



City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643  
 (954) 922-2687 Fax

**Standard Development Application**

JAN 07 2005  
 Planning  
 Department

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_  
 Petition No.: SP 002-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2025 Tigertail Blvd., Dania Beach, FL 33004

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 5042233000190 Legal Description: See Attached

Applicant/Consultant/Legal Representative (circle one) Gerdau Ameristeel US, Inc.

Address of Applicant: PO Box 31328 Tampa, FL 33631-3328

Business Telephone: 813-765-0436 Home: N/A Fax: 813-752-2397

E-mail address: dennis.hunter@gerdau.com

Name of Property Owner: Gerdau Ameristeel US, Inc.

Address of Property Owner: PO Box 31328 Tampa, FL 33631-3328

Business Telephone: 813-765-0436 Home: N/A Fax: 813-752-2397

Explanation of Request: Site Plan Approval

For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 11.73 Gross Acreage: 11.73 Prop. Square Footage: \_\_\_\_\_

Existing Use: IROC Proposed Use: IROC

Is property owned individually, by a corporation, association, or a joint venture? \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Jim Thompson, Thompson & Assoc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: *Jim Thompson*  
(Owner / Agent signature\*)

BEFORE ME THIS 7<sup>th</sup> DAY OF January, 2015

By:  
Shevanese McIntyre  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary *Shevanese McIntyre*  
(Signature of Notary Public – State of FLORIDA)



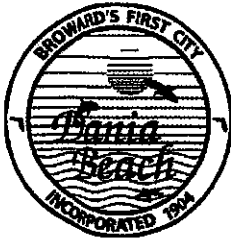
Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

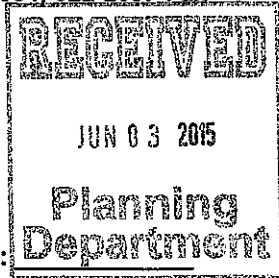
**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**



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Standard Development Application



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- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_

VA-059-15  
VA-060-15; YA61-15;  
VA-62-15; YA 63-15  
PL-58-15

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2025 Tigertail Boulevard, Dania Beach, FL

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: Initial Plat in Process

Folio Number(s): 5042-3300-0190 Legal Description: See Drawings

Applicant/Consultant/Legal Representative (circle one) Jan H. Smith, AIA

Address of Applicant: 4230 Pablo Professional Court, Suite 102, Jacksonville, FL 32224

Business Telephone: 904-242-7200 Home: - Fax: -

E-mail address: jsmith@smithmccrary.com

Name of Property Owner: Gerdau Ameristeel U.S., Inc.

Address of Property Owner: 4221 W. Boy Scout Blvd. #600, Tampa, FL 33607

Business Telephone: 813-740-3301 Cell: 813-765-0436 Fax: \_\_\_\_\_

Explanation of Request: Variance Request 4 PLAT *all*

*For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.*

Prop. Net Acreage: 11.729 Gross Acreage: 11.729 Prop. Square Footage: 510,898 SF

Existing Use: Light Industrial Proposed Use: Light Industrial

Is property owned individually, by a corporation, association, or a joint venture? \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize MARCIE OPPENHEIMER NOLAN (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: *[Signature]*  
(Owner / Agent signature\*)

BEFORE ME THIS 3<sup>rd</sup> DAY OF JUNE, 2015

By:

Shevanese McIntyre  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary *[Signature]*  
(Signature of Notary Public - State of \_\_\_\_\_)



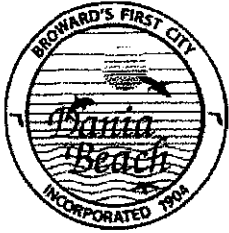
Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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Date Rec'd: \_\_\_\_\_

Petition No.: VR-78-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Lot(s): N/A Block: N/A Subdivision: N/A

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Address of Property Owner: 4221 W. Boy Scout Blvd. #600, Tampa, FL 33607

Business Telephone: 813-740-3301 Cell: 813-765-0436 Fax: \_\_\_\_\_

Explanation of Request: Variance Request

*For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.*

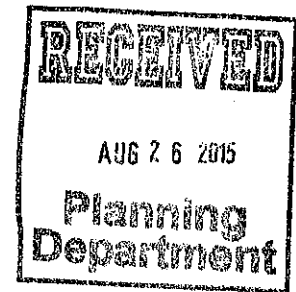
Prop. Net Acreage: 11.67 Gross Acreage: 11.729 Prop. Square Footage: 510,898 SF 508,343

Existing Use: Light Industrial Proposed Use: Light Industrial

## VARIANCE REQUEST -REVISED

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
Plant Expansion- Office Bldg., Steel Fabrication Shop and Site Improvements  
PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH

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## VARIANCE REQUEST REVISIONS

These variance requests were reviewed with City Staff at the 6/25/15 DRC Review meeting. Two variances have been added since the last review and two have been changed by staff recommendation to waivers. The original numbering system has been retained for clarity. A diagram is attached describing the general locations of these variances.

## LIST OF OWNER REQUESTED VARIANCES

### 1. VA-59-15 CANCELLED

~~VARIANCE #1~~- Article 511 Industrial Design Standards  
Section 511-30 -APPEARANCE

- This Variance Request has been determined by the Staff Reviewers, per code Section 511.20.b, that allows the City Commission to waive these requirements.

### 2. VA-60-15 CANCELLED

~~VARIANCE #2~~-Article 511 Industrial Design Standards  
Section 511-40 LANDSCAPING, WALLS AND FENCING

- This Variance Request has been determined by the Staff Reviewers, per code Section 511.20.b, that allows the City Commission to waive these requirements.

### ~~3. VA-61-15 VARIANCE #3~~-Article 275-Landscape Requirements

~~Section 275-120 PERIMETER BUFFER LANDSCAPE REQUIREMENTS~~

- ~~• See follow up information provided as requested by staff reviews~~
- CANCELLED ON 8/26/15 PER PHONE CALL WITH MARILUZ M.

