



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: September 8, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *MLF*

FROM: Corinne Lajoie, AICP, LEED G. A., Principal Planner *CL Lajoie*
Mariluz Maldonado, City Planner *M.M.*

SUBJECT: **SP-002-15, VA-059-15, VA-060-15, VA-062-15, VA-063-15, VA-078-15:** The applicant, Jan H. Smith A.I.A. on behalf of the property owner Gerdau Ameristeel U.S., Inc., is requesting site plan approval, variances and waivers to expand an industrial use at 2025 Tigertail Boulevard.

PROJECT REQUESTS

SITE PLAN

To allow the construction of an additional 65,300 square feet of office/industrial uses.

VARIANCES

Variance 1: To provide a front building setback of thirty-five (35) feet along Tigertail Boulevard; Code Section 205.10 requires a forty (40) foot setback.

Variance 2: To provide an industrially designed building structure; Code Section 115.50 requires the look of the building to be designed similar to an office.

Variance 3: To provide one (1) tree of category one (1); Code Section 275.100 (D) requires two (2) category one (1) trees for the terminal landscape peninsulas.

Variance 4: To provide new gravel vehicular areas; Code Section 265.110 (E) requires vehicular areas to be of asphaltic cement.

Variance 5: To maintain existing gravel areas; Code Section 265.170 (C) requires nonconforming parking facilities to be brought into compliance if substantial improvements are made to the site.

ALTERNATE PARKING STANDARDS

To calculate parking for industrial uses based on one (1) per every two thousand (2,000) square feet; code requires one (1) parking space per every five hundred (500) square feet of industrial area per Article 265.

INDUSTRIAL DESIGN STANDARDS WAIVER

To waive multiple requirements of the industrial design standards per code Sections 511-30 and 511-40.

PROPERTY INFORMATION

EXISTING ZONING:

Industrial Research Office Center (IROC)

LAND USE DESIGNATION:

Regional Activity Center (RAC)

SITE PLAN ANALYSIS:

The subject property is located along Tigertail Boulevard, east of the Interstate 95 and it is a little over eleven (11) acres in size. The site currently houses the Gerdau Ameristeel industrial use which has been in business since 1960's. The primary operation involves bending and cutting steel reinforcement bars for the construction industry. The applicant is proposing to expand the existing fabrication, office, storage and fleet parking areas and renovate the site. Therefore, several approvals including site plan are being requested for the construction of new buildings to expand the current uses and meets the demands needs.

The proposed site plan application is for the construction of two (2) buildings with approximately 65,300 square feet to house new industrial and office uses such as a fabrication shop. The new buildings will be one (1) story and approximately thirty-nine feet and eight inches (39' 8") tall. The site currently contains an existing one (1) story fabrication shop with approximately 53,600 square feet and an office building with approximately 10,703 square feet. The proposed development includes: additional parking, loading and fleet parking areas, new landscaping and buffers, new signage and dry retention areas. Main access will be maintained along Tigertail Boulevard and the applicant proposes to incorporate two (2) new truck entrances. The parking and loading requirements will be met.

VARIANCE ANALYSIS:

Originally, the applicant requested variance (VA-061-15) to waive the buffering requirements of a ten (10) foot buffer with one (1) tree per every forty (40) feet per Code Section 275.120; however, it was determined by the City's landscape consultant that this variance was not applicable to the development since they are subject to other buffering requirements of the code.

Variance 1: To provide a building front setback of 35 feet along Tigertail Boulevard; Code Section 205.10 requires a forty (40) foot setback.

The proposed building structure is unique to an industrial use. Furthermore, as provided by the applicant, "the provided thirty-five (35) foot setback is consistent with the surrounding properties. Moreover, the proposed setback would allow the standard operation of the fabrication shop, which is critical to the equipment function and truck loading". In addition, since the applicant had to dedicate five (5) feet to future roadway expansion on Tigertail Boulevard, the lost property would have accommodated a greater setback. This variance request was reviewed against all appropriate criteria from the Land Development Code (LDC) and found to be consistent.

