

1 about that. Thank you.

2 MR. GAGNON: Yes, it just worked better in
3 the other configuration previously, but now we get to
4 go back and make it function a little bit better.

5 VICE-CHAIR JAMES: Okay. There's no other
6 Board comments, so do we have a motion?

7 MR. MCCOY: Move to approve.

8 VICE-CHAIR JAMES: Is there a second?

9 MS. SHEPHERD: Second it.

10 VICE-CHAIR JAMES: Okay, roll.

11 MR. VELASQUEZ: Tradrick McCoy.

12 TRADRICK MCCOY: Yes.

13 MR. VELASQUEZ: Margaret Shepherd.

14 MS. SHEPHERD: Yes.

15 MR. VELASQUEZ: Julius Whigham.

16 MR. WHIGHAM: Yes.

17 MR. VELASQUEZ: Rena James.

18 VICE-CHAIR JAMES: Yes.

19 MR. VELASQUEZ: Unanimous voting. Motion
20 approved.

21 VICE-CHAIR JAMES: Okay, Jeff, next
22 presentation.

23 MR. GAGNON: Next on our agenda under new
24 business is B1, a resolution of the City Council of the
25 City of Riviera Beach, Palm Beach County, Florida

1 approving the site plan application from Tepuy
2 Commercial -- it's known as E-Z Weld -- to develop
3 7.23 acres of vacant land located at 1301 President
4 Barack Obama Highway in order to construct a 131,944
5 square foot building for manufacturing, processing and
6 fabrication.

7 Additionally, this is associated with item
8 number B2, which is a rezoning of a portion of the
9 parcel, which I will discuss kind of in tandem, but
10 we'll have to have two separate action items.

11 So again, our staff report is available
12 within the agenda packet tonight. It's also available
13 in the public record book in the back of the chambers.

14 This is a location map on screen. The
15 current parcel is here, 1301 President Barack Obama
16 Highway. It's the intersection of West -- I need a
17 drink of water -- west 30th Street -- 13th Street --
18 the intersection of West 13th Street and President
19 Barack Obama Highway.

20 Currently on the screen is the site plan.
21 It's difficult to see, however, the building itself --
22 and I do have some architectural elevations further on
23 in the presentation -- there's a nice architectural
24 facade along the main roadways. And this is going to
25 function as the headquarter building for E-Z Weld. And

1 they're actually currently located just north of here a
2 few blocks. They've been in the city for years and
3 years. I don't even know the exact amount of years,
4 but the applicant is here tonight, so they can provide
5 you that information.

6 Also in your packet are the landscape plans.
7 There are individual cut sheets to give you the
8 specific details. Here's an elevation looking from
9 13th Street, so you can see the E-Z Weld sign. And
10 it's an office facility wrapped in the front of the
11 building by the roadway, or facing the roadway, and
12 manufacturing towards the rear. And this would be the
13 view from President Barack Obama Highway. They have,
14 you know, a nice glass elevation on the corner of the
15 intersection, as well as a really nice landscape
16 package. So that will be an improvement to the
17 existing site.

18 City staff is recommending approval of the
19 site plan application with the conditions stated in the
20 staff packet. I will not read them verbatim unless the
21 Board would like me to. And does the Board have
22 questions?

23 VICE-CHAIR JAMES: The Board like them read?
24 What is your pleasure? No, we're good? Okay, there
25 are no public comments, so we're going to move on to

1 Board comments.

2 Mr. McCoy.

3 MR. McCOY: I have none, Madam Chair.

4 VICE-CHAIR JAMES: Ms. Shepherd.

5 MS. SHEPHERD: Nothing. But I thank the
6 applicant so much, I think for being one of the first
7 using President Barack Obama Highway. That, I think,
8 is speaking all for itself, I think, to be the first
9 one to build. I like that six ADA parking, making it
10 accessible. Just really good, good structure, I think.
11 And just looking to have you to come into the City of
12 Riviera Beach.

13 Thank you, Madam Chair.

14 VICE-CHAIR JAMES: Mr. Whigham.

15 MR. WHIGHAM: Thank you, Madam Chair.

16 I would just like to thank the applicant for
17 coming into our City to build this type of a project
18 here. I've looked through the blueprint, I've looked
19 through the layout, and I think the architect and other
20 engineer that you had looking at this and drawing this
21 up, they did an excellent job. And I think this will
22 be a benefit to our city because you are one, like
23 Ms. Shepherd said, one of the first to build on that
24 highway, Barack Obama Highway.