### 4. VA-62-15 VARIANCE #4 - Article 205 Tabular Summary of Site Development Standards

Section 205-10 SCHEDULE OF LOT, YARD AND BULK REGULATIONS

- See follow up information provided as requested by staff reviews

### 5. VA-63-15 VARIANCE #5- Article 115 Industrial Districts

Section 115-50 Conditions of Use

- See follow up information provided as requested by staff reviews

### 6. VARIANCE #6- ARTICLE 275 Landscaping Requirements

**Section 275-100 (D) Interior landscape requirements for vehicular use areas**

### 7. VARIANCE #7- ARTICLE 265 OFF-STREE PARKING REQUIREMENTS

**Section 265-110 Design and Construction Standards for Parking Lots  
Paragraph (E) Standard Paving / Composition.**

### 8. VARIANCE #8- ARTICLE 265 OFF-STREE PARKING REQUIREMENTS

**Section 265-170 Nonconforming parking facilities Paragraph (C) (3)Gravel Surfacing**

## **VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
Page 2 of 14

## **VARIANCE REQUEST INTRODUCTION**

The variances are requested by the Owner and are addressed per ARTICLE 625 -VARIANCES, 625-40, *Variance Review Criteria*. The *Variance Review Criteria* subsections are listed below.

- (1) *That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*
- (2) *That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*
- (3) *That the requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;*
- (4) *That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*
- (5) *That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.*

## **GENERAL OWNER RESPONSE TO ALL VARIANCES**

1. Per Variance Review Criteria (1), these variances do not compromise the stability and appearance of the City. The industrial appearance of the existing site will be improved with new materials, new landscape and general improvements. The nature of this industrial facility is not conducive to using other sizes, volumes, wood finishes, or other non-industrial features and materials noted.
2. Per Variance Review Criteria (2), the variances are compatible with the surrounding existing area and land use. The land use does not change. The uses, materials, sizes, uses, building volumes and openings are consistent with the materials on-site since the 1960s.
3. Per Variance Review Criteria (3), the *requested variances are consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City. We believe this development is an improvement and thereby is consistent with City goals and objectives.*
4. Per Variance Review Criteria (4), the Owner would comply with the code if there were not unique circumstances that apply to this property. This is a true light industrial facility in which the City of Dania Beach has grown up around. This Owner is an excellent business that has contributed to the employment of many local people and contributed substantially to the tax base. It is a clean, environmentally friendly business. The code required setback, materials for construction, the shapes, volumes, window openings, and appearance features do not lend themselves to this building function.
5. Per Variance Review Criteria (5), the variances requested are the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community. We believe that this development improves the existing site by improving the existing structures, landscape and roadways and thereby improves the overall character, health, safety and welfare of the community. Also, by providing new jobs, this project will indirectly assist in overall improvement of the entire community and the individual Dania Beach resident.

## **VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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Page 3 of 14

### **CANCELLED VARIANCE #1- Article 511 INDUSTRIAL DESIGN STANDARDS**

#### **Section 511-30 –Appearance**

##### **Requested as a waiver**

Variance Requested: The Owner requests that the “appearance” criteria described in this section be waived. The appearance of the new office building and the new fab shop expansion are made of metal siding, and metal roofs. These are the existing materials already utilized on site and are conducive to the industrial nature of the facility.

The requirements, in Section 511-30, paragraphs A through R (excluding N, O, Q and R) are requested as variance items. See Drawing Sheets A-5b and A-6b for the building elevations for materials, building sizes, volumes, window openings proposed in lieu of those indicated in this section.

### **CANCELLED VARIANCE #2- Article 511- INDUSTRIAL DESIGN**

#### **Section 511-40 Landscaping, Walls and Fencing**

##### **Requested as a waiver**

Variance Requested: The Owner requests a variance for paragraphs A, B, C and E of this landscape and fencing section. All items in this section are listed below.

(A) “Industrial development must comply with Article 275, Landscape requirements.”

Owner Response: We meet all of these requirements with the exception of one item that is addressed in Variance #3, Section 275-120.

(B) “The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and site.”

Owner Response: We meet a majority of the landscape requirements, but do not provide window boxes or planters in this industrial location. These elements would be a hardship to provide on this type of building and location.

(C) “Where hedges are utilized and adequate space exists, a tiered effect is required.”

Owner Response: Tiered plant material is provided, but not in all locations due to inadequate space.

(D) “Landscaped areas shall be surrounded with a six inch raised concrete curb. Grade within areas to be landscaped design of the building and the site.”

Owner Response: No variance requested.

(E) “Chain link, barbed wire and similar fencing along a designated arterial are prohibited. Where such fencing can be viewed from a designated arterial, landscaping, berming or both shall be provided to minimize visibility from the designated arterial.

Owner Response: The Owner requests that the chain link fencing, that is existing around the entire perimeter of the property, be allowed to remain and /or a portion be replaced or relocated due to new construction. Code required landscape is provided where described in drawings.

(F) “Perimeter wall, if utilized shall be architecturally compatible with the principal structure.”

Owner Response: Not Applicable; no variance sought.



**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
Page 4 of 14

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**VARIANCE #3 – ARTICLE 275 LANDSCAPE REQUIREMENTS**  
**Section 275-120 Perimeter Buffer Landscape Requirements for Business, Commercial and Industrial Properties –CANCELLED per MARILUZ M. 8/26/15**

**Variance Requested:** The Owner requests a variance to the requirement of paragraph one that indicates that a "ten-foot buffer" be required at all perimeter locations and reads as follows:

~~"A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED MU, EDBB MU, and NBHD MU CRA form based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear feet and a row of hedges. Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation."~~

**Variance Review Criteria:**

1. ~~The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.~~

**Response:**

We understand the basic intent is to provide an aesthetically pleasing 'edge' along the entire perimeter of the property and for the overall aesthetic appeal. The overall development will provide a significant improvement to the aesthetic and visual appeal of the property.

