



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER RZ-15-02 E-Z WELD
PLANNING AND ZONING BOARD – FEBRUARY 11, 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ZONING DESIGNATION OF A PORTION OF A PARCEL OF LAND (PARCEL CONTROL NUMBER: 56434233000003010), FROM A LIMITED INDUSTRIAL (IL) ZONING DESIGNATION TO A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION.

- A. Applicants:** Tepuy Commercial Properties (E-Z Weld);
Authorized Agent: Jon. E Schmidt and Associates
- B. Request:** An application to amend the zoning designation of a portion of a vacant parcel of land from Limited Industrial (IL) to General Industrial (IG) (+/- 204,000 square feet of land) in association with an application to develop a 131,944 square foot industrial building for manufacturing, processing and fabrication (SP-15-18) to function as the new Headquarters for E-Z Weld at 1301 President Barack Obama Highway. Please see attached zoning map and location map.
- C. Location:** The proposed development location is currently addressed as 1301 President Barack Obama Highway.
- 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 (Proposed Amendment from IL to IG)
<u>Future Land Use:</u>	Industrial Future Land Use

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
<u>West:</u>	General Industrial (IG) Zoning District: Vacant Land

F. Background:

To provide for the development of the proposed E-Z Weld USA Headquarters, the current zoning designation for a portion of the property at 1301 President Barack Obama Highway (+/- 204,000 square feet) must be amended from a Limited Industrial (IL) zoning designation to a General Industrial (IG) zoning designation. See associated staff report (SP-15-18).

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 zoning amendment is consistent with the City's Comprehensive Plan, including the Industrial Future Land Use designation.

Levels of Service: See associated staff report (SP-15-18). Customary services such as water, sewer, roads and garbage collection are currently available to the site.

Landscaping: See associated staff report (SP-15-18). New landscaping will be installed according to City landscape code requirements as described within the associated landscape plan.

Parking/Traffic: See associated staff report (SP-15-18). 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 zoning amendment of a portion of a parcel of land, totaling approximately 204,000 square feet, from Limited Industrial (IL) zoning designation to General Industrial (IG) zoning designation.