rate for non-aviation property consistent with FAA guidelines with annual CPI Adjustments, periodic fair market adjustments escalations, and a maximum term of 50 years, based on MAI appraisal established within six months of the effective date of the Lease Agreement or such other time period, as approved by the FAA.

RESOLUTION NO. 21-263

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ESTABLISHING THE MINIMUM ANNUAL LEASE RATES AND ADOPTING A BROKERAGE COMMISSION POLICY FOR PROPERTY AVAILABLE FOR LEASE AT THE FORT LAUDERDALE EXECUTIVE AIRPORT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 8.10 of the City of Fort Lauderdale Charter requires a public hearing at least every three years to determine the minimum rent rates for property available for lease at the Fort Lauderdale Executive Airport and a determination of the brokerage policy; and

WHEREAS, City staff has recently conducted an analysis of the fair market annual rental rate for property available for lease at the Fort Lauderdale Executive Airport; and

WHEREAS, at its meeting on September 23, 2021, the Airport Advisory Board supported staff's recommendation to adjust the lease rates; and

WHEREAS, the City Commission held a public hearing on November 16, 2021, in accordance with Section 8.10 of the City Charter.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this Resolution by this reference.

SECTION 2. The minimum annual rent for property available for lease at the Fort Lauderdale Executive Airport shall be as follows:

A. AVIATION USES

For such uses as defined in and by Resolution 05-129 adopted February 15, 2015, with subsequent revisions as the City may adopt from time to time, which established Minimum Standards for Fixed Base Operations and Airport Tenants at the Fort Lauderdale Executive Airport.

(1) NEW LEASES

The City Commission hereby establishes the minimum lease rate of \$0.55 per square foot for new leases. Every new Lease shall include annual Consumer Price Index Adjustments and periodic market adjustments. The term for every new lease shall not exceed thirty (30) years.

(2) EXISTING LEASES

In the event it becomes necessary to amend an existing lease to allow for the lease of additional land, the lease rate for such additional land shall be negotiated between the City and lessee, but the lease rate for the additional land shall not be less than \$0.55 per square foot. The proposed lease amendment will be subject to the review and approval process done by the City for new leases.

B. NON-AVIATION USE LAND

Any new lease, amendment, or renewal of a lease for non-aviation use land shall adhere to the current Federal Aviation Administration (FAA) guidelines. The entire term of a lease may not exceed fifty (50) years. Annual lease rates must be 8% to 12% of the appraised fair market value.

C. LEASE PRICES

Lease prices and rates as established above shall be for property in "AS IS" condition and shall apply to any lease, the application for which is approved by the City Commission after the effective date of this Resolution.

D. COMPETITIVE BIDS

In the event the City offers any aviation or non-aviation property for lease on a competitive bid basis, bids will be evaluated, among other factors, on the basis of the guaranteed net revenue to be derived by the City from the lease.

E. TERMS OF LEASE AGREEMENT

- (1) Each Aviation Use Lease Agreement shall be for a maximum term of thirty (30) years, including annual rent escalation based on an annual Consumers' Price Index standard, periodic fair market adjustments and such other normal and customary terms and conditions as determined by the City Commission.

- (2) Each Non-Aviation Use (e.g., Industrial Airpark) Lease Agreement shall be for a maximum term of fifty (50) years with no options and shall include customary terms and conditions as determined by the City Commission.


SECTION 3. The brokerage commission policy for property available for lease at the Fort Lauderdale Executive Airport shall be as follows:

- A. No brokerage commission shall be paid by the City for any leases, assignments, amendments, subleases, or any other transfers involving any leases for aeronautical use property.
- B. No brokerage commission shall be paid by the City for any leases, assignments, amendments, subleases, or any other transfers involving any leases for non-aeronautical use property.

SECTION 4. That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this 16th day of November, 2021.



Mayor  
DEAN J. TRANTALIS

ATTEST:



---

City Clerk  
JEFFREY A. MODARELLI

**SLACK  
JOHNSTON  
MAGENHEIMER**  
REAL ESTATE APPRAISERS & CONSULTANTS

ANDREW H. MAGENHEIMER, MAI  
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI  
(1902-1992)

THEODORE C. SLACK, MAI  
(1931-2015)

SUE BARRETT SLACK, MAI  
(RETIRED)

June 14, 2024

Mr. Rufus James  
Airport Manager  
Fort Lauderdale Executive Airport  
6000 NW 21 Avenue  
Fort Lauderdale, Florida 33309

RE: Appraisal of Real Property - Fair Market Annual Rental Estimate for Aeronautical Land at the Fort Lauderdale Executive Airport (FXE), Fort Lauderdale, Broward County, Florida  
SJM File: 24258

Dear Mr. James:

At your request, we have prepared an appraisal report of the fair market annual rental for aeronautical land at the Fort Lauderdale Executive Airport (FXE) as of May 31, 2024, the date of valuation. FXE is a general aviation airport operated by the City of Fort Lauderdale (City).

The scope of this analysis is limited to an estimate of the fair market land rental rate for aeronautical land at FXE, excluding any improvements. The client and intended user is the Fort Lauderdale Executive Airport. The intended use of this analysis is to provide a basis for establishing minimum land rental rates for leasing future aeronautical sites. As most of the airport is developed, the intended use of this analysis also includes assisting in negotiating lease renewals with existing tenants. It should be noted the aeronautical land rental rate is one of several factors that is considered in leasing aeronautical properties and other factors influence the negotiations, including items such as term of the lease and capital expenditures.

In our analysis, we considered appropriate rental methods to determine the fair market rent for the property. Based on this analysis, we have determined market research to be the appropriate method of determining the fair market rent for the property. This analysis includes an estimate of the fair market annual land rental rate range for aeronautical land at the airport based on a comparison with other rental rates for similar aeronautical properties within the competitive market area.

Mr. Rufus James  
June 14, 2024

The appraisal report states our opinion of market value, subject to various assumptions and limiting conditions contained in this appraisal report. The property visit and analyses forming the basis of our valuation have been performed by the undersigned. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.

The following report contains the results of our investigations and the explanation of the approaches to value.

Respectfully submitted,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI  
CERT. GEN. RZ1073



## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Appraised: Aeronautical Land at Fort Lauderdale Executive Airport, Fort Lauderdale, Broward County, Florida

Property Type: Vacant Aeronautical Land

Ownership: City of Fort Lauderdale  
c/o Fort Lauderdale Executive Airport  
6000 NW 21 Avenue  
Fort Lauderdale, Florida 33309

Interest Appraised: Fair market annual rental

Zoning: GAA (General Aviation Airport); Fort Lauderdale

Land Use: Transportation; Fort Lauderdale

Highest and Best Use: As Vacant - Aeronautical Use

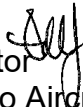
Date of Valuation: May 31, 2024

Date of Report: June 14, 2024

Fair Market Annual Rent: (1) \$0.65 Per Square Foot

Note (1): Minimum land rent for leasing sites.

## VOTING ITEM 2

DATE: June 27, 2024  
TO: Aviation Advisory Board  
FROM: Rufus A. James, Airport Director   
SUBJECT: Transition from Aviation Gas to Aircraft Unleaded Fuel Initiative

The Fort Lauderdale Executive Airport (FXE) was identified in a U.S. Environmental Protection Agency (USEPA) study as potentially generating lead emissions from aircraft with piston engines that operate at the Airport. As a result of the USEPA study, residents adjacent to the Airport raised concerns about aviation gas (AVGAS) contaminating soil and air quality.