There are 3 locations on-site where this variance is to be considered. Due to the physical site dimensions and site restrictions these areas are unable to meet the 10 ft. buffer requirements. Please note that a 10 ft. buffer is provided at all other new parking areas and new roadways.

- ~~The existing west entry drive does not have an existing 10 foot landscape buffer. The length of this existing buffer is approximately 400 ft. along the Tigertail Blvd. entry. A new proposed landscape area is adjacent to this area.~~
- ~~The existing east drive is a very narrow strip of land, only 60 ft. wide. This is the access to the east side of the property. This narrow strip has an existing drive that is to remain. The length of the non-standard buffer is approximately 58 ft. There is also an existing drainage problem at this narrow area that is exacerbated by the existing elevation of Tigertail. Tigertail Blvd. is unable to be changed therefore the design includes an exfiltration system that will improve this drainage problem. This area is needed for this drainage improvement thereby reducing the landscape buffer.~~
- ~~The interior property line, east of the Proposed Fab Shop has a new employee sidewalk with a 5 ft. landscape buffer. This is an employee safety zone and as described below, the site restriction of the existing conditions creates the non-forming buffer of only 5 ft.~~

**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
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**VARIANCE #3 (continued)**

~~2. The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.~~

~~**Response:** This variance is compatible with the surrounding land uses which are all industrial IROC and is not detrimental to the community.~~

~~3. The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;~~

~~**Response:** The City's Comprehensive Plan supports the furtherance of aesthetics, safety and sustainable healthy environments. The improvements in drainage, aesthetics and safety are supported by this variance. The development of this project will significantly improve the area.~~

~~4. The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and~~

~~**Response:** This property has been designed around an existing fabrication facility and existing train spur. The train tracks extend inside the building to deliver the steel product.~~

The design restrictions of the existing track tracks directly control the location of the new fabrication addition. There are also internal, overhead mounted rolling cranes that carry the product within the building to and from the rail cars. The physical expansion of the building is entirely contingent upon the alignment of the existing crane and the location of the through building train tracks. This very unique building type and function is extremely limited in the site layout. These existing site parameters severely limit the layout of drives, parking and landscaped areas.

~~5. The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.~~

~~**Response:** This variance is necessary for the Owner's relief in the project. The Owner is committed to this community. Safety, health and welfare of the community and their employees are hallmarks of the Gerdau Ameristeel company, as evidenced in their 40 year track record for at this site. The Owner is committed to maintaining this with the development of the project.~~

**VARIANCE REQUEST -REVISED**

DATE: 7/21/15 REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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**VARIANCE #4 – TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS**  
**SECTION 205-10 Schedule of Lot, Yard And Bulk Requirements,**  
**(D) Industrial Districts (IROC)**

**Variance Requested:** Per the Table, in the heading of *Industrial District, IROC*, the *Front Yard* setback is requested as 35 ft. feet in lieu of the roof ridge height which is 40 feet.

The Code chart reads as follows:

*“Greater of 30 or 1 X building height”.*

*Per Section 725-30, the definition of Height, Building is: “for buildings, height is the vertical distance measured from plus 8 NVGD datum to the tie beam of the top story.”*

**Variance Review Criteria**

1. *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*

**Response:** The variance maintains the basic intent of the City’s requirements. We understand that the intent of setback rule as related to building height is to keep light, air and view along a corridor with a consistent aesthetic and function. The basic Code definition of building height technically does not apply to this construction type because there is no “tie beam.” The tie beam in other construction types is always below the roof height thereby by interpolation the setback should be less than the roof (ridge). With this assumption this variance meets the intent of the City guidelines for appearance and stability.

2. *The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*

**Response:** The adjacent properties’ setbacks are approximately 30 ft. Therefore this variance request is compatible with the surrounding land uses.

3. *The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;*

**Response:** The variance request is consistent with the Comprehensive plan. The request meets the goals of the code setback requirement.

4. *The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*

**Response:** The requested 35 feet setback would allow for the standard operational bay sizes of the fabrication shop which is critical to the equipment function and truck loading. The original ROW was 10 ft. With the new dedication of the right of way the Owner is losing 5ft of property.

5. *That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.*

**Response:** The requested variance will not adversely encroach on the street line; it does not change the character, health, safety or welfare of the community.

**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
Page 7 of 14

**VARIANCE #5- ARTICLE 115- INDUSTRIAL DISTRICTS**  
**Section 115-50 Conditions of Use**

Variance Requested: The Owner requests a variance to Section 115-50, Paragraph 2 which addresses the appearance of the building. It reads as follows:

“Conditions of use: The architectural treatment of the buildings shall resemble that of an office building, particularly in those portions of the buildings facing the public right-of-ways and adjoining residential areas. This may include use of substantial construction materials (stucco or stone over concrete for exterior building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building and overhead doors and loading activities to be located to the rear of the buildings, within interior areas between buildings or within interior side yards. Applies to the following uses and districts: a. ....IROC”

There are 2 proposed buildings. One is a new pre-engineered metal office building and the second building is an expansion of the existing fabrication building. These industrial buildings are designed with exterior metal panel siding and not with “traditional architectural detailing” . The use of glass and landscape adjacent to the building will not provide a workable solution to this type of operation.

The buildings are described in the elevations on Drawing Sheets A-5b and A-6.

Please note that the property is not adjacent to any residential properties. All the surrounding properties are zoned IROC.

**Variance Review Criteria**

1. *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*  
**Response:** This variance request meets the basic intent of the City’s code in that the development of the project will dramatically enhance the area along Tigertail with landscape and new buildings.
2. *The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*  
**Response:** The materials uses of the buildings are compatible with what currently exists on site and the neighboring industrial facilities. These are standard for industrial type buildings and are not detrimental to the community.
3. *The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City*  
**Response:** This variance request is consistent with the Comprehensive plan of providing safe, healthy working environments for the citizens of Dania Beach.
4. *The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*  
**Response:** The exterior material and architectural treatment of the building are consistent with the function of the building. Addressing the façade as an “office building”
5. *The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.*

## VARIANCE REQUEST -REVISED

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.

