

TAB 2



City of Palmetto Agenda Item

Meeting Date

11/7/11

Presenter: Lorraine Lyn **Department:** Planning

Title:

**Workshop on Farm Labor Camps and Migrant housing
Staff from Code Enforcement, Planning, Building, Attorney's Office, CRA, NR Fire District and
the Police Department were involved with this agenda item.**

Following a petition for a Conditional Use (CU) permit for a farm labor camp in the City, staff was asked to develop standards for conditional use permits that would address and avert future violations at these sites. Currently, farm labor camps are allowed as a Conditional Use in the RM-6 zoning district only. The attached updated list of farm labor camps in the City shows that there are several facilities located within commercial zoning districts as well. Staff recommends that the Zoning Code be amended to allow consideration of farm labor camps as a Conditional Use in office and commercial zoned areas which are generally considered more intense with less impacts.

The Code currently identifies 2 levels of farm labor camps; small (10 units or less) and large (10 units or more). Staff recommends a single use since there are no distinctive differences and the size or number of units will be available for review with each CU application.

Based on Code Enforcement's experience with farm labor camps, staff provided a list of stipulations which were incorporated into the proposed Sec. 6.24 which future farm labor camps would have to meet as a condition of a CU approval. The City Attorney's office recommended that at a minimum the City should stipulate compliance with Department of Health (DOH) requirements for farm worker housing. In that way the City will have recourse, instead of relying on DOH, if it is determined that farm labor camps are not in compliance. The Building Department added 2 additional requirements.

It should be noted that these recommendations, if approved, are a minimum. The City Commission would have to hear each CU application for a farm labor camp. At that time, depending on the particular case, location and circumstances, the Commission could impose additional conditions that are deemed appropriate.

Budgeted Amount: \$0.00 **Budget Page No(s):** **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information:

Funding Source(s): **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:**

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A

Potential Motion/Direction Requested: The City Commission MAY or MAY NOT proceed with the recommendations

Staff Contact: Lorraine Lyn City Planner 723-4580 Ext. 2135

Attachments: Farm Labor Camp Recommendations, List of DOH permitted and pending farm labor camps in the City and DOH Guidelines

PROPOSED RECOMMENDATIONS FOR FARM LABOR CAMPS

Sec. 4.2. Schedule of Permitted and Conditional Uses by District

Use	Zoning District													
	E-R	RS-1	RS-2	RS-3	RS-4	MHP-1	RM-5	RM-6	GO	CN	CC	CG	CHI	P
<i>Agriculture and related uses</i>														
Commercial farms	X	—	—	—	—	—	—	—	—	—	—	—	—	—
Farm labor Camps	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Small (10 units or less)	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Large (more than 10 units)	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Stable, private	X	X	—	—	—	—	—	—	—	—	—	—	—	—
Stable, public	X	—	—	—	—	—	—	—	—	—	—	X	X	—

X=Permitted use

C=Conditional use (see Ordinance No. 196)

—=Prohibited use

Sec. 6.24. Farm Labor Camps

A. Farm labor camps are permitted in the RM-6 zoning district with a Conditional Use approval except in the areas of the City's gateways and along the corridors of 8th Avenue from the River to the northern city limits and along 10th Street from 8th Avenue W to the eastern city limits. No conditional uses will be permitted within 300 feet of either side of these corridors. In accordance with Sec. 15.4.B.2 of this Code, Conditional Uses may require additional standards to ensure compatibility with adjacent uses and the surrounding neighborhood. Farm labor camps shall comply with supplemental requirements (1-3) of this section and with other applicable regulations of this Code.

1. The operator/owner of the project must possess a valid permit for operation of the farm worker housing from the Manatee County Department of Health.
2. The name, office, address and phone number(s) of the property manager responsible for maintaining the farm labor camp (structures and grounds) must be provided to the City Code Enforcement officer.
3. The project site shall be reviewed by the police chief or his designee for compliance with CPTED requirements and installation of security cameras consistent with CPTED requirements.

B. In addition, the following general standards (1-3) shall be considered during development review for a Conditional Use and a final determination shall be made by the City Commission.

1. Compatibility of the proposed project with the character of the existing neighborhood;
 - a) The project housing type and density compared with those of adjacent uses and the overall neighborhood.
 - b) Screening, consisting of a minimum 6 foot high opaque decorative fence or wall

