



Staff Report

**File #:** LN-23

Development Review Committee  
Meeting Date: November 4, 2020

**AHERN RENTALS POMPANO**

**Request:** Minor Site Plan  
**P&Z#** 20-12000038  
**Owner:** DFA, LLC  
**Project Location:** 205 NW 12 Ave  
**Folio Number:** 484234200010  
**Land Use Designation:** I  
**Zoning District:** I-1  
**Commission District:** 4  
**Agent:** Brendan Murphy (949-279-9377)  
**Project Planner:** Lauren Gratzer (954-545-7792) / lauren.gratzer@copbfl.com

**Summary:**

This project includes landscaping and parking layout modifications to an existing site. The application is being submitted in order to change the principal use of the property to a Heavy Equipment Establishment.

**Staff Conditions:**

**PLANNING**

Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com) <<mailto:daniel.keester@copbfl.com>>

**Review Complete Pending Development Order**

- Provide a platting determination letter from Broward County Planning Council, confirming whether or not a plat note would be required for this prior to approval. The plat was restricted to 23,293 square feet of industrial use; however, the survey notes that the building footprint is 24,573 square feet.
- Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). Warehouses & offices (as noted on the site plan) are listed as permitted uses in this zoning district.
- The property is accessed from NW 12 Avenue, and access is now shared between the two property owners where the right-of-way was vacated by Ordinance 93-51 (utility easement was retained). No additional right-of-way is required. Comments

**ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>

**Review Complete Resubmittal Required**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City has an existing 12” water main along NW 12th Avenue. Please overlay site plan 004 AS-101 Site Plan showing the 12” City water main and it’s appurtenances in relation to the proposed improvements. The overlay will provide clarity toward any potential location improvement conflicts.
3. City Utility GIS information can be obtain from the City Engineering Dept. Please note that the GIS information is for reference only. It is the responsibility of the applicant to verify the location of the existing utilities located in the utility easement. Please contact GIS Manager Tracy Wynn at [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) or at 954-545-7007.
4. Landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on

5. Submit a City Engineering Division permit application for the proposed on-site/off-site paving repairs and curbing, (At time of permitting)

6. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)

## **FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

**Review Complete Resubmittal Required**

1 - provide on site plan proposed outdoor storage of flammable/combustible fueling operations.

( ) F-117 Dispensing areas shall be provided with a vehicular driveway constructed of reinforced concrete. It shall be sloped to allow any accidental discharge from the dispensing of fluid to flow away from the dispenser or any building, and shall be subject to the approval of the Fire Code Official. This driveway shall be a minimum of twelve feet (12") wide and twenty feet (20") long, minimum. In every case, this driveway must be large enough that the fuel hose, when fully extended, does not reach the far edge of the driveway. (F-117 Broward Amendments)

## **BUILDING DIVISION**

Carpelo Jeoboam | [Carpelo.Jeoboam@copbfl.com](mailto:Carpelo.Jeoboam@copbfl.com) <<mailto:Carpelo.Jeoboam@copbfl.com>>

**Review Complete Pending Development Order**

11.03.2020

### **Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations,

structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

## **BSO**

Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org) <[mailto:scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)>

**Review Complete Pending Development Order**

### Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

### Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Is building equipped with Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal

or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices. Indicate in CPTED narrative.

#### Parking Garage - Security Strengthening

- a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases.
- b. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).
- c. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.
- d. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones

#### Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring
- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB’s/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.
- j. Install video surveillance of any rooftop areas, etc.

Miscellaneous: CPTED & Security Strengthening

- a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

**CRA**

Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com) <<mailto:kimberly.vazquez@copbfl.com>>

Review Complete No Comments

No comments.