OWNER: GERDAU AMERISTEEL US, INC.

LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL

PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT

Plant Expansion- Office Bldg., Steel Fabrication Shop and Site Improvements

PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH

Page 8 of 14

## **VARIANCE #6- ARTICLE 275**

### **Section 275-100 (D) Interior landscape requirements for vehicular use areas (VUAs)**

Variance Requested: The Owner requests a variance to Section 275-100, which addresses the planting of trees on terminal parking islands in parking areas and reads as follows:

**(D) Terminal landscape peninsulas. Terminal landscape peninsulas shall be ten (10) feet wide and as long as the required length of the parking stall in that aisle (exclusive of curb dimensions). Each peninsula shall have a minimum of two (2) category 1 trees.**

There are fourteen (14) terminal islands on the northwest corner of the site that are included in this request. Two (2) of these have light poles and adding trees with large canopies would reduce the ambient light within the parking area and hence creating areas of darkness which will impact the security and welfare of the users. The other twelve (12) islands would each require two (2) Category 1 large shade trees each.

The terminal islands all meet the code stated above, and have dimensions of 18 feet deep by 10 feet wide minimum (inside curb) dimensions. The request here is not to modify the minimum size of the island, but rather to modify the number of trees to be placed on each of the islands. The Applicant as well, is not requesting to reduce the tree requirement for the islands, but rather to place only one large tree per terminal island, instead of two. The remainder of the required shade trees will be placed elsewhere on site where they will not be overcrowded and will have more space to support the proper growth and health of the trees as they mature.

### **Variance Review Criteria**

1. *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*

**Response:** The basic intent and purpose of this regulation, beyond aesthetics, is to provide large canopy trees for shade and comfort of the user, as well as, to reduce the heat island effect in the South Florida climate. Provision of one large shade tree which can mature in a space of 10' x 18' will be more sustainable overtime and provide for a better tree, horticulturally, with sufficient room to mature, than would two large trees. Placement of two large trees in the same space would cause overcrowding of species overtime and would require future removal of the more dominant tree. Removal and overcrowding of canopies would in fact be counterproductive to the intent of the code in the first place and also become an eyesore if new trees were not replaced.

2. *The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*

**Response:** The requested variance will not negatively impact compatibility with the surrounding land uses. The area of the islands is interior to the site surrounded by buffers of drainage retention and FPL on the north, the interior to the site on the east and south, and a Park and Ride County Facility parking to the west which includes a landscape buffer with over and under story providing a sufficient buffer between the two. It should also be noted that the adjacent parking facility to the west only has one large canopy tree on each of their terminal islands which in fact will make this compatible to the adjacent property. Providing for one large tree, in lieu of two on a small space would enhance the environment rather than be a detriment.

## VARIANCE REQUEST -REVISED

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.

OWNER: GERDAU AMERISTEEL US, INC.

LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL

PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT

Plant Expansion- Office Bldg., Steel Fabrication Shop and Site Improvements

PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH

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### **VARIANCE #6 (continued)**

3. *The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;*  
**Response:** The City's Comprehensive Plan supports the furtherance of aesthetics, safety and sustainable healthy environments; by placing only one tree in place of two to deter overcrowding and the future disruption of infrastructure by overgrown roots will in fact compliment the furtherance of the City's Goals and Objectives.
  
4. *The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*  
**Response:** The requested variance is not unique to the circumstances in so far as all petitioners must comply with the same criteria. However, it is the professional opinion of a Certified Arborist and Landscape Architect with many years of experience that this requirement is an outdated code requirement and providing a single large canopy tree with the maturity of 30 feet in spread with longevity within a space of 10 x 18 is marginally advisable, but planting of two in the same space will only lead to species dominance and the poor root and canopy structure of both. On still another note as a professional with licensure in the State of Florida, the writer would not be comfortable with the signing and sealing of such plans should the strict conformance of this code be carried out.
  
5. *The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.*  
**Response:** The requested variance is the minimum to afford relief of the code which is outdated and therefore not advisable for a practicing practitioner to comply with. In fact, planting of just one tree will enhance and preserve the environment and provide for a more sustainable landscape with less disease and require less maintenance than the alternative of planting two trees in the same space. Furthermore, providing a canopy tree that can thrive and light fixtures where needed that will not be obscured by tree canopies will promote the overall health, safety and welfare of the users overall.

**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
Plant Expansion- Office Bldg., Steel Fabrication Shop and Site Improvements  
PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
Page 10 of 14

**VARIANCE #7- ARTICLE 265 OFF- STREET PARKING REQUIREMENTS**  
**Section 265-110 Design and Construction Standards for Parking Lots**  
**Paragraph (E) Standard Paving / Composition.**

Variance Requested: The Owner requests a variance to Section 265-110, Paragraph ( E) which requires asphalt paving material and reads as follows:

“Standard paving/composition. Except as provided in subsections (F) and (G), off street parking facilities and spaces, including aisles and driveways, shall at a minimum be surfaced with at least one inch thick asphaltic cement on at least six inch natural compacted limerock base course compacted.....All pavement systems shall be maintained in a smooth, well graded condition. “

The proposed project paving provides asphaltic paving for all vehicular drives, aisles, roadways, automobile parking spaces and truck drives per Code requirements. The area requested for the variance is only the truck trailer staging / parking area. (A new area and an existing area.)

**Variance Review Criteria**

1. *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*  
**Response:** The use of gravel paving provides the appropriate structural surface support of the truck trailer during staging. The gravel rock is neat in appearance and is not aesthetically inappropriate for the use. Please also consider that 265-110, Paragraph (F) "Pavers and Alternate Paving Systems Subparagraph (3) states "The public services director may approve other equivalent pavement systems that will support the intended use. “
  
2. *The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*  
**Response:** The use of gravel (57stone) is consistent with existing products on the adjacent zoned IROC properties. The proposed gravel is a rock aggregate (not limerock). It is not inherently dusty or prone to a residue. Stone gravel is clean and allows a 75% perk rate over asphaltic pavement thereby it is less detrimental to the land than asphaltic pavement. It also reduces the heat island affect (a function of the lighter color). When asphaltic pavement is used this affect is significant.
  
