



**CITY OF RIVIERA BEACH - STAFF REPORT  
CASE NUMBER SP-15-18, E-Z WELD  
PLANNING AND ZONING BOARD – FEBRUARY 11, 2016**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION FROM TEPUY COMMERCIAL TO DEVELOP 7.23 ACRES OF VACANT LAND AT 1301 PRESIDENT BARACK OBAMA HIGHWAY, IN ORDER TO CONSTRUCT A 131,944 SQUARE FOOT BUILDING FOR MANUFACTURING, PROCESSING, AND FABRICATION.

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- A. Applicants:** Tepuy Commercial Properties (E-Z Weld);  
Authorized Agent: Jon. E Schmidt and Associates
- B. Request:** The applicant is requesting site plan approval to develop 7.23 acres of vacant land. The parcel currently has both General Industrial (IG) and Limited Industrial (IL) Zoning Designations. In order to accommodate the proposed 131,944 square-foot industrial building for manufacturing, processing, and fabrication, the Limited Industrial portion of the site must be rezoned to a General Industrial designation. This will be done concurrently by ordinance (RZ-15-02) and will provide for a General Industrial Zoning designation throughout the entire parcel. Final site plan approval will be contingent on City Council approval of the abovementioned ordinance resulting in rezoning of the Limited Industrial (IL) portion of the site to a General Industrial (IG) Zoning District (see attached zoning map).
- C. Location:** The proposed development location is currently addressed as 1301 President Barack Obama Highway (see attached location map).
- D. Property Description and Uses:** The subject property description and uses are as follows:

<u>Parcel Control Numbers:</u>	56-43-42-33-00-000-3010
<u>Parcel Size:</u>	7.23 Acres (+/- 314,000 square feet)
<u>Existing Use:</u>	Vacant
<u>Zoning:</u>	General Industrial (IG) – 110,000 square feet Limited Industrial (IL) – 204,000 square feet
<u>Future Land Use:</u>	Industrial

**E. Adjacent Property Description and Uses:**

<u>North:</u>	Limited Industrial (IL) Zoning District: Ace Marine, Kelly Stone, and Awnings Plus
<u>South:</u>	General Industrial (IG) and Limited Industrial (IL) Zoning District: Big Wrench Truck Repair and unoccupied industrial building.
<u>East:</u>	President Barack Obama Highway, FEC Railroad Tracks, and Vacant Land in Downtown General (DG) Zoning District

West: General Industrial (IG) Zoning District: Vacant Land

**F. Background:**

On December 23, 2015, Jon Schmidt and Associates, the authorized agent for Tepuy Commercial Properties LLC (“E-Z Weld”), submitted an application for a Site Plan (SP-15-18) and Rezone (RZ-15-02). E-Z Weld is one of the largest manufacturers of solvent cements in the United States and has operated its USA Headquarters out of a facility located at 1661 President Barack Obama Highway in Riviera Beach, Florida for many years. The current facility, home to E-Z Weld solvent cements, primers, cleaners, and thread sealants, is just over 2.5 acres and contains about 45,000 square feet of manufacturing, warehouse and office space. E-Z Weld has purchased the subject property to expand their current operations and remain in Riviera Beach. The proposed E-Z Weld site is 7.23 acres in size and will house a 131,944 square foot building for production, storage, and associated offices. E-Z Weld currently employs 34 people at their current Riviera Beach facility, and they plan to increase that number to approximately 64 employees at the newly proposed facility. These employees include executive, management, plant and warehouse shift workers, as well as administrative staff.

**G. Staff Analysis:**

**Proposed Use:** The applicant is requesting approval to build a 131,944 square foot industrial building with accessory offices.

**Zoning Regulations:** The General Industrial (IG) Zoning District permits the requested use with site plan approval by City Council. A portion of the site, currently zoned Limited Industrial (IL) must be amended to a General Industrial zoning designation in order to accommodate this request.

**Comprehensive Plan:** The proposed development is consistent with the City’s Comprehensive Plan and the Industrial Future Land Use designation.

**Levels of Service:** Customary services such as water, sewer, roads and garbage collection are currently available to the site.

**Landscaping:** New landscaping will be installed according to City landscape code requirements as described within the associated landscape plan.

**Parking/Traffic:** The applicant is providing more parking spaces than required by the City Code of Ordinances (152 spaces required / 155 provided). According to the Traffic Impact Analysis provided, this development proposal meets the Palm Beach County Traffic Performance Standards.

**H. Recommendation:** Staff recommends approval of the site plan application (SP-15-18) with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy is issued.
2. Construction must be initiated within 18 months of the effective date of the adopting Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation or land clearing shall not be considered construction. Building permit application and associated plans and documents

shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.
5. Once approved, the adopting resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. Approval of this site plan is conditioned upon the second reading and final approval of the associated property zoning designation amendment, providing for a General Industrial (IG) zoning designation throughout the parcel of land.
7. Once approved, the City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved submittal.