FXE contracted with GHD Services, Inc. (GHD) to screen soil at specific Airport locations for the potential presence of lead contamination from aircraft fuel emissions, deliver a technical report evaluating screening data against State levels, and provide recommendations for a path forward.

GHD has completed the screening by collecting soil samples from four sites on the Airport. Soil samples were collected at 76 locations within the four sites, which were identified as potentially having the highest level of fuel emission deposit in the aircraft run-up areas. The four sites are where pre-flight checks are performed before takeoff (**Exhibit 1**).

The data from the report indicated lead concentration does exist in the soil samples within the four sites at FXE. However, the soil screening data collected indicates that the soil lead concentrations do not exceed regulatory levels established by the Florida Department of Environmental Protection (FDEP). Additionally, the data from the report is read in parts per million (ppm), which is equivalent to the milligrams per kilogram (mg/kg) units used in the FDEP standard.

The Florida Administrative Code (FAC) established Soil Clean Up Target Level (SCTL) for commercial properties at 1400 mg/kg and residential properties at 400 mg/kg. FXE does operate as a commercial/industrial property, however data from the soil samples collected indicated FXE is below the residential SCTL. More specifically, the range of lead concentration measured a minimum of 4.2 ppm to 43 ppm in 66 samples, and 86 samples listed as Not Detected (ND), or do not have a lead concentration quantifiable above the sample specific detection limit.

FXE consistently promotes a “Fly Neighborly” campaign and completely understands the concerns of residents regarding AVGAS fuel emissions, air quality, and soil contamination. The Federal Aviation Administration (FAA) does not have direct regulatory responsibility for aviation fuels, but they are working with critical government and industry partners to develop a multi-layered strategy through the Eliminate Aviation Gasoline Lead Emissions (EAGLE) initiative for piston-engine aircraft by 2030.

The Airport is actively working to promote the safe transition from AVGAS to aircraft unleaded fuel by implementing several initiatives, which include an Airport-wide survey of

all piston aircraft owners and operators that use AVGAS, and their process for transitioning to aircraft unleaded fuel. We have also reached out to the Fixed Base Operators (FBO) with a recommendation to consider the installation of an unleaded fuel tank for their piston aircraft customers. We have communicated with the Florida Department of Transportation (FDOT) on the possibility of receiving grant funding for the purchase of a fuel truck to store aircraft unleaded fuel. Airport staff is preparing a comprehensive aircraft unleaded fuel educational and promotional program for Airport tenants so that they are aware of the 2030 mandate to ban AVGAS. In addition to performing these implemental initiatives, we are also analyzing an incentive program to possibly assist piston engine-based aircraft owners with the Supplemental Type Certificate (STC) conversion.

FXE continually strives to be neighborly and is at the forefront of making the Airport operations safe, secure and sustainable. The Airport tenants are committed to taking steps to reduce its environmental impact, which supports the City of Fort Lauderdale's Sustainability and Vision Plan goals of being a sustainable and resilient community that promotes energy efficiency and renewable energy sources. Sustainability initiatives have included the following:

### **Airport**

- 2011 Gold Leadership in Energy and Environmental Design (LEED) of the Airport Maintenance Building. First LEED development in the City
- 2015 Silver Leadership in Energy and Environmental Design (LEED) of the Airport U.S. Customs and Border Protection Facility (CBP) First LEED CBP facility development in the state
- 2019 Certificate Leadership in Energy and Environmental Design (LEED) of the Airport Administration Building
- Sustainable cleaning supplies for all Airport owned facilities
- Airport fleet vehicles transition to Hybrid and full electric (Toyota Camry, Ford F-150 Lightning, Electric Forklift, Electric Lift, and Electric Golf Carts)
- Several solar projects and an updated stormwater master drainage plan are also in the works

### **Tenants**

- Replacement of golf carts, aircraft tugs, ground power units and pickup trucks with zero-emissions electric equipment and vehicles
- Replacement of hangar halogen lighting with LED lighting
- Promotion and delivery of Sustainable Aviation Fuel (SAF)
- Elimination of Stage 2 aircraft from fleet
- Hangar renovation modernization project

Airport staff will work with the Tenants to implement initiatives that will result in a safe and timely transition to aircraft unleaded fuel and will continue to commit to taking the necessary steps to reduce its environmental impact.

### **Staff Recommendation**

Staff recommends continued implementation of sustainable practices at the Fort Lauderdale Executive Airport that will support the Eliminate Aviation Gasoline Lead Emissions initiative and promote programs for a safe transition to aircraft unleaded fuel for piston engine aircraft prior to 2030.



May 2, 2024

Our reference: 12637954

Your reference: Task Order No. 6

**Fort Lauderdale Executive Airport**

6000 NW 21<sup>st</sup> Avenue  
Fort Lauderdale, Florida 33309

**Attn: Mr. Rufus James**

Airport Director

**Soil Screening Report**

**Fort Lauderdale Executive Airport**

Fort Lauderdale, Broward County, Florida

Dear Mr. James:

GHD Services, Inc (GHD) is pleased to submit this Soil Screening Report which describes recent soil sampling and screening completed at the Fort Lauderdale Executive Airport (FXE) in Broward County, Florida (**Figure 1**). The soil screening was conducted to identify possible lead concentrations in onsite soils within four (4) Areas of Concern (AOCs) identified by FXE personnel as having the highest potential for lead impacts to the shallow surface soils. The AOCs were chosen because these areas are used by pilots as “run up” areas where pre-flight checks are performed, including engine verification. The AOCs are illustrated in **Figure 2**. This work was completed under City of Fort Lauderdale (City) Task Order No. 6 pursuant to the General Environmental Engineering Consulting Services Contract No. 12355-106 between the City and GHD.

## Scope of Work

Prior to mobilizing to the site, GHD prepared and Health and Safety Plan (HASP) for use by field personnel. The purpose of the HASP is to provide information on site and project safety protocols, emergency response actions, and potential chemical exposures. The HASP is reviewed in the field by all personnel to assure adherence to safety protocols. A copy of the complete HASP is included as **Appendix A**.

GHD personnel mobilized to the site on April 9, 2024, to begin soils screening and completed field activities on April 12, 2024. Soil samples were collected at 76 locations (SB001 through SB076) within the 4 AOCs using a fully decontaminated stainless steel hand auger. Samples were collected within each boring at two depth intervals, from ground surface to 0.5 feet below land surface (ft bls) and from 0.5 to 2.0 ft bls in accordance with Florida Department of Environmental Protection (FDEP) SOP FS 3000 for Soil Sampling. The two sample intervals are commonly used by FDEP to evaluate the exposure potential of potential contaminants to residents and workers in different scenarios. Each soil sample was placed in a clean plastic bag (i.e., Ziploc or equivalent) and the soils mixed to create a

homogenous sample. The samples were then screened in the field using an X-Ray Fluorescence (XRF) Analyzer calibrated for lead. The XRF allows for non-destructive testing to identify an element in a given sample based upon its response to an X-Ray source. The XRF data are read in parts per million (ppm), which is equivalent to the milligrams per kilogram (mg/kg) units used in the FDEP standard.