3. The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;  
**Response:** The Comprehensive Plan promotes aesthetic improvements, sustainability and quality. This request for an alternate paving material is consistent with the Comprehensive plan, and with good land planning practices.

**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
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**VARIANCE #7 (continued)**

4. The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and  
**Response:** The unique function of the property is the purpose of the request. The nature the gravel surface lends itself to a better surface for the purpose of staged truck trailers with heavy loads that are rotated often after the process of unloading and loading.
  
- 5.. The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.  
**Response:** *The use of the gravel surfacing does not affect the character, health, safety and welfare of the community and possibly enhances the environment through the reduction of the heat island effect.*



**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
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**VARIANCE #8- ARTICLE 265 OFF- STREET PARKING REQUIREMENTS**

**Section 265-170 Nonconforming parking facilities**

**Paragraph (C) Gravel Surfacing, Subparagraph (3)**

Variance Requested: The Owner requests a variance to Section 265-170 Paragraph (C), (3) which reads as follows:

*"(C) [Gravel Surfacing] Off-street parking facilities surfaced with gravel in existence prior to the enactment of Ordinance No. 29-90 on July 10, 1990, may remain, unless any of the following occur, in which case the parking facility shall fully comply with the construction standards of the article:"*

*"(3) Any substantial improvement is made to the property, as defined in Section 725-30 or any structure or addition to a structure is constructed or placed upon the property, with the exception of a utility shed of less than 120 sf and a fence with no masonry component (i.e. columns)."*

*Section 723-30 TERMS DEFINED: "Substantial Improvement. Replacement of any 2 exterior wall and the roof with a period of 1 year shall constitute a substantial improvement. Substantial improvement shall also mean any repair, reconstruction or improvement of structure within a period of 1 year, the cost of which exceeds 50% of the market value of the structure, as determined by the Office of the Property Appraiser of Broward, either:....."*

**Variance Review Criteria**

- 1. *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*

**Response:** *The request of this variance is similar in the use of gravel for the truck staging areas, but also the request for the existing gravel staging area to remain.*

The use of gravel paving provides the appropriate structural surface support of the truck trailer during staging. The gravel rock is neat in appearance and is not aesthetically inappropriate for the use.

Please also consider that Section 265-110, Paragraph (F) "Pavers and Alternate Paving Systems Subparagraph (3) states "The public services director may approve other equivalent pavement systems that will support the intended use. "

- 2. *The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*

**Response:** *The use of gravel (57stone) is consistent with existing products on the adjacent zoned IROC properties. The proposed gravel is a rock aggregate (not limerock). It is not inherently dusty or prone to a residue. Stone gravel is clean and allows a 75% perc rate over asphaltic pavement thereby it is less detrimental to the land than asphaltic pavement. It also reduces the heat island affect (a function of the lighter color). When asphaltic pavement is used this affect is significant.*

**VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
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**VARIANCE #8 (continued)**

3. That the requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time and all other similar plans adopted by the City;  
**Response:** The Comprehensive Plan promotes aesthetic improvements, sustainability and quality. This request for an alternate paving material is consistent with the Comprehensive plan and good land planning practices.
  
4. The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and  
**Response:** The unique function of the property is the purpose of the request. The nature the gravel surface lends itself to a better surface for the purpose of staged truck trailers with heavy loads that are rotated often after the process of unloading and loading.
  
5. The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.  
**Response:** *The use of the gravel surfacing does not affect the character, health, safety and welfare of the community and enhances the environment through the reduction of the heat island effect.*

## **VARIANCE REQUEST -REVISED**

DATE: ~~7/21/15~~ REVISED 8/26/15 PER MARILUZ M.  
OWNER: GERDAU AMERISTEEL US, INC.  
LOCATION: 2025 TIGERTAIL BLVD, DANIA BEACH, FL  
PROJ. NAME: GLN DOWNSTREAM LAU EXPANSION PROJECT  
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PREPARED BY: SMITH-MCCRARY ARCHITECTS INC. - J. SMITH  
Page 14 of 14

## **PROJECT INTRODUCTION**

The Gerdau Ameristeel US, Inc. is located on 2025 Tigertail Blvd. in Dania Beach and has been in operation in this location since the late 1960s. The primary function of this operation is the bending and cutting of steel reinforcement bars for the local construction industry.

The reinforcement bars, commonly known as "rebar", and coils of steel "wire" are brought to this site via the Gerdau-owned rail spur or on flatbed trucks. The steel rebar and wire coil are then cut and /or bent. We use the term "fabrication" for this cutting and bending process. This "fabricated" steel is then placed on the Gerdau-owned fleet trucks and transported to a construction jobsite. This rebar is utilized locally by the construction market in the Broward and Dade area. The fabrication process is only bending and cutting of steel as noted above. This process produces or uses no environmentally hazardous materials. It is a "cold" process. It uses no water, no heat, no paint, and no chemicals. It uses large hydraulic and electrically powered machines for fabrication which produce little or no dust, and minimal noise outside the shop area. It is also a sustainable process where 100% of the excess material is recycled. The excess steel, from the cutting process, is sent to another Florida Gerdau site for reforming back into steel rebar or coil.

There are approximately 60 existing employees at the Dania Beach facility. There will be a total of 95 Gerdau employees when the proposed build-out of the site is complete. This project will also indirectly increase other job opportunities in the Broward / Dade County region through construction related industries that utilize, install and require this fabricated steel product.

## **PROJECT ZONING AND BUILDING USE DESCRIPTIONS - Existing**

The approximately 11.7 acre site is zoned IROC.

