



**AVIATION ADVISORY BOARD MEETING MINUTES  
 FORT LAUDERDALE EXECUTIVE AIRPORT  
 RED TAILS CONFERENCE ROOM  
 6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA  
 THURSDAY, MARCH 30, 2023 – 1:30 P.M.**

	<b>Attendance</b>	<b>Cumulative Attendance 7/2022 - 6/2023</b>	
		<b>Present</b>	<b>Absent</b>
<b>Board Members</b>			
Mark Volchek, Chair	P	5	1
William Gilbert, Vice Chair	P	6	0
David Ash	P	5	1
Jeff Johnson	P	5	1
Dr. Ed Kwoka	P	4	2
Robert Laughlin	A	5	1
Kevin Macelhaney	P	4	2
Valerie Vitale	A	5	1
John Vratsinas	A	5	1
<b>Non-Voting</b>			
Commissioner Marlon Bolton	A	4	2
Jeff Helyer, City of Oakland Park	P	6	0

**Airport/City Staff**

Carlton Harrison, Assistant Airport Director  
 Khant Myat, Project Manager II  
 Jeri Pryor, Program Manager I  
 Linda Blanco, Senior Administrative Assistant  
 Ryan Frost, Airport Operations Supervisor  
 Krystal Permanan, Airport Business Development Administrator  
 Angelia Basto, Senior Financial Administrator  
 Giovanni Miranda, Visual Communications Designer  
 Matthew Bilello, Airport Intern

**Others**

J. Opperlee, Recording Secretary, Prototype, Inc.  
 Stephanie Toothaker, attorney for Broward Health

**CALL TO ORDER**

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

**ROLL CALL**

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

**Motion** was made by Dr. Kwoka, seconded by Mr. Gilbert to allow Commissioner Bolton to attend via Zoom. Motion passed unanimously. [But Commissioner Bolton did not attend]

## **APPROVAL OF MINUTES**

- **January 26, 2023**

**Motion** made by Mr. Johnson, seconded by Mr. Macelhaney, to approve the minutes of the January 26, 2023 meeting as presented. Motion passed unanimously.

## **ELECTIONS**

- Election for Chair

Dr. Kwoka nominated himself for Chair. Mr. Ash also nominated Dr. Kwoka for Chair. Mr. Volchek nominated himself for Chair. Each candidate discussed his qualifications for serving as Chair.

In a roll call vote, Mr. Volchek was elected Chair 4-2, with Dr. Kwoka and Mr. Ash voting for Dr. Kwoka.

- Election for Vice Chair

Chair Volchek nominated Mr. Gilbert for Vice Chair. Mr. Ash nominated Dr. Kwoka for Vice Chair. In a roll call vote, Mr. Gilbert was elected Vice Chair 6-0.

## **VOTING ITEMS**

1. **Unified Land Development Regulations Change in Use from Office to Senior Citizen Center Use - Broward Health**

Mr. Harrison provided the presentation and recommended Board approval.

Stephanie Toothaker, attorney for Broward Health, provided a presentation.

**Motion** made by Dr. Kwoka, seconded by Mr. Macelhaney, to approve the Unified Land Development Regulations Change in Use from Office to Senior Citizen Center Use - Broward Health. Motion passed unanimously.

2. **Contract Award for Runway 31 Bypass and Taxiway Golf Pavement Rehabilitation to Weekley Asphalt Paving, Inc.**

Mr. Myat provided the presentation and recommended awarding the project to Weekley Asphalt Paving Inc.

**Motion** made by Dr. Kwoka, seconded by Mr. Macelhaney, to approve the contract award for Runway 31 Bypass and Taxiway Golf Pavement Rehabilitation to Weekley Asphalt Paving, Inc. Motion passed unanimously.

3. **Revised Site Plan for Parcel 8CE, 10, 11– Lynx FBO Fort Lauderdale - Atlantic Aviation**

Mr. Harrison provided the presentation and recommended Board approval.

## VOTING ITEM 1

DATE: March 30, 2023  
TO: Aviation Advisory Board  
FROM: Rufus A. James   
SUBJECT: Unified Land Development Regulations Change in Use from Office to Senior Citizen Center Use - Broward Health

The Airport has been approached by North Broward Health District (Broward Health) owner of the property located at 1700 NW 49th Street, Fort Lauderdale (Exhibit 1). Broward Health is proposing a partial interior renovation and remodeling of the existing one-story building to convert 15,361 square feet of Office Use to Senior Citizen Center Use to accommodate Broward Health's Programs of All-Inclusive Care for the Elderly (PACE) facility.

