

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN SUBMITTAL FROM “E-Z WELD” 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; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 31-57 of the City of Riviera Beach Code of Ordinances establishes the requirements for Site Plan review by the City Council; and

**WHEREAS**, E-Z Weld desires to develop 7.23 acres of land at 1301 President Barack Obama Highway to construct a 131,944 square foot building for manufacturing, processing and fabrication (SP-15-18); and

**WHEREAS**, the existing E-Z Weld US headquarters has been operating in Riviera Beach for over forty years, at 1661 President Barack Obama Highway, and E-Z Weld is one of the largest manufacturers of solvent cements in the United States; and

**WHEREAS**, E-Z Weld desires to remain in Riviera Beach and relocate their headquarters to 1301 President Barack Obama Highway, which is approximately 800 feet south of their current business location in the City; and

**WHEREAS**, City staff has determined that the site plan submittal shall be consistent with the City’s Comprehensive Plan and Land Development Regulations upon approval and adoption of an ordinance amending the zoning designation from Limited Industrial (IL) to General Industrial (IG) zoning; and

**WHEREAS**, the Planning and Zoning Board reviewed the site plan, attached hereto as Exhibit “A”, on February 11, 2016 and voted unanimously to recommend approval of the E-Z Weld project to the City Council; and

**WHEREAS**, the City Council desires to approve the E-Z Weld site plan submittal to construct a 131,944 square foot building for manufacturing, processing and fabrication at 1301 President Barack Obama Highway.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The City Council finds that the E-Z Weld site plan submittal and development proposal to construct a 131,944 square foot building for manufacturing,

processing and fabrication, on 7.23 acres of vacant land at 1301 President Barack Obama Highway, is consistent with the City's Comprehensive Plan and the City's Land Development Regulations.

**SECTION 2.** The City Council approves the E-Z Weld site plan with the following conditions:

1. This approval is conditioned upon the second reading and final adoption of an ordinance amending the zoning designation of a portion of 1301 President Barack Obama Highway from a Limited Industrial (IL) zoning designation to a General Industrial (IG) zoning designation, resulting in a General Industrial (IG) zoning designation for the entire parcel of land.
2. All future construction and all equipment installed onsite must meet the standards set forth in the Florida Building Code and any other applicable state or federal guidelines.
3. 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 with associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
4. 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.
5. 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.
6. 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.
7. Once approved, the adopting resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approvals to be null and void.
8. 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.

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**SECTION 3.** The associated site plan and landscape plan is attached hereto and made part of this resolution as Exhibit "A".

**SECTION 4.** Should any one or more of the provisions or element of this resolution be held invalid, such provision or element shall be null and void, and shall be deemed separate from the remaining provisions or elements and shall in no way affect the validity of any of the remaining provisions or elements of this resolution.

**SECTION 5.** This Resolution shall take effect immediately upon approval.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.**

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**APPROVED:**

\_\_\_\_\_  
**THOMAS A. MASTERS**  
**MAYOR**

\_\_\_\_\_  
**TERENCE D. DAVIS**  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**CLAUDENE L. ANTHONY**  
**CERTIFIED MUNICIPAL CLERK**  
**CITY CLERK**

\_\_\_\_\_  
**KASHAMBA MILLER-ANDERSON**  
**CHAIR PRO TEM**

\_\_\_\_\_  
**LYNNE L. HUBBARD**  
**COUNCILPERSON**

\_\_\_\_\_  
**TONYA DAVIS JOHNSON**  
**COUNCILPERSON**

\_\_\_\_\_  
**DAWN S. PARDO**  
**COUNCILPERSON**

**MOTIONED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**L. HUBBARD** \_\_\_\_\_

**K. MILLER-ANDERSON** \_\_\_\_\_

**T. DAVIS JOHNSON** \_\_\_\_\_

**D. PARDO** \_\_\_\_\_

**T. DAVIS** \_\_\_\_\_

REVIEWED AS TO LEGAL SUFFICIENCY

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**PAMALA H. RYAN, B.C.S.**  
**CITY ATTORNEY**

**DATE:** \_\_\_\_\_