- Existing Office Building (8640 sf) to be demolished.
- Existing Fabrication Building (59,100 sf)

The Fabrication Building is the heart of the operation. This building is an open structure of 59,100 sf under roof. (Only 2800 sf of the fab building is enclosed and air conditioned for locker rooms, break room and miscellaneous offices.) There is large equipment under this roof that is used to bend and cut the rebar. Within the Fab Building are existing, built-in overhead cranes that are used to move the rebar to and from the train cars and trucks into a specific area of the building. Please note that the rail cars and the trucks actually drive into the building to be unloaded. After the steel is unloaded and fabricated it is loaded back onto out-going fleet trucks for delivery to the construction job site. This loading is done within the building.

The fleet trucks are owned by Gerdau and are staged on site for the delivery of the fabricated product. Trucks are loaded in a day and delivered the following day depending on a variety of variables including weather, loading time, etc. The office building's "use" is directly related to the operation of the Fabrication Building. It functions as the sales and operations team offices. The building also includes conference rooms, offices and toilet facilities.

## **PROPOSED NEW WORK (no changes in site or building use)**

The new work proposed for this site includes:

- Expansion of the existing fabrication shop
- New office facilities
- New car parking and stormwater – dry retention
- New fleet parking – truck and flatbed trailers
- New landscape
- New area of exterior storage of steel
- Minor demolition of existing fab shop

# GERDAU DOWNSTREAM LAU EXPANSION PROJECT

FIRE FLOW

DESIGN REPORT

FOR

Gerdau Ameristeel US Inc.

PREPARED BY:



## Connelly & Wicker Inc.

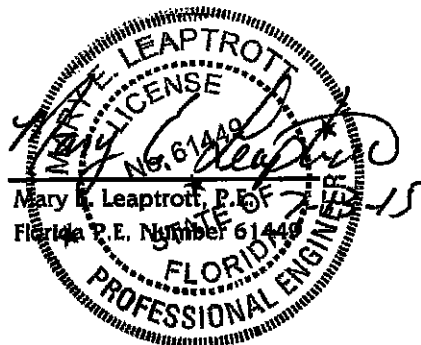
10060 Skinner Lake Drive, Suite 500  
Jacksonville, Florida 32246

C.A. Number: 3650 L.A. Number: LC26000311

Phone: (904) 265-3030 Fax: (904) 265-3031

DATE: July 13, 2015

CWI Project No.: 15-01-0010



# Connelly & Wicker Inc.

GERDAU DOWNSTREAM LAU EXPANSION PROJECT

Index Sheet

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# Connelly & Wicker Inc.

## GERDAU DOWNSTREAM LAU EXPANSION PROJECT

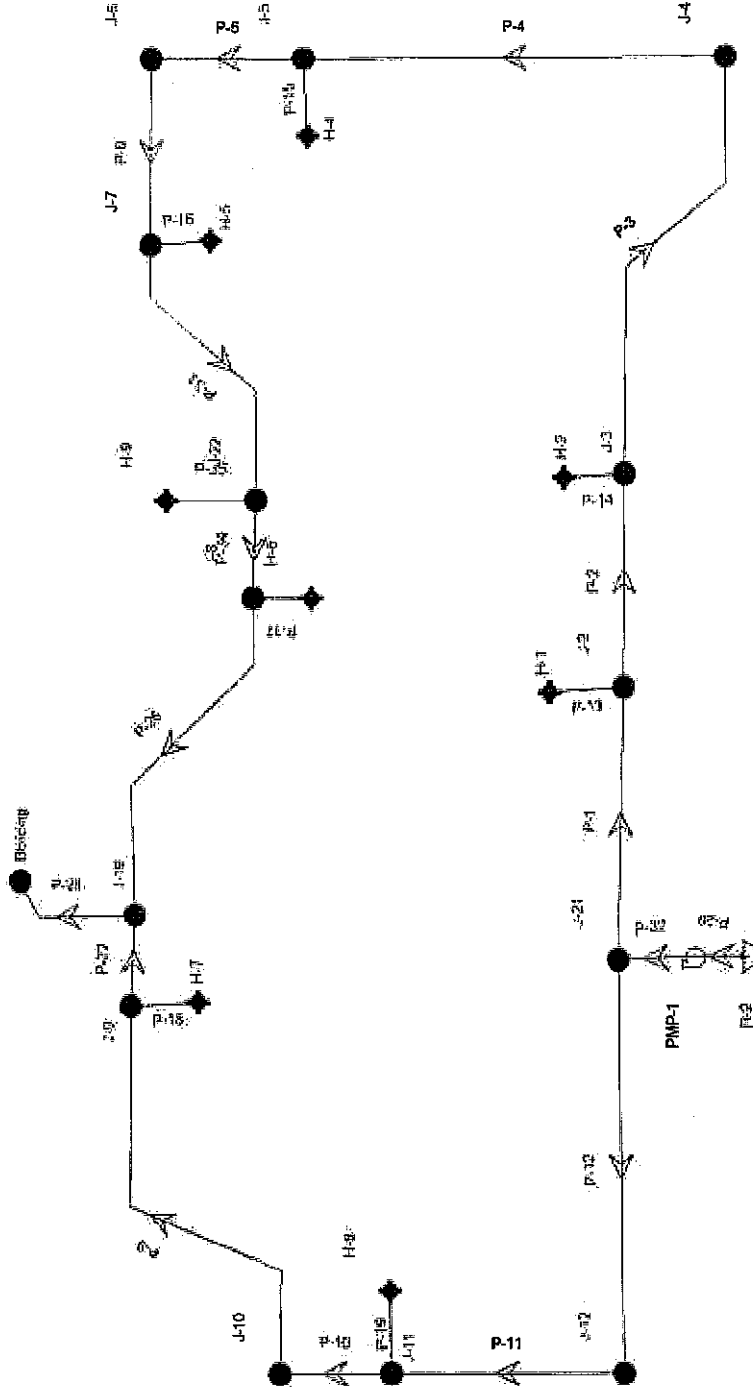
### Pump Curve Data

<b>Fire Flow Test</b>		
Static (Head Psi)	62	
Fire (Head Psi)	20	
Residual (Head Psi)	58	
Design Head (Psi)	40	
Flow (Gpm)	2130	
Fire Flow (Gpm)	7583	
Design Head (ft)	143.1	
Max Operating Head (ft)	46.2	
Fire Flow (Gpm)	5348	
Approximate Flow (Gpm) at 20 PSI		7583 (Calc.)
<b>Pump Curve Data</b>		
	Discharge (Gpm)	Head (Ft)
Shutoff	0.0	143.1
Design	5348	92.3
Flow at Test	2130	133.8
Max Operating	0	46.2