The borings installed and their associated AOC are shown in the following table:

1	SB001 – SB024
2	SB025 – SB043
3	SB044 – SB056
4	SB057- SB076

Boring locations are illustrated in **Figure 3** through **Figure 6**, while XRF screening data are detailed on **Table 1** through **Table 4**. The XRF lead concentrations data were compared to the Soil Cleanup Target Level (SCTL) established in Chapter 62-777 Florida Administrative Code (FAC) for both Commercial (1,400 mg/kg) and Residential (400 mg/kg) properties. The data indicated that lead concentrations, where detected in the soil samples from within the designated AOCs, are all below the more stringent Residential SCTL. It should be noted that because the FXE property operates as a commercial/industrial property, soil lead concentrations would be compared to the Commercial SCTL for regulatory enforcement purposes.

A total of 152 samples were screened with the XRF. Of these 86 samples are listed as Not Detected (ND), or do not have a lead concentration quantifiable above the sample specific detection limit. Sixty-six (66) samples have a quantifiable lead concentration, with the highest lead concentration measured at 43 ppm in the shallow sample at boring SB048 located within AOC #3. The average or mean lead concentration for the 66 quantified samples is 9.4 ppm, while the median concentration is calculated at 6.5 ppm.

As a basis of comparison, the US Geological Survey has compiled background lead soil concentration data from sites within all 48 conterminous States. These data, collected from 2007 to 2010, provide a compilation of data by state which can be used for comparison to site specific data. The comparison of FXE data with the background information, as well as the SCTLs, allows users to evaluate the potential for lead exposure and impacts to site workers. A comparison of the FXE data with the USGS background data is shown in the following table:

Data Source	Number of Samples	Minimum	Maximum	Mean	Median
USGS (FL Specific)	88	0.3	16.3	6.2	4.7
FXE	66	4.2	43	9.4	6.5

This comparison indicates that soil lead concentrations at FXE trend slightly higher than the background concentrations compiled for the State of Florida. However, this is anticipated given the use of the airport and that the sample locations chosen at FXE were intended to provide potential worst-case concentrations.

## Conclusions and Considerations

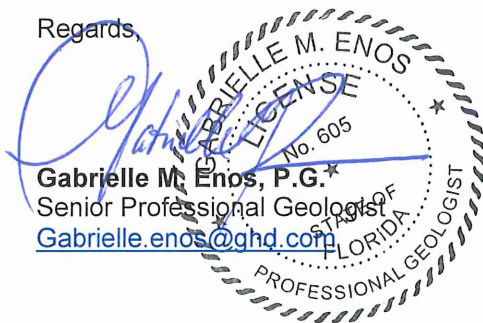
The soil screening data collected at Fort Lauderdale Executive Airport indicates that soil lead concentrations do not exceed regulatory levels established by FDEP. A comparison and evaluation of the FXE data with the USGS compiled background data for Florida shows that lead minimum, maximum, mean (average) and median concentrations trend slightly higher at FXE. However, as stated above, this is anticipated given the sampling locations chosen at FXE. As a result of the soil screening and evaluation, GHD does not recommend additional soil sampling at this time.

We are currently evaluating the US EPA, "2020 National Emissions Inventory: Aviation Component" Report which summarizes emissions data from airports based on source classification codes (SCC). This report provides a modeled estimation of the pounds of lead emitted by airports, including FXE. Once GHD has completed our evaluation of the report and compared the 2020 data with the data compiled by the EPA in 2017, we will issue a separate supplemental report.

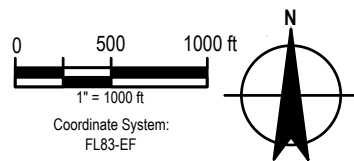
It should be noted that the distribution of lead in the built (not natural or undisturbed state) environment is due to many factors including past use of lead additives in vehicular (i.e., automobile) fuels, paints, waste incineration, lead solder in pipes and other manufacturing processes. This report is intended to provide an evaluation of the current soil lead concentrations within the FXE property, at locations which should represent the most probable source(s) of lead.

We appreciate the opportunity to work with the City of Fort Lauderdale and the Airport. Please contact the undersigned at 813-257-0625 if you require further information or clarification.

Regards,







FORT LAUDERDALE EXECUTIVE AIRPORT (FXE)  
6000 N.W. 21ST AVE., FORT LAUDERDALE, FL


Project No. 12637954  
Date April 2024

FXE AREAS OF CONCERN

Page 19 of 34 **FIGURE 2**



## UPDATE ITEM A

DATE: June 27, 2024  
TO: Aviation Advisory Board   
FROM: Rufus A. James, Airport Director  
VIA: Chelsea Jones Finley, Airport Programs Manager  
BY: Krystal Permanan, Airport Business Assistance Administrator  
SUBJECT: Executive Airport – Noise Compatibility Program

This update comprises the reports for April and May 2024.

In April 2024, Fort Lauderdale Executive Airport (FXE) generated 1210 jet departures from Runway 9. Noise Monitor #2 recorded four aircraft that registered the recommended limit of 80 decibels (dB) and above, one of which prompted three community noise complaints. This noise event was attributed to the departure of a Gulfstream 2 aircraft, which registered 80 dB. A total of 57 noise reports were received in April 2024.

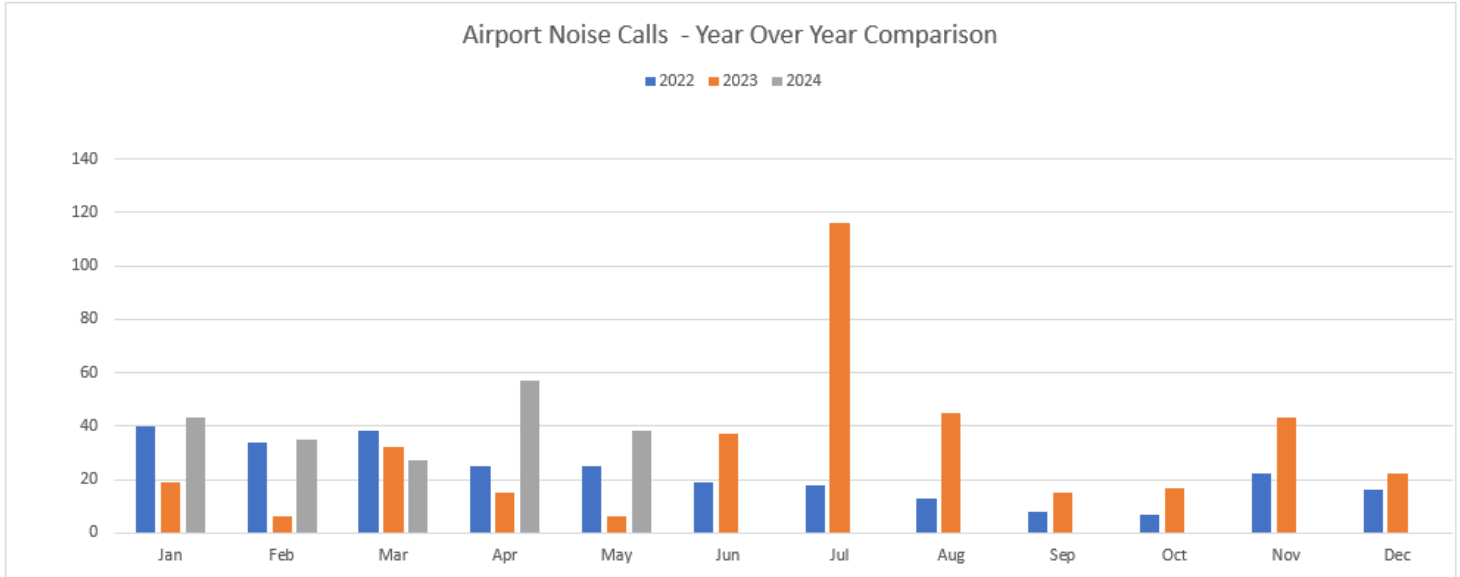
In May 2024, the Executive Airport generated 1182 jet departures from Runway 9. Noise Monitor #2 reported two aircraft that registered over 80 decibels, one of which resulted in two community noise complaints. This noise event was caused by a Gulfstream 3 aircraft departure, which registered 85 dB. A total of 38 community noise reports were received in May 2024.