**UTILITIES**

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

**Review Complete Resubmittal Required**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City has an existing 12” water main along NW 12th Avenue. Please overlay site plan 004 AS-101 Site Plan showing the 12” City water main and it’s appurtenances in relation to the proposed improvements. The overlay will provide clarity toward any potential location improvement conflicts.
3. City Utility GIS / As-Build information can be obtain from the City Engineering Dept. Please contact

GIS Manager Tracy Wynn at [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) or at 954-545-7007

## **LANDSCAPE REVIEW**

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

**Review Complete Resubmittal Required**

NOTE: P&Z #20-12000038. This is to accompany Bldg. Permit # 20-3307

1. In addition to showing the required Type C Perimeter Buffers as per 155.5203.F.3. and provide a cross section detail. Please update landscape plan to match the previously approved plan for the balance of the site.
2. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
3. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
4. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
5. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, his subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment.
6. Violation of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ISA Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

7. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any plant material is installed on site.
8. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
9. All tree work will require permitting by a registered Broward County Tree Trimmer.
10. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
11. Additional comments may be rendered a time of resubmittal.

## ZONING

Lauren Gratzer | [Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com) <<mailto:Lauren.Gratzer@copbfl.com>>

### Review Complete Resubmittal Required

1. A type C perimeter buffer shall be provided along all perimeters of the site (155.4226.G). This type of buffers requires an opaque masonry wall at least 8' tall with landscaping on either side of the wall (155.5203.F.3). The steel pickets illustrated on the plans are not an "opaque masonry wall," and must be revised.
2. An easement agreement sign off by all agencies will be required at time of building permit to place the wall in the 6' utility easement.
3. The parking calculations need to be shown based on the use. The proposed use of a Heavy Equipment Establishment has a minimum parking requirement of 1 per 300 SF of indoor waiting area and sales area. Additionally, outdoor storage (as an accessory use) requires 1 per 5,000 SF of outdoor storage area. Provide a floor plan of the existing building that breaks down the use of each area with square footage. If this building is being used for other uses (such as a warehouse) include this in the calculation as well.
4. The plat restricts the building square footage to a maximum of 23,293 SF. The site plan shows the building square footage exceeds this amount at 23,447 SF. A plat note amendment is required to legalize this building size if this is the true number. The survey states that the building is 24,573 SF. Clarify the correct building square footage on the site plan.
5. Provide the width of the fire lane through the display area. A two-way drive isle must be at least 24' wide.
6. How is the waste being handled on this property? If a dumpster is being provided outside, it must

comply with the screening and location standards of section 155.5301.C.

7. No heavy equipment displays shall be located within a required yard or perimeter buffer (155.4226.G). All equipment display areas must be at least 30' from the rear (west) property line.
8. Provide a note on the site plan that the "storage area" will be limited to the storage associated in conjunction with the principal use (the heavy equipment establishment) (155.4303.W.3.d).
9. The use shall not have more than one heavy equipment display pad for every 100 feet of street frontage. A display pad shall not exceed 750 square feet in area (155.4226.G). Provide the square footage of the display areas.
10. Label all structures on both the site plan and the demolition plan. What is the roofed structure outside of the principal building to the north? Additionally, what are the two boxes in the landscaped area in the northwest portion of the property?
11. The photometric plan does not demonstrate the lighting for the entire property. Provide a photometric plan that shows minimum compliance of at least 1.0 foot-candle in the vehicular use area and a maximum of 3.0 foot-candles at the property line (155.5401.E).
12. If any new light poles are being proposed, provide a detail of this light pole and the height measured from the average floor grade. The maximum height of a light pole in a non-residential zoning district is 30'.
13. The site data table on the site plan mentions there is one loading space but it is not illustrated on the plan. Identify the one loading space area on the site plan.

## SOLID WASTE AND RECYCLING

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>

**Review Complete Resubmittal Required**

Demonstrate adequate trash collection service has been planned for this site. There is no trash receptacle or enclosure shown on this site plan.

1. Specify what type and size containers will be used to accommodate the trash generated by use of the building on this site.

2. Demonstrate access to and from location of the trash container on the site plan.

3. Label garbage enclosure/dumpster on the site plan.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.