**Notes:**

1. Fire Flow Test Information and data based on fire flow test performed by W.W. Gay on February 9, 2015 at 9:12 AM.
2. Flow hydrant for test located on Island Cottage Way about 340' west of A1A.
3. Static residual hydrant for test located on A1A at Island Cottage Way.
3. Test Results are as follows Static Pressure: 65 PSI, Residual Pressure 58 PSI, Residual Flow 1,163 GPM.

**Scenario: Base**





### FlexTable: Hydrant Table (15-01-0010 Fire Flow.wtg)

Current Time: 0.000 hours

Label	Elevation (ft)	Pressure (psi)	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Satisfies Fire Flow Constraints?
H-1	5.10	53.2	1,750	3,319	20.0	True
H-2	6.60	52.6	1,750	3,227	20.0	True
H-4	6.50	52.6	1,750	2,742	20.0	True
H-5	6.30	52.7	1,750	2,668	20.0	True
H-6	6.00	52.8	1,750	2,535	20.0	True
H-7	6.50	52.6	1,750	2,574	20.0	True
H-8	5.90	52.9	1,750	2,583	20.0	True
H-9	6.00	52.8	1,750	2,103	20.0	True

### FlexTable: Junction Table (15-01-0010 Fire Flow.wtg)

Current Time: 0.000 hours

Label	Demand (gpm)	Elevation (ft)	Pressure (psi)	Pressure Head (ft)
Building	50	7.20	52.2	120.68
J-2	0	5.10	53.2	122.96
J-3	0	6.60	52.6	121.46
J-4	0	7.50	52.2	120.56
J-5	0	6.50	52.6	121.56
J-6	0	6.90	52.4	121.16
J-7	0	6.30	52.7	121.75
J-8	0	6.00	52.8	122.05
J-9	0	6.50	52.6	121.55
J-10	0	6.00	52.8	122.05
J-11	0	6.00	52.8	122.05
J-12	0	3.70	53.8	124.36
J-19	0	6.25	52.7	121.80
J-21	0	5.00	53.2	123.06
J-22	0	6.07	52.8	121.98

## FlexTable: Pipe Table (15-01-0010 Fire Flow.wtg)

Current Time: 0.000 hours

Label	Diameter (in)	Has User Defined Length?	Length (ft)	Material	Hazen- William s C	Minor Loss Coefficient (Unified)	Flow (gpm )	Velocity (ft/s)	Headloss (Friction ) (ft)	Headloss (Minor) (ft)	Headloss (ft)
P-1	12.0	True	254	PVC	140.0	0.000	21	0.06	0.00	0.00	0.00
P-2	12.0	True	314	PVC	140.0	0.000	21	0.06	0.00	0.00	0.00
P-3	12.0	True	300	PVC	140.0	1.670	21	0.06	0.00	0.00	0.00
P-4	8.0	True	427	PVC	140.0	0.000	21	0.13	0.01	0.00	0.01
P-5	8.0	True	70	PVC	140.0	0.000	21	0.13	0.00	0.00	0.00
P-6	8.0	True	99	PVC	140.0	1.280	21	0.13	0.00	0.00	0.00
P-9	8.0	True	250	PVC	140.0	2.820	29	0.19	0.01	0.00	0.01
P-10	8.0	True	48	PVC	140.0	0.000	29	0.19	0.00	0.00	0.00
P-11	8.0	True	324	PVC	140.0	1.670	29	0.19	0.01	0.00	0.01
P-12	12.0	True	273	PVC	140.0	0.000	29	0.08	0.00	0.00	0.00
P-13	6.0	True	10	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-14	6.0	True	7	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-15	6.0	True	6	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-16	6.0	True	4	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-17	6.0	True	14	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-18	6.0	True	13	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-19	6.0	True	38	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00
P-26	8.0	True	325	PVC	140.0	0.400	21	0.13	0.00	0.00	0.00
P-27	8.0	True	38	PVC	140.0	0.400	29	0.19	0.00	0.00	0.00
P-28	4.0	True	68	PVC	140.0	1.680	50	1.28	0.12	0.04	0.17
P-29	999.0	True	1	PVC	140.0	0.000	50	0.00	0.00	0.00	0.00
P-32	999.0	True	1	PVC	140.0	0.000	50	0.00	0.00	0.00	0.00
P-33	8.0	True	318	PVC	140.0	0.400	21	0.13	0.00	0.00	0.00
P-34	8.0	True	132	PVC	140.0	0.400	21	0.13	0.00	0.00	0.00
P-35	6.0	True	104	PVC	140.0	1.750	0	0.00	0.00	0.00	0.00

