



Ahern Rentals
205 NW 12th Ave
Pompano Beach, FL 33069
Minor Site Plan Application

I. Description of Use:

Ahern Rentals has over 65 years of equipment rental experience. Headquartered in Las Vegas, Nevada, Ahern Rentals is a family-owned business which started from humble beginnings in 1953. Through organic growth, Ahern Rentals is today the largest independent rental company in North America, with 94 locations.

Ahern Rentals has over 54,000 pieces of equipment in the fleet, and serves customers in many sectors, including construction, industrial, residential, utilities, municipalities, conventions, and entertainment & events.

Ahern Rentals owns the property located at 205 NW 12th Avenue (the "Property") and submits this Minor Site Plan Development Application to change the use to a Heavy Equipment Establishment as permitted by the City of Pompano Beach's Zoning Code Section 155.4226.G.

The Property is located in the I-1 Zoning district and has historically been operated as one type of heavy equipment facility or another. The proposed use is consistent with the uses permitted in the I-1 zoning district and Ahern Rentals proposes to make renovations and improvements in accordance with its proposed use of the Property. Additionally, a type C buffer and extensively improved landscaping around the site is proposed as part of this Application.

Ahern Rentals' proposed operation includes a Heavy Equipment Establishment which will provide Leasing; rental; display; repairs; servicing; and limited storage of heavy equipment such as loaders; backhoes; high-lifts; fork-lifts; earth moving equipment; and the like.

This Application proposes 7,971 S.F. (34% of Building S.F.) of outdoor storage – located in the far northwestern corner of the site. Equipment display areas are depicted in the attached plans as well.



II. Permitted Use:

The City of Pompano Beach's Zoning Code permits the proposed use in the zoning district. Specifically, Section 155.4226.G (Industrial: Industrial Service Uses – Heavy Equipment Establishments) permits the use in the I-1 zoning district:

G. Heavy Equipment Establishments
I. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4

M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P	P										P			

Section 155.4226.G defines a “heavy equipment establishment” as a use that is: “...engaged in the repair, servicing, display, sales, leasing, rental, or storage of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW).” Ahern Rentals’s proposed use fits within this definition.

Further, Section 155.4226.G sets forth standards for such use, including:

-A type C perimeter buffer shall be provided along all perimeters of the site.

RESPONSE: Ahern will provide the required Type C buffer as more fully depicted in the attached plans.

-Heavy equipment shall not be stored as a source of parts.

RESPONSE: Ahern will not store equipment as a source of parts.

-All repairs of heavy equipment shall be conducted on a paved surface.

RESPONSE: Ahern will not repair equipment on non-paved surfaces.

-The use shall be designed so that service bays are not visible from an adjoining street.

RESPONSE: The existing service bays do not face adjoining streets and no new service bays are proposed.

-No heavy equipment displays shall be located within a required yard or perimeter buffer.

RESPONSE: Ahern will not display equipment in the required yards or buffers – equipment display will be limited to the spaces depicted in the attached plans.

- No heavy equipment shall be displayed on the top of a building.



RESPONSE: Ahern will not display equipment on top of the existing building.

-All lights and lighting shall be designed and arranged so no source of light is directly visible from any residential district or existing residential use.

RESPONSE: Ahern will use existing and upgraded lighting that does not affect surrounding properties and no residential districts or properties are in the vicinity of the Property.

III. Existing Structure:

As can be seen depicted in the attached plans, the existing structure will be rehabilitated; re-used; and substantial site improvements are proposed.

IV. Type "C" Buffer and Landscaping:

In accordance with the requirements of Section 155.4226.G to provide a Type "C" buffer, Ahern Rentals proposes to provide a modified Type "C" buffer to comply with both the zoning requirement and the City's CPTED principles. Proposed is a solid 8-foot-high precast wall interspersed with ornate fence panels surrounding the perimeter – see detail on Sheet AS-501.

The existing perimeter landscaping consists of 20 trees as more specifically depicted on Sheet TS-1 & TS-2. Ahern Rentals proposes to substantially upgrade the perimeter landscaping with the net addition of 92 trees to total 112 perimeter trees - as well as enhanced ground cover as more specifically described on Sheet LP-1 & LP-2.

We respectfully request approval of this Minor Site Plan Application. Should you have any questions or require additional information our development team is here to assist.

Best,

A handwritten signature in blue ink, appearing to read "J. Crush", is written over a light blue rectangular background.

Jason S. Crush
For the Firm