Variance 2: To provide an industrially designed building structure; Code Section 115.50 requires the look of the building to be designed similar to an office.

Once again, the proposed structure design is compatible with the intended use by the applicant. The code requires buildings to be constructed in a manner which resembles an office building; however, the buildings are proposed to be pre-engineered metal buildings. As provided by the applicant, "the use of glass and materials that would

resemble an office building and landscaping would not provide a workable solution for this type of operation". The property is nestled between Tigertail Boulevard and the Interstate 95. It's not surrounded by residential and the proposed architecture and materials would be compatible with the adjacent properties and uses. This variance request was reviewed against all appropriate criteria from the Land Development Code (LDC) and found to be consistent.

Variance 3: To provide one (1) tree of category one (1); Code Section 275.100 (D) requires two (2) category one (1) trees for the terminal landscape peninsulas.

The proposed development will provide fourteen (14) terminal islands on the northwest corner of the site that are included in this request. The required number of trees, size and category cannot be met because although the sizes of the islands meet code, the applicant feels that two (2) trees cannot survive. As such, the applicant is proposing to provide instead, one (1) large tree in each terminal island. The intent of the code is providing shade along parking areas and to reduce the heat island effect, which the applicant will be meeting. As indicated by the applicant, "Provision of one large shade tree which can mature in the given space would be more sustainable over time than having two large trees in the same place". This variance request was reviewed against all appropriate criteria from the Land Development Code (LDC) and found to be consistent.

Variance 4: To provide new gravel vehicular areas; Code Section 265.110 (E) requires vehicular areas to be of asphaltic cement.

The applicant is requesting to add additional gravel areas on the site. As provided by the applicant, "the use of gravel (57 stone) provides the appropriate structural surface support for the truck trailer during staging. The proposed material is not inherently dusty. The proposed stone gravel color will be light which would also help reduce the heat island effect". This variance request was reviewed against all appropriate criteria from the Land Development Code (LDC) and found to be consistent.

Variance 5: To maintain existing gravel areas; Code Section 265.170 (C) requires nonconforming parking facilities to be brought into compliance if substantial improvements are made to the site.

The site currently has legal nonconforming gravel parking and loading area; however, since the applicant is proposing alterations to the site that are considered major in nature, the code requires the applicant to bring the site into compliance for the existing gravel areas. This variance request was reviewed against all appropriate criteria from the Land Development Code (LDC) and found to be consistent.

The above variances were analyzed against criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Part 6, Section 625-40 as identified 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.

(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.

ALTERNATE LOADING STANDARD ANALYSIS:

The applicant is requesting an alternate parking calculation for industrial uses as allowed per Code Section 265.60 for the proposed development. As indicated by the applicant, "all other use ratios create an excess parking supply resulting into inefficient land use. The fabrication process requires large open areas to accommodate the machinery compared to the number of required employees for the task". As such, the applicant is requesting to utilize a larger parking ratio calculation for the industrial uses only to be based on one (1) parking space per every two thousand (2,000) square feet.

In addition, the existing industrial business operation has been in business since 1960's. The primary operation involves bending and cutting steel reinforcement bars for the construction industry. Currently, the existing operation of the site do not result into utilizing the entire parking areas, instead only a portion of the existing parking areas are used to satisfy the needs.

INDUSTRIAL DESIGN STANDARDS WAIVER

Article 511 – Industrial Design Standards allows the City Commission to approve exceptions as conditions of site plan. The applicant is requesting the City Commission to waive fourteen (14) industrial design standards, including provisions A,B,C,D,E,F,G,H,I,J,K,L,M,& P of code section 511-30.

- A. All structures on a site shall create a unified architectural theme.
- B. Simple rectangular box structures shall be prohibited.
- C. Large, blank, unarticulated walls shall be prohibited.
- D. All buildings and building facades shall be articulated through the use of a coherent and clear architectural design that incorporates rhythms in form and construction details.
- E. Buildings facing a public street or interior courtyard space shall be architecturally emphasized through entrance treatment, fenestration, and building details. Buildings with more than one facade facing a public street shall provide treatment for each facade.
- F. Roof and exterior wall surfaces, with the exception of glass areas shall be nonreflective. Opaque surfaces and reflective or mirrored type glazing at ground level visible from the sidewalk is prohibited.
- G. The use of flat steel or metal panels for the exterior walls is prohibited.
- H. The rear and sides of buildings shall be finished with material that in texture and color resembles the front of the building.