25 Thank you, Madam Chair.

1 VICE-CHAIR JAMES: Okay, and I don't have any
2 questions at this time. Is there anything the
3 applicant would like to say?

4 MR. BRINK: Damian Brink with Jon Schmidt &
5 Associates, for the record, representing the applicant,
6 E-Z Weld.

7 And we're excited for this facility too. E-Z
8 Weld has been in the community, in Riviera Beach, for
9 over 50 years. They just recently celebrated their 50
10 year anniversary. And they're looking to expand,
11 create more jobs, and this is an opportunity for them
12 to do that. And they're excited about this new
13 facility. And there may be an opportunity for them to
14 expand on the old site as well, which is in Riviera
15 Beach. So it's an exciting opportunity, and we think
16 it's a great building for the city, and we appreciate
17 all your comments. I'll definitely relay those back to
18 the applicant.

19 VICE-CHAIR JAMES: Thank you. One more
20 comment, since you mentioned that. If they can, if
21 they can try to make sure they hire locally.

22 MR. BRINK: Currently there are 53 employees
23 at the site just up the road, and 20 percent of them
24 are Riviera Beach residents. And they will continue
25 that trend as they -- if they hire more folks at the

1 new facility.

2 VICE-CHAIR JAMES: Okay, for the construction
3 as well.

4 MR. BRINK: Absolutely.

5 VICE-CHAIR JAMES: Thank you.

6 MS. SHEPHERD: Madam Chair.

7 VICE-CHAIR JAMES: Ms. Shepherd.

8 MS. SHEPHERD: The old facility, because I
9 pass by there and I see a lot of work going on there,
10 will you all be closing down that site and move over to
11 the new site, or will you keep both of them running?

12 MR. BRINK: So their current plans, they
13 would like to build a pipe manufacturing. Part of
14 their business is the cement and the PVC piping.
15 That's the current plan, is to try to use that facility
16 as a new pipe manufacturing facility. That's the
17 current plan. If that falls through or the site is not
18 adequate for it, they may lease the space to another
19 tenant. Those are the two kind of options on the table
20 right now. Nothing has been decided yet though.

21 MS. SHEPHERD: Okay. So you're just not sure
22 how you're going to utilize it, you're just --

23 MR. BRINK: Right now it's just -- right now
24 the plan is to move into the new facility for the
25 current E-Z Weld and what they currently do now. And

1 the plan may be to open up a pipe manufacturing, which
2 would create more jobs and utilize that facility. If
3 it can't handle that, then they may lease it to
4 another. They're going to retain ownership for now and
5 maybe lease it to another company that could fit into
6 there.

7 MS. SHEPHERD: Okay. Once again, welcome. I
8 see you guys are very busy, because it's open up at
9 night and you can see your workers that work in there.
10 That's an A plus to me. I thank you for that.

11 MR. BRINK: I will pass that on too.

12 MS. SHEPHERD: Thank you.

13 VICE-CHAIR JAMES: Thank you. Any other
14 Board comments? Okay, is there a motion?

15 MR. McCOY: Madam Chair, just one thing. Are
16 we doing the site plan, or are we doing the zoning
17 designation change right now?

18 VICE-CHAIR JAMES: We're doing -- we're on
19 item B1. So that is the application.

20 MR. McCOY: Madam Chair, I was actually
21 speaking to staff, because I wanted to kind of
22 elaborate.

23 Wouldn't the zoning designation change
24 generally come first?

25 MR. GAGNON: You know, it's happening,

1 occurring almost simultaneously. We could do the other
2 order, but technically, it would go to the City Council
3 as an ordinance, so it would just be a different item
4 in general. So --

5 MR. McCOY: I heard that come up at the last
6 meeting why we're approving a site plan if the
7 designation hasn't changed first in a different
8 situation. But you said you were doing them in tandem,
9 so I thought this was going to be the one and only
10 presentation. So are you going to go through the
11 presentation?