Staff will continue responding to residents' concerns and analyzing aircraft operations to ensure safe and efficient operations at FXE.



### Airport Noise Calls: Year-Over-Year Comparison

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
<b>2022</b>	40	34	38	25	25	19	18	13	8	7	22	16	265
<b>2023</b>	19	6	32	15	6	37	116	45	15	17	43	22	373
<b>2024</b>	43	35	27	57	38								200





# COOPERATIVE NOISE ABATEMENT EFFORT

Month of April, 2024

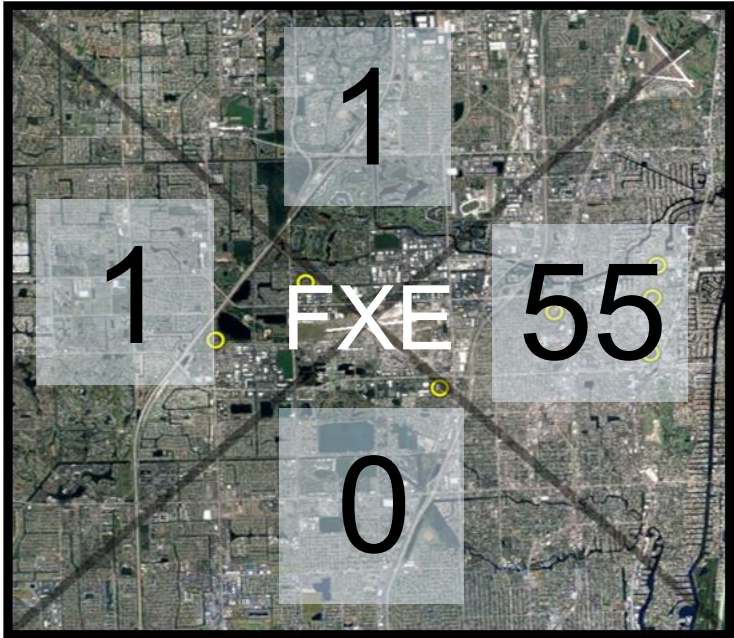
June 27, 2024

Jet Departures and Noise	Mar-24	Apr-24
Total Departures	1323	1210
Runway 27 Jet Departures	273	247
Runway 9 Jet Departures	1044	950
Runway 13/31 Jet Departures	6	13
Runway 9 Jet Departures, I-95 Turns	584	630
Runway 9 Jet Departures %, I-95 Turns	56%	66%
Jet over 80dB at Monitor #1	*	*
Jet over 80dB at Monitor #2	5	4

Noise Reports	Mar-24	Apr-24
Number of Households - FXE Noise Only	15	8
Number of Reports - Jets	16	25
Number of Reports - Propellers Single-Engine	8	19
Number of Reports - Propellers Multi-Engine	3	13
Number of Reports - Helicopters	0	0
Number of Reports - Unknown AC Category	0	0
Number of Reports - Unmatched	0	1
Number of Reports - DT1	0	0
Total Number of Noise Reports for FXE <sup>1</sup>	27	57

<sup>1</sup> The Total Number of Noise Reports for FXE excludes Number of Households and Unmatched Reports.

## Noise Reports By Quadrant



NMT#1 Update: Florida Power & Light Company provided power to the pole. Envirosuite contacted to install the monitor.



# COOPERATIVE NOISE ABATEMENT EFFORT

Month of May, 2024

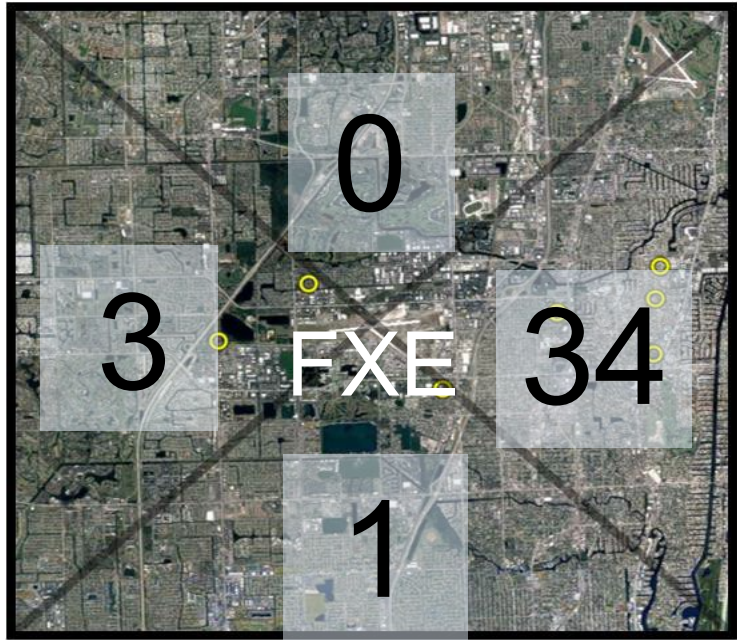
June 27, 2024

Jet Departures and Noise	Apr-24	May-24
Total Departures	1210	1182
Runway 27 Jet Departures	247	274
Runway 9 Jet Departures	950	895
Runway 13/31 Jet Departures	13	13
Runway 9 Jet Departures, I-95 Turns	630	582
Runway 9 Jet Departures %, I-95 Turns	66%	65%
Jet over 80dB at Monitor #1	*	*
Jet over 80dB at Monitor #2	4	2

Noise Reports	Apr-24	May-24
Number of Households - FXE Noise Only	8	11
Number of Reports - Jets	25	16
Number of Reports - Propellers Single-Engine	19	10
Number of Reports - Propellers Multi-Engine	13	9
Number of Reports - Helicopters	0	1
Number of Reports - Unknown AC Category	0	2
Number of Reports - Unmatched	1	0
Number of Reports - DT1	0	0
Total Number of Noise Reports for FXE <sup>1</sup>	57	38


<sup>1</sup> The Total Number of Noise Reports for FXE excludes Number of Households and Unmatched Reports.

## Noise Reports By Quadrant



NMT#1 Update: Installation completed in June 2024.