- I. Glass windows and doors must make up at least twenty-five (25) percent of the primary elevation of a corner site and ten (10) percent of the secondary elevation of a corner site. On ground stories, the minimum required glass façade area shall be measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade.
- J. The coloration of all buildings shall be nature blending with a maximum of three (3) colors exclusive of roof. The use of "earth tone" or light pastel colors is encouraged. Semi-transparent stains are recommended for application on natural wood finishes.
- K. Building trim and accent areas may feature contrasting building materials and different colors than the building field color, including use of primary colors, if compatible with the architectural design.
- L. Buildings should have clearly defined public and employee entrances incorporating a combination of elements such as:
 - Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Entrance framed by outdoor pedestrian features or enhanced landscaping
 - Architectural details such as tile work and moldings integrated into the building structure to frame the entryway
 - Integral planters or wing walls that incorporate landscaped areas and/or sitting areas
 - Enhanced pedestrian surfaces.
- M. Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads.
- P. A minimum distance of eight (8) feet shall be maintained between the front of any building, including any walkway immediately adjacent thereto, and the parking area. This space is to be reserved for landscaping, either existing or planned, and is required to have a minimum three (3)-foot wide strip for plant material. No such space is required at the sides or rear of the building unless there is an adjoining residential use. This requirement is not applicable within the CRA form-based zoning districts.

In addition, the applicant is requesting the City Commission to waive four (4) Landscaping, walls and fencing B,C, & E of code section 511-40:

- B. The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site.
- C. Where hedges are utilized and adequate space exists, a tiered effect is required.
- 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.

As discussed within the variance criteria, the existing and proposed uses on the site will remain industrial in nature. Enforcement of the architecture of an office building or require glazing, landscape separation, courtyards, framing, defined entrances, landscape accents, hedging installation and fencing type etc. are not suitable for the property owner. This site is being utilized for an industrial use which involves the cutting and bending of rebar which then gets taken to another location. The building closest to Tigertail Boulevard will house some of the pre-fabrication operations of the described business and includes the loading and unloading of the trucks. Therefore, the building needs to have high ceiling and be open to allow this operation. As such, a number of the previously mentioned and discussed standards identified in the Industrial Design Standards would not be applicable. On the contrary, providing these would be hardship to the business intended to be housed on the proposed buildings. Additionally, the property is located in an industrial section of the city, with primarily industrial traffic.

DEVELOPMENT REVIEW COMMITTEE (DRC):

The site plan was reviewed by the DRC, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has several outstanding staff comments that need to be addressed prior to issuance of a building permit. The outstanding DRC comments from the different disciplines are listed below.

1. That such application must be reviewed by Broward County Aviation's Department ("BCAD") and Federal Aviation Administration ("FAA"), as applicable. The point of contact is William Castillo; Airport Planner located at 220 SW 45 Street, Suite 101, Dania Beach, Florida 33312, or he can be reached at (954)359-6100. (Planning)
2. On Civil Plan Page C21-C23, identify the water main sizes. (Fire)
3. The water mains must be looped for this project. (Fire)
4. The Hydraulic calculations were provided for the sprinkler system. Please provide fire flow demand calculations for the manual fire suppression efforts in accordance with NFPA 1 (2012 Edition), Chapter 18, Section, 18.4. The calculations must be signed and sealed by the engineer of record. (Fire)
5. On Civil Plan Page C21-C23 & F3, Hydrants are required every 300 feet as the truck drives. Additional hydrants required. (Fire)
6. Post indicator valve must be at least 40 feet from building. (Fire)
7. Demonstrate all turning radiuses. The turning radiuses must be 38 feet inside and 50 feet outside. (Fire)
8. Provide statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. Attach signed and sealed document. (Fire)
9. Provide Address Detail and location. (Fire)
10. Will the FDC supply both buildings? (Fire)