12 MR. GAGNON: Oh, I can continue with the
13 rezoning as well. It seemed as if the Board wanted to
14 get to the site plan first, so --

15 VICE-CHAIR JAMES: We can go ahead and go
16 with the second one as well before we take a vote.

17 MR. GAGNON: Sure. So B2 would be an
18 ordinance of the City Council of the City of Riviera
19 Beach, Palm Beach County, Florida, amending the zoning
20 designation of a portion of a parcel of land located at
21 1301 President Barack Obama Highway, parcel control
22 number 56-43-42-33-00-000-3010, from a limited
23 industrial zoning designation to a general industrial
24 zoning designation.

25 So currently on the screen, it's a section of

1 the City zoning map. This is the parcel in question,
2 and currently this IL designation, the light blue color
3 is limited industrial zoning. This darker blue color
4 is general industrial zoning. The proposal is to
5 rezone that IL portion to IG, so that way it will be
6 one uniform zoning district on this parcel. Really,
7 the intent of this is to make sure that there is no
8 conflict with the manufacturing.

9 So as the building elevations demonstrated
10 previously, there will be a nice architectural element
11 along President Barack Obama Highway, and along West
12 13th Street as well. But we just wanted to make sure
13 that the internal workings were all in compliance with
14 our zoning code. And that's really the reason why we
15 wanted to rezone this parcel, or really a portion of
16 the parcel.

17 And staff is recommending approval of the
18 zoning amendment.

19 VICE-CHAIR JAMES: Okay, there are no public
20 comments, so we'll move over to Board comments.

21 Mr. McCoy.

22 MR. MCCOY: I have none, Madam Chair.

23 VICE-CHAIR JAMES: Ms. Shepherd.

24 MS. SHEPHERD: I have none, Madam Chair.

25 VICE-CHAIR JAMES: Mr. Whigham.

1 MR. WHIGHAM: I have none.

2 VICE-CHAIR JAMES: I'm fine with the use. I
3 mean I looked it up on the Property Appraiser's site,
4 and the County has it actually already zoned as such,
5 so I'm good. Do we have a motion for item B1?

6 MR. McCOY: So moved.

7 MS. SHEPHERD: Second.

8 VICE-CHAIR JAMES: Roll for item B1.

9 MR. VELASQUEZ: Tradrick McCoy.

10 TRADRICK MCCOY: Yes.

11 MR. VELASQUEZ: Margaret Shepherd.

12 MS. SHEPHERD: Yes.

13 MR. VELASQUEZ: Julius Whigham.

14 MR. WHIGHAM: Yes.

15 MR. VELASQUEZ: Rena James.

16 VICE-CHAIR JAMES: Yes.

17 MR. VELASQUEZ: Unanimous voting. Motion
18 approved.

19 VICE-CHAIR JAMES: Roll for item B2.

20 MR. McCOY: I move for B2, Madam Chair.

21 VICE-CHAIR JAMES: Second? Is there a
22 second?

23 MS. SHEPHERD: Second.

24 MR. VELASQUEZ: Tradrick McCoy.

25 TRADRICK MCCOY: Yes.

1 MR. VELASQUEZ: Margaret Shepherd.

2 MS. SHEPHERD: Yes.

3 MR. VELASQUEZ: Julius Whigham.

4 MR. WHIGHAM: Yes.

5 MR. VELASQUEZ: Rena James.

6 VICE-CHAIR JAMES: Yes.

7 MR. VELASQUEZ: Unanimous voting. Motion
8 approved.

9 VICE-CHAIR JAMES: Okay. On to item VIII,
10 general discussion. There's no public comment cards.
11 Is there any correspondence, staff?

12 MR. GAGNON: No, ma'am.

13 VICE-CHAIR JAMES: Item C, Board comments.
14 Mr. McCoy.

15 MR. MCCOY: Nothing, Madam Chair.

16 VICE-CHAIR JAMES: Ms. Shepherd.

17 MS. SHEPHERD: Nothing, Madam Chair.

18 VICE-CHAIR JAMES: Mr. Whigham.

19 MR. WHIGHAM: None.

20 VICE-CHAIR JAMES: My only comment is we do
21 have qualified workers here in the city because we do
22 have a local union, so that's always an option as well
23 for people to look at. Just wanted to put that out
24 there.

25 Staff, any other upcoming P & Z Board