The Property is designated with an underlying land use of "Employment Center" per the City's Comprehensive Plan and is zoned Airport Industrial Park (AIP). Senior Citizen Center not a use that is specifically listed in the use tables for the AIP District. However, the Unified Land Development Regulations (ULDR) Section 47-18.30 defines a Senior Citizen Center as a facility which, for compensation provides service, meals, recreational activities, and transportation for five (5) or more adults over the age of fifty-five 55. Additionally, Section 47-14.11.D of the ULDR provides the following:

- *Permitted, conditional, or accessory uses which are not specifically listed or are not substantially similar to those uses listed as permitted, conditional or accessory uses in this section 47-14.11 may be permitted if approved by the Planning and Zoning Board, if the Planning and Zoning Board determines that the proposed use is consistent with the permitted uses of the future land use designation for the parcel as identified in the City of Fort Lauderdale Comprehensive Plan and that such use at its proposed location will not adversely impact the operation of the Fort Lauderdale Executive Airport. The recommendation of the Airport Advisory Board as to whether the proposed use adversely impacts the operation of the Fort Lauderdale Executive Airport shall be considered by the Planning and Zoning Board when making its determination.*

Broward Health is requesting consideration from the Airport, the Aviation Advisory Board (AAB) and the Planning and Zoning Board (PZB) to modify ULDR Section 47-14.11. D. The recommendation of the AAB is necessary for the process to continue to the Planning and Zoning Board for review and approval.

The PACE facility will operate under an Adult Day Care license as approved by the State's Agency for Health Care Administration (AHCA). The services being provided will include transportation to and from the facility, catered meals, therapy, activities, medical services provided by primary care providers, and social work services needed by the participants in the program (Exhibit 2).

Staff has analyzed the Airport approach/departure surfaces, flight pattern activity, as well as proximity of the facility to the Airport and based on the location, nature, and scope of the proposed PACE site, it is anticipated that the use will not adversely impact the operation of the Airport.

**Staff Recommendation**

The staff recommends the change in use application from Office to Senior Citizen Center Use be forwarded to the Planning and Zoning Board for consideration and approval.

**VOTING ITEM 1  
EXHIBIT 1**



# **Broward PACE Program, LLC**

BPP, LLC will operate a Program of All-inclusive Care for the Elderly licensed as an Adult Day Care located at 1700 NW 49<sup>th</sup> Street, Fort Lauderdale, FL. The hours of operation will be from 7:30 am to 6:00 pm Monday through Friday. Initially the PACE site on any given day will serve 30-40 participants a day with growth over the next 2-3 years to serve 100-110 participants a day on site. The PACE site will operate under an Adult Day Care license as approved by Agency for Health Care Administration (AHCA) in the state of Florida. Services will include transportation to and from the site, catered meals, therapy, activities, medical services provided by primary care providers, and Social Work services needed by the participants in the program. These same services are provided to the participants out in the community on a 24/7 basis 365 days a year. Below is an explanation regarding PACE from the Centers for Medicare and Medicaid Services web site. PACE is a federal and state approved health plan for the Medicaid eligible frail elder living in the community.

At capacity BPP, LLC will employ 50-60 individuals at the Fort Lauderdale location.

## **Program of All-Inclusive Care for the Elderly**

The Programs of All-Inclusive Care for the Elderly (PACE) provides comprehensive medical and social services to certain frail, community-dwelling elderly individuals, most of whom are dually eligible for Medicare and Medicaid benefits. An interdisciplinary team of health professionals provides PACE participants with coordinated care. For most participants, the comprehensive service package enables them to remain in the community rather than receive care in a nursing home.

Financing for the program is capped, which allows providers to deliver all services participants need rather than limit them to those reimbursable under Medicare and Medicaid fee-for-service plans. The PACE model of care is established as a provider in the Medicare program and as enables states to provide PACE services to Medicaid beneficiaries as state option.

### **PACE Eligibility**

Individuals can join PACE if they meet certain conditions:

- Age 55 or older
- Live in the service area of a PACE organization
- Eligible for nursing home care
- Be able to live safely in the community

The PACE program becomes the sole source of services for Medicare and Medicaid eligible enrollees. Individuals can leave the program at any time.