## UPDATE ITEM B

DATE: June 27, 2024  
TO: Aviation Advisory Board  
FROM: Rufus A. James, Airport Director   
BY: Benjamin J. Gatti, Airport Operations Specialist  
VIA: Carlton M. Harrison, Assistant Airport Director  
SUBJECT: Development and Construction

### **12708 – FXE Runway 9 Runup Area Relocation and Southend Taxiways Project**

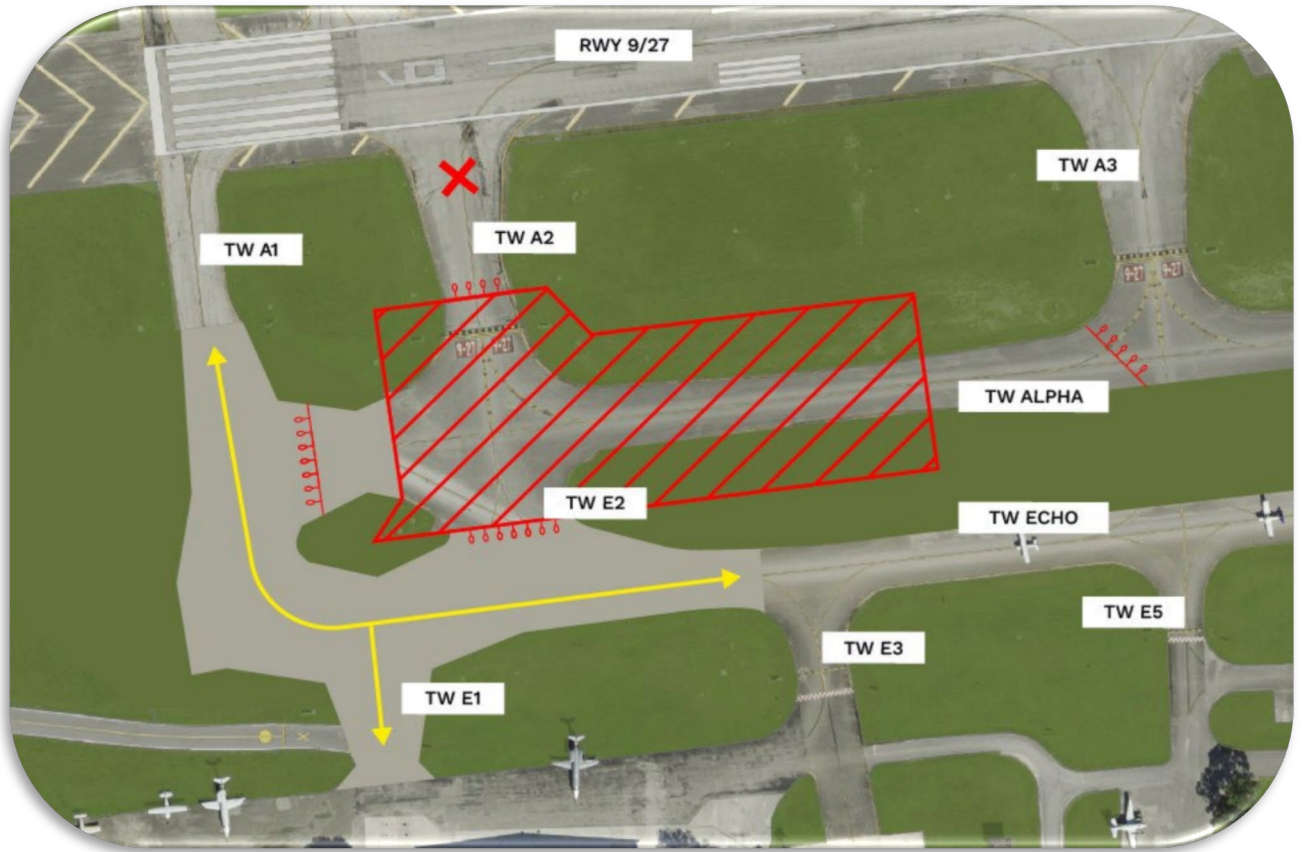
The purpose of the Runway 9 Runup Area Relocation and Southend Taxiways Project is to realign Taxiway Echo to adhere to modern FAA Advisory Circular standards for taxiways that intersect a runway. Construction began on December 11, 2023, with the closure of the Runway 9 Runup Area and the removal of the existing blast fence. The concrete slab under the existing blast fence has been removed, and lime rock has been graded and compacted for areas supporting asphalt.

On Monday, January 8, 2024, Phase 2 of the project began. This phase included the closure of Taxiway Alpha 1 in preparation for paving. Installation of In-pavement Runway Guard Lights, Edge Lights, and Signs has been completed. The area has been paved, and Taxiway Alpha 1 has been reopened.

Phase 3 began with the closure and demolition of Taxiway Echo 1. Work during this phase included the installation of the lime rock base and the redesign of Taxiway Echo 1 and Taxiway Echo west of Taxiway Echo 3. This phase has been completed and Taxiway Echo 1 has been reopened.

Phase 4 began on May 20, 2024, with the closure of Taxiway Alpha, between Taxiway Alpha 1 and Taxiway Alpha 3, including Taxiway Alpha 2. Paving of this phase started on June 18, 2024, due to weather delays.



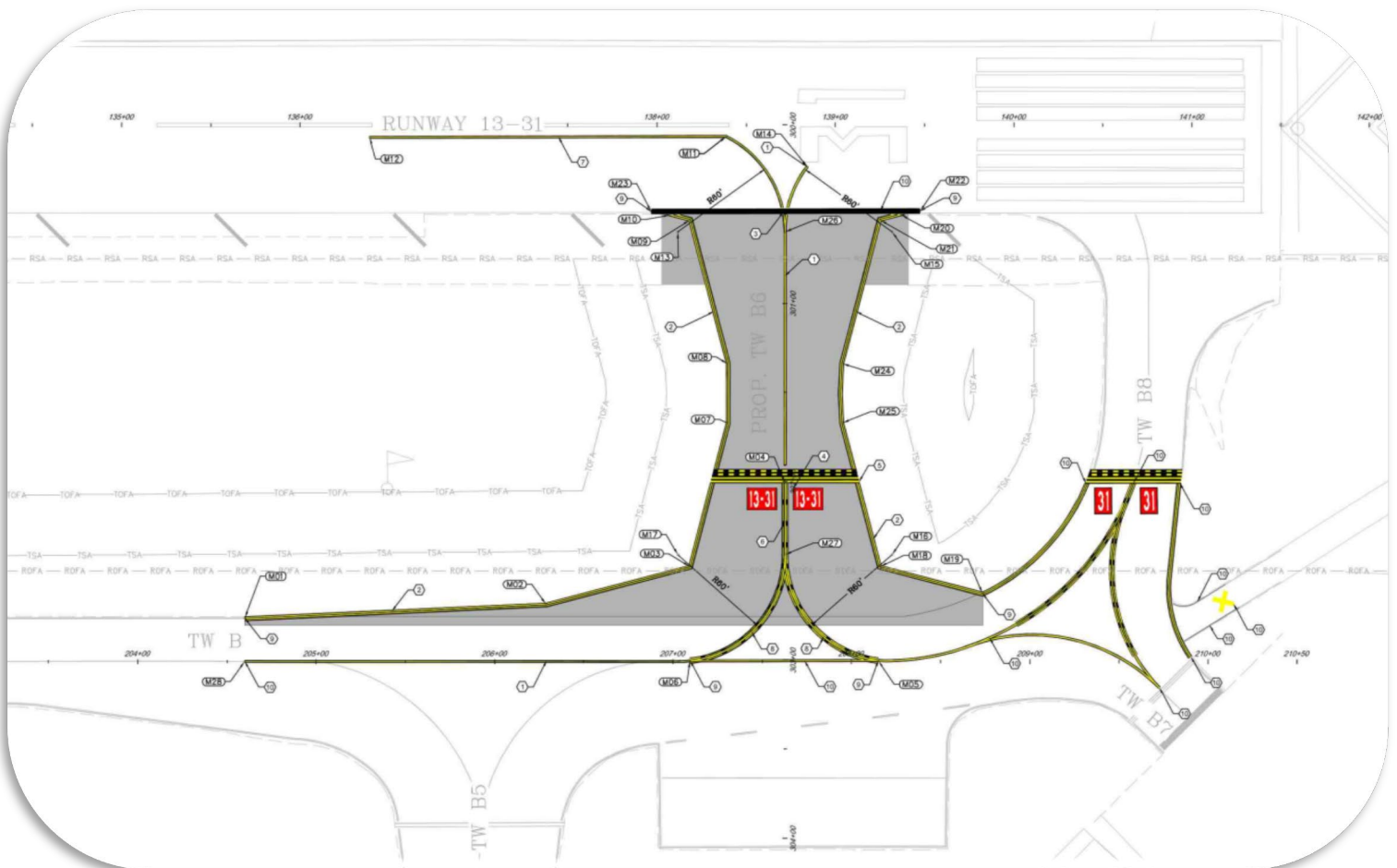


## **12521 – FXE Runway 31 Bypass Taxiway**

On April 8, 2024, Phase 1 of the Runway 31 Bypass Taxiway Project began. This project involves the installation of a new bypass taxiway connecting Taxiway Bravo to Runway 13/31 that adheres to modern taxiway geometry. The new taxiway will be installed between Taxiway Bravo 5 and Taxiway Bravo 8.

The purpose of this project is to reduce congestion of Taxiway Bravo between Taxiway Charlie and Taxiway Bravo 8 when Runway 31 is in use. Electrical infrastructure has been removed and new taxiway light base cans and taxiway sign base pads have been installed. The soil has been excavated and lime rock base has been graded and compacted. Paving operations began on June 10, 2024, with the first lift of asphalt. Due to weather delays, the final lift was completed on June 18, 2024.

This project is expected to reach substantial completion by the end of July 2024. The remaining work includes the installation of new taxiway lights, taxiway signs, sod, and final paint markings.

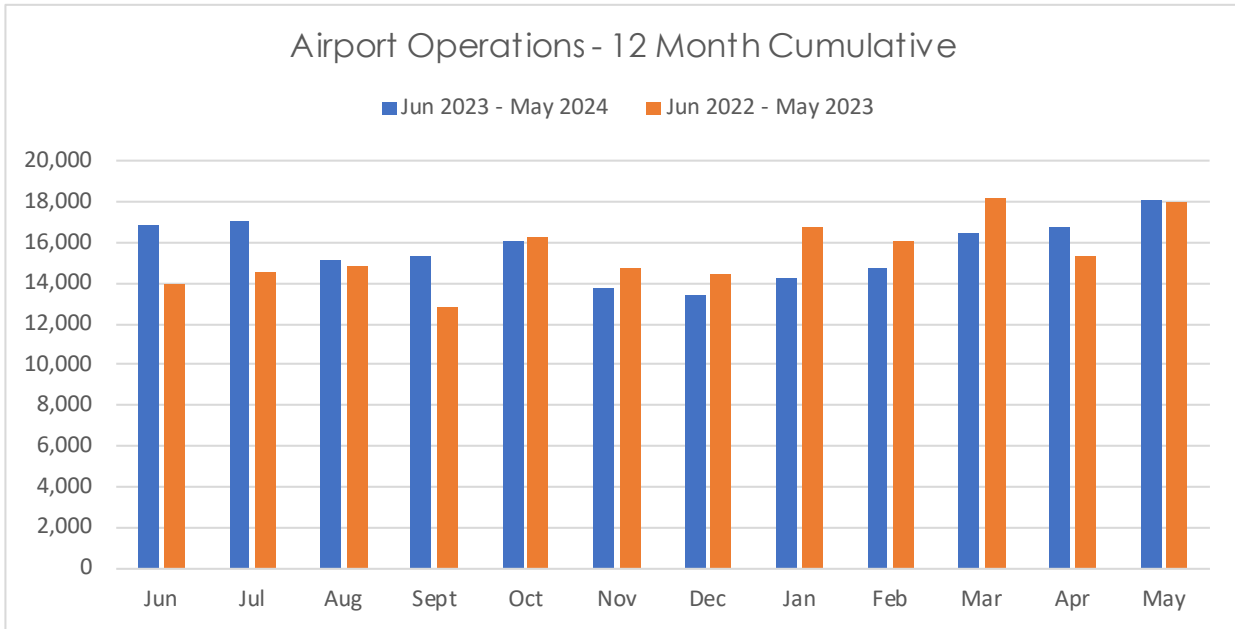






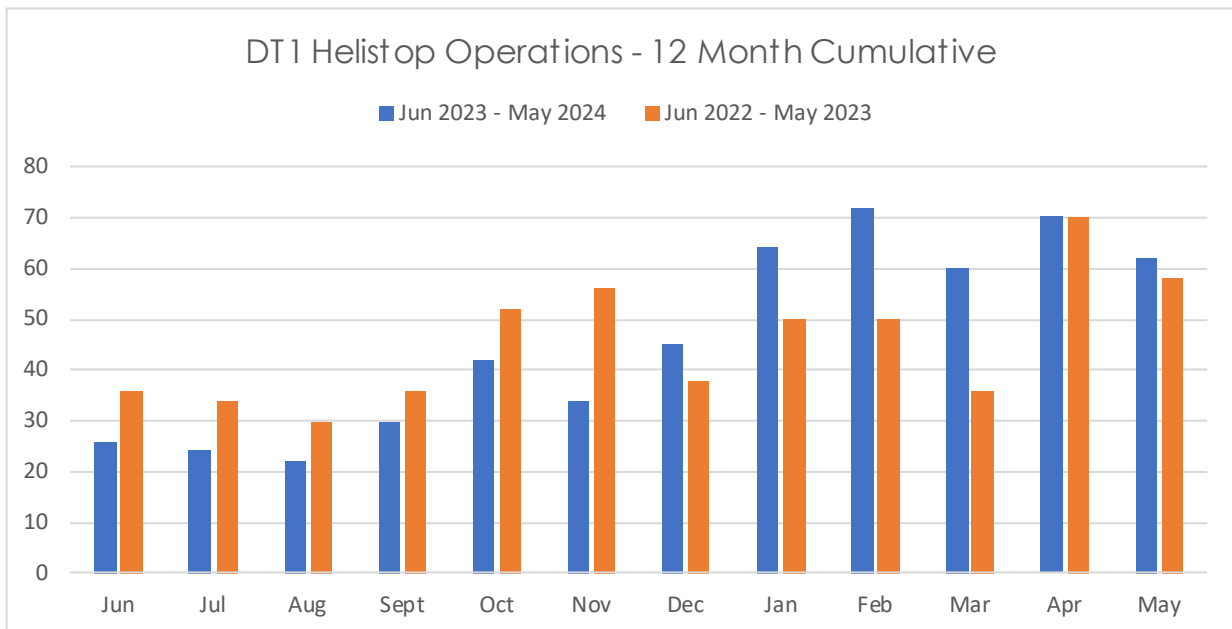
## Airport Operations - 12 Month Cumulative

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Totals
<b>Jun 2023 - May 2024</b>	16,802	17,016	15,145	15,294	16,020	13,692	13,431	14,231	14,721	16,444	16,787	18,089	187,672
<b>Jun 2022 - May 2023</b>	13,895	14,505	14,870	12,822	16,286	14,738	14,451	16,790	16,037	18,158	15,321	17,980	185,853



## DT1 Helistop Operations - 12 Month Cumulative

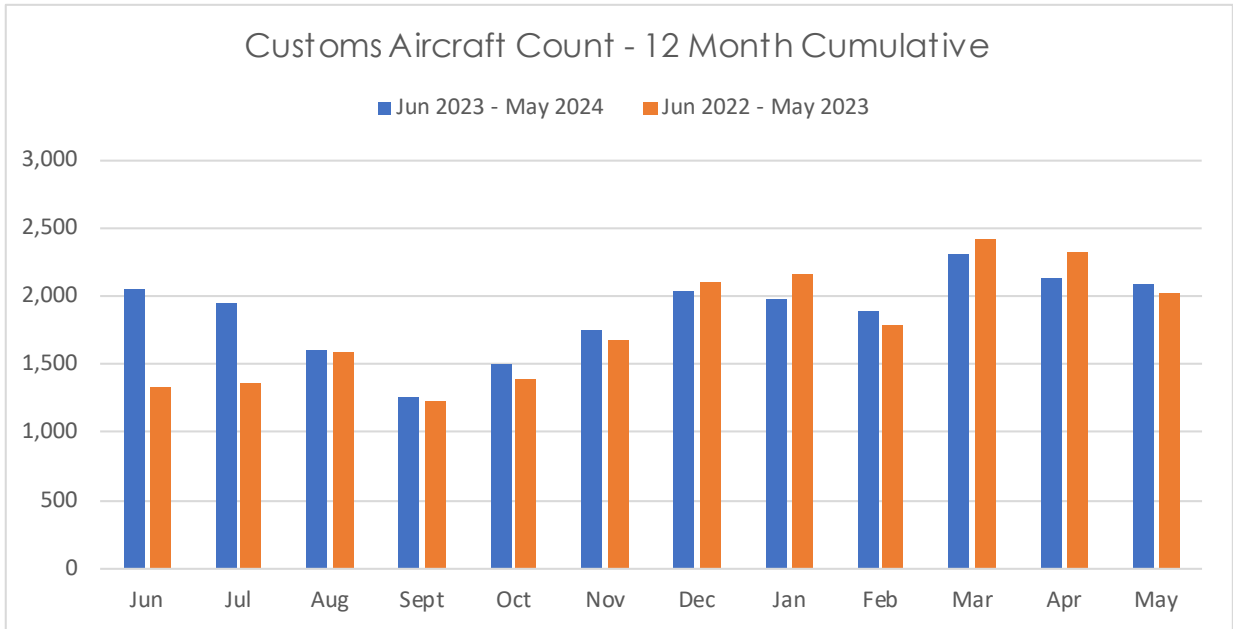
	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Totals
<b>Jun 2023 - May 2024</b>	26	24	22	30	42	34	45	64	72	60	70	62	551
<b>Jun 2022 - May 2023</b>	36	34	30	36	52	56	38	50	50	36	70	58	546





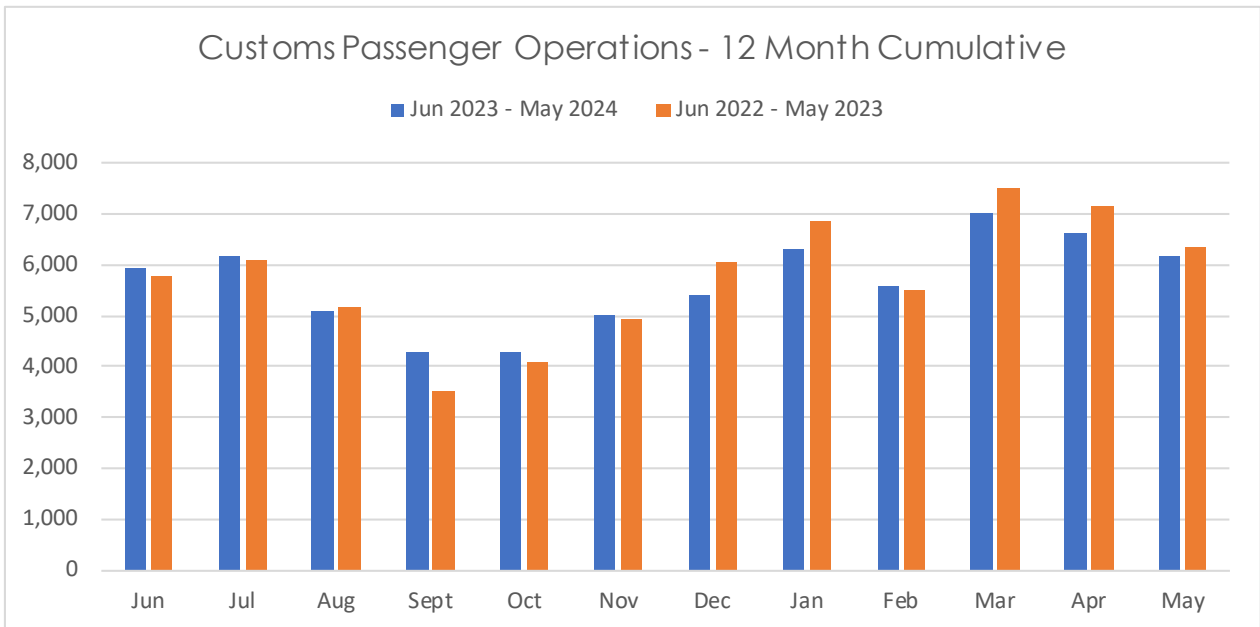
## Customs Aircraft Count - 12 Month Cumulative

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Totals
<b>Jun 2023 - May 2024</b>	2,055	1,951	1,603	1,257	1,488	1,749	2,041	1,984	1,887	2,306	2,123	2,080	22,524
<b>Jun 2022 - May 2023</b>	1,325	1,354	1,591	1,226	1,391	1,674	2,090	2,162	1,787	2,410	2,316	2,021	21,347



## Customs Passenger Operations - 12 Month Cumulative

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Totals
<b>Jun 2023 - May 2024</b>	5,947	6,169	5,070	4,284	4,299	5,016	5,420	6,300	5,561	7,023	6,600	6,160	67,849
<b>Jun 2022 - May 2023</b>	5,787	6,115	5,167	3,532	4,081	4,945	6,040	6,850	5,498	7,489	7,158	6,338	69,000

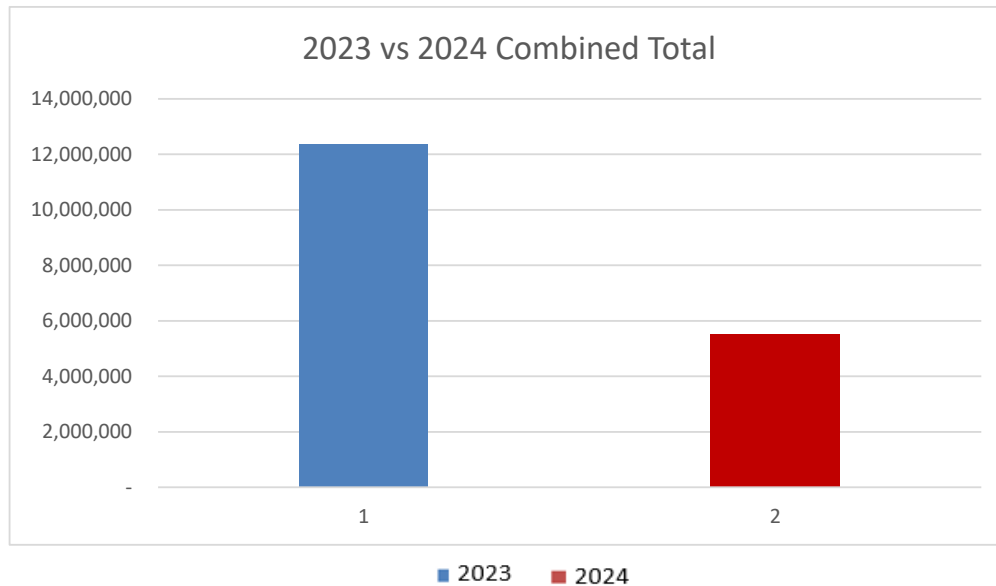
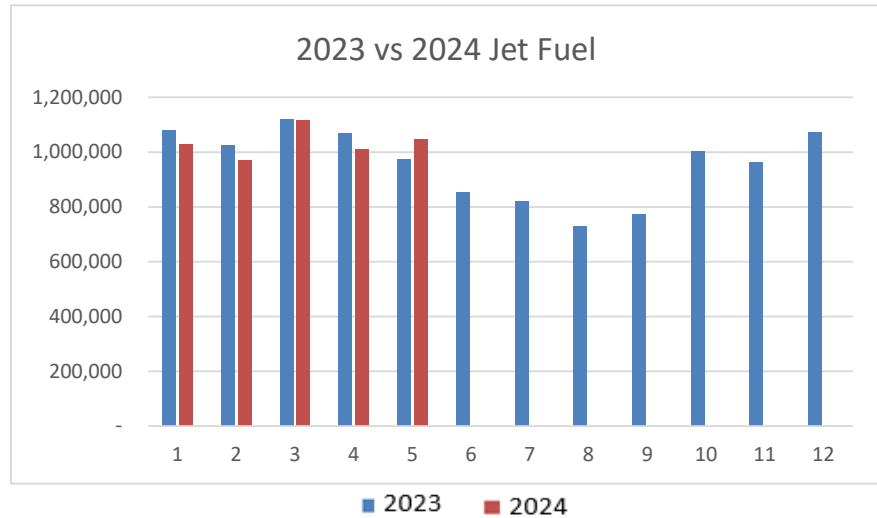
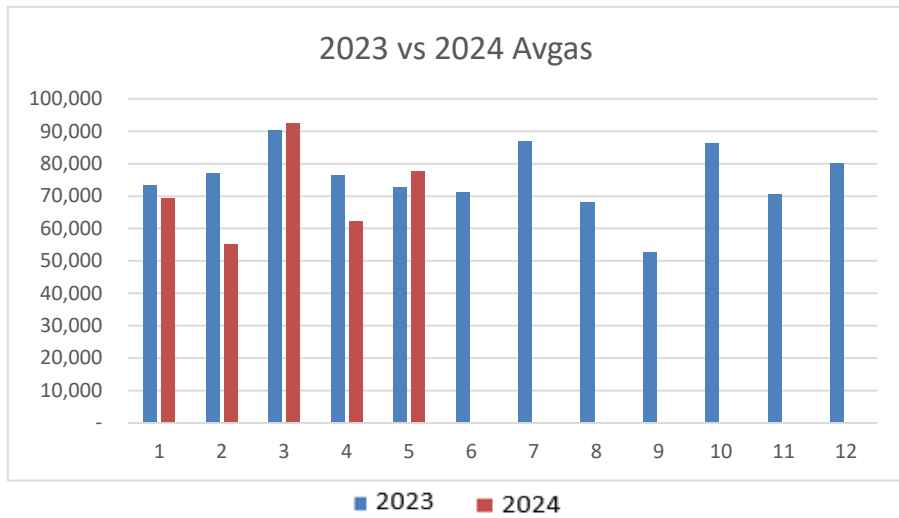


Date	Alert Level	Aircraft Type	Description
4/1/2024	II	C172 Skyhawk	Rough Running Engine
4/7/2024	II	Lear 60	Low Oil Pressure Indicator
4/11/2024	I	Cessna 402C	Flat Left Main Gear
4/12/2024	II	Cirrus SR22	Rough Running Engine
4/19/2024	I	Beech F33A Bonanza	Flat Right Main Gear
4/27/2024	II	Piper PA-44 Seminole	Landing Gear Indicator Light

Date	Alert Level	Aircraft Type	Description
5/2/2024	II	Beech King Air	Low Cabin Pressure
5/17/2024	III	Hawker 400	Taxiway Excursion
5/19/2024	I	Diamond DA-40	Flat Right Main Gear
5/23/2024	I	Cessna 172 Skyhawk	Flat Right Main Gear
5/27/2024	III	Cessna 172 Skyhawk	Runway Excursion
5/31/2024	II	Cessna 501 Citation	Left Engine Out

### 2024 Monthly Fuel Flowage (Gallons)

Year	Fuel	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2023	Avgas	73,336	77,070	90,175	76,298	72,673	71,179	86,936	67,957	52,499	86,295	70,605	79,918	904,941
	Jet	1,080,235	1,024,544	1,117,812	1,069,139	972,855	853,810	817,910	727,727	771,803	1,002,734	962,778	1,071,288	11,472,635
	<b>Total</b>	<b>1,153,571</b>	<b>1,101,614</b>	<b>1,207,987</b>	<b>1,145,437</b>	<b>1,045,528</b>	<b>924,989</b>	<b>904,846</b>	<b>795,684</b>	<b>824,302</b>	<b>1,089,029</b>	<b>1,033,383</b>	<b>1,151,206</b>	<b>12,377,576</b>
2024	Avgas	69,394	55,013	92,323	62,139	77,461								356,330
	Jet	1,026,986	968,551	1,115,643	1,011,625	1,046,671								5,169,476
	<b>Total</b>	<b>1,096,380</b>	<b>1,023,564</b>	<b>1,207,966</b>	<b>1,073,764</b>	<b>1,124,132</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,525,806</b>



**UPDATE ITEM C**

DATE: June 27, 2024  
TO: Aviation Advisory Board  
FROM: Rufus A. James, Airport Director  
SUBJECT: Arrearages



**Rent**

There are no arrearages to report.

**Fuel Flowage**

There are no arrearages to report.

## UPDATE ITEM E.I.

DATE: June 27, 2024  
TO: Aviation Advisory Board  
VIA: Rufus James, Director  
BY: Khant Myat, P.E., Project Manager II  
SUBJECT: Executive Airport – Runway 9-27 Rehabilitation Project

On November 7, 2023, the City Commission approved the Design of Runway 9-27 Pavement Rehabilitation Task Order with Kimley-Horn and Associates. The design has since been completed and bidding for the project has begun.

The contract is expected to be awarded in September 2024 and the mobilization is expected to start shortly thereafter. The scope of the project is to mill and resurface Runway 9-27, replace edge lights with new LED lights, runway grooving, and milling and paving the associated intersections.

The construction will require the full closure of Runway 9-27 and partial closure of Runway 13-31. The detailed schedule for the closures has not been determined; however, the duration of the Runway closures is detailed below:

### Phase 1 to 3:

- Runway 9-27 - Closed for 24 hours for ten consecutive days.
- Runway 9-27 and Runway 13-31 – Closed for 24 hours for three consecutive days. This closure is within the ten-day closure.

### Phase 4 to 6:

- Runway 9-27 Closed nightly for 51 days; 30 days after completion of Phase 3.
- Runway 9-27 and Runway 13-31 Closed nightly for two consecutive weekends. This closure is within the 51-day closure.

We appreciate the cooperation of the tenants and users as we begin the bidding process for the construction of Runway 9-27 Pavement Rehabilitation. As the schedule progresses, we will provide an update on the construction date.

# UPDATE ITEM E.I. EXHIBIT 1