11. The Knox entry system will be required for Traffic Arm Gate on west drive. See Fire Marshalls Office for application. (Fire)
12. On Civil Plan Page A56, the east and west elevation sheets show a conflict on drive-thru vertical height. Note: 14 feet is required. (Fire)
13. Meet with the Fire Marshal's Office to discuss moving the location of the proposed FDC. (Fire)
14. Delineate all fire lanes. (Fire)
15. Provide fire lane – "NO PARKING "detail. (Fire)
16. If additional water / fire mains are required, a minimum of 8 inches is required.
17. Provide FDC signage detail. (Fire)
18. A tree survey table has been submitted, however, the following information is missing: (Landscaping)
 - a. Proposed disposition (remain, relocate or remove);
 - b. Dollar value of specimen trees calculated in accordance with section 825-140 of the Dania Beach Code. Specimen hardwood: 18" DBH and specimen palm: Minimum 6' CW and 12" DBH. (Landscaping)
19. Please note that the Tree Chart of SH-2 shows tree No. 10 as a mahogany and LNP-4 depicts it as a black olive. (Landscaping)
20. Sheets LNP-2 to LNP-5: for trees remaining on site, indicate the tree number assigned on sheet SH-2 (Survey). (Landscaping)
21. Sheet LNP-4 depicts two palms by the existing septic drainfield, however, these palms are not depicted on the tree survey. Please clarify if these palms are new or existing to remain and identify species and dimensions. (Landscaping)
22. Sheet LNP-2: Per Sec. 275-100 (D) terminal peninsulas shall be ten feet wide and as long as the required length of the parking stall in that aisle (exclusive of curb dimensions), and have a minimum of two category 1 trees. This requirement is also applicable to head-to-head parking rows (four category 1 trees are needed for these islands). Please adjust species and numbers in all terminal islands. (Landscaping)
23. Sheet LNP-6: Per Sec. 275-190 (F) small trees shall not constitute no more than 10% of the total trees required. The plans depict 26% of this tree category. (Landscaping)
24. It appears like several trees will be removed from the site. Please indicate how the mitigation of these trees will be accomplished. (Landscaping)
25. Pending updated irrigation plan, to be provided once landscape plan is approved. The existing plan depicts vegetation that is not included in the landscape plan (LNP), and vice versa. (Landscaping)
26. Please provide a point-by-point response to each of the above comments. (Landscaping)
27. Previous comments substantially addressed. (Engineering)
28. Additional comments based on submitted plans: (Engineering)
 - a. What is the design axle load on your pavement design?
 - b. On the traffic assessment report, generated trips are truck trips or based on passenger car equivalent?
 - c. On sheet C-5, handicap parking bay dimension must be 12'x18' with wheel stop. Use Broward County Traffic Engineering standards, striping must be 6".
 - d. On sheet C-9, do not use Broward County logo, use a plain

“SEWER” marker.

- e. On sheet C-11, reference to City Dania Beach Public Works Manual should be changed to Broward County Minimum Standards.
- f. On sheet LS-1, provide hydraulic calculations to support design parameters.
- g. Provide stormwater calculations.
- h. Provide pavement markings plan for existing and proposed ingress/egress.
- i. Existing ingress/egress needs to be reworked.
- j. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)

In addition to the site plan, variances, waivers and alternative parking standards, the applicant is also requesting a plat for this property

PLANNING AND ZONING BOARD RECCOMENDATION

On August 19, 2015 the plat application was heard by the Planning and Zoning Board and the Board forwarded a recommendation of approval for the plat.

RECOMMENDATION

SITE PLAN/VARIANCES/WAIVERS/ALTERNATE PARKING STANDARD– The site plan, variances, alternative parking standard and waiver applications meet all applicable regulations, as determined by the DRC provided all twenty-eight (28) conditions are addressed prior to issuance of a building permit if approved and accepted by the City Commission. Approve the proposed site plan resolution.