## FlexTable: Reservoir Table (15-01-0010 Fire Flow.wtg)

Current Time: 0.000 hours

Label	Elevation (ft)	Flow (Out net) (gpm)
R-2	5.00	50

**FlexTable: Pump Table (15-01-0010 Fire Flow.wtg)**

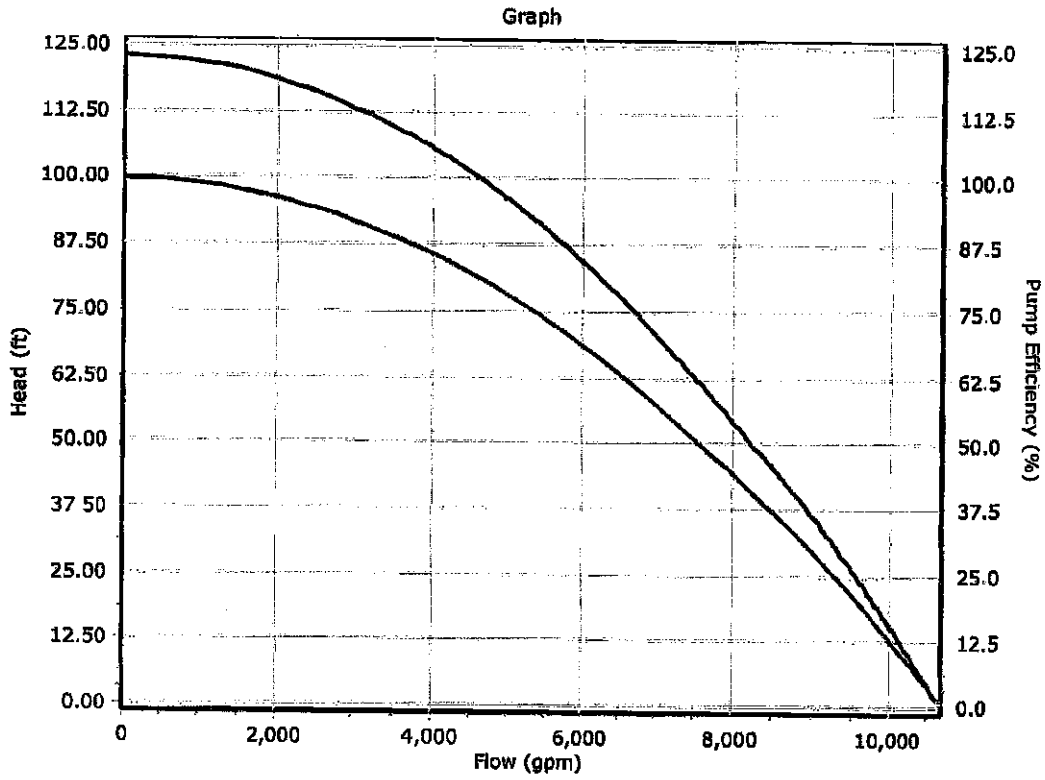
**Current Time: 0.000 hours**

Label	Pump Definition	Elevation (ft)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	Flow Test	5.00	5.00	128.06	50	123.06

## Pump Definition Detailed Report: Flow Test

Element Details			
ID	96	Notes	
Label	Flow Test		
Pump Definition Type			
Pump Definition Type	Design Point (1 Point)	Design Head	92.30 ft
Shutoff Flow	0 gpm	Maximum Operating Flow	0 gpm
Shutoff Head	0.00 ft	Maximum Operating Head	0.00 ft
Design Flow	5,348 gpm		
Pump Efficiency			
Pump Efficiency	Best Efficiency Point	Motor Efficiency	100.0 %
BEP Efficiency	100.0 %	Is Variable Speed Drive?	False
BEP Flow	0 gpm		
Transient (Physical)			
Inertia (Pump and Motor)	0.000 lb·ft <sup>2</sup>	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True

# Pump Definition Detailed Report: Flow Test





Gerdau Rebar (Ameristeel)  
2025 Tigertail Blvd  
Dania Beach, FL

4/10/2015

Dear Brian,

A fire flow test has been conducted by Wayne Automatic Fire Sprinklers, Inc. for the following project:

PROJECT NAME: Gerdau Rebar (Ameristeel)

PROJECT LOCATION: 2025 Tigertail Blvd

HYDRANT LOCATION: FIRE HYDRANTS:

TEST DATE: 4/8/2015

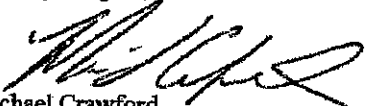
The results of this test are:

STATIC PRESSURE.....62 PSI  
RESIDUAL PRESSURE.....58 PSI  
PITOT PRESSURE (1) HYD. FLOWING.....42 PSI  
PITOT PRESSURE (2) HYD. FLOWING.....38 PSI  
HYDRANT OUTLET COEFFICIENT: .....90  
FIRE HYDRANT FLOW..... 2130 GPM  
TIME OF TEST.....12:25PM

The data contained herein are furnished only to demonstrate the available water supply at the time of the test. Fluctuations to pressure and flow will occur due to demands on the system and other conditions beyond the control of Wayne Automatic Fire Sprinklers, Inc.; therefore, additional criteria must be considered and additional independent test run to confirm pressures for use in design of any water distribution, sprinkler, or fire protection system.

Additionally, Wayne Automatic Fire Sprinklers, Inc. (WAFS) attests only to the correct use of generally recognized applicable procedures and techniques by experienced, qualified personnel in the execution of the flow test. WAFS in no way implies any guarantee as to the repeatability of the pressure/flow as observed and recorded. Neither does WAFS assume any liability for the overall quality of the water source.

Please give me a call, if you should have any questions.  
Thank you again,

  
Michael Crawford  
954-917-3030 ext. #1346





# Connelly & Wicker Inc.

Planning

Engineering

Landscape Architecture

July 15, 2015

City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

Attn: Broward Sheriffs Office, Department of Fire Rescue & Emergency Services  
Broward Fire Marshal's Office


Re: GLN Downstream Lau Expansion  
Statement of Verification  
CWI Proj. No. 15-01-0010

To whom it concerns:

Connelly & Wicker Inc. is the Civil Engineer of Record for the Gerdau Downstream LAU Expansion project.

The civil site water design includes a fire main design for the support of hydrants and sprinklered building and fabrication shops. The design included looping the existing fire mains with an 8" fire main as well as adding hydrants at acceptable locations per the Fire Chief. Hydraulic Calculations have been provided demonstrating demand and pressure results for the system. To the best of our knowledge the proposed fire main size, fire hydrant spacing, and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Sincerely,  
Connelly & Wicker Inc.



Mary E. Leaptrott, P.E.  
Florida P.E. Number 4499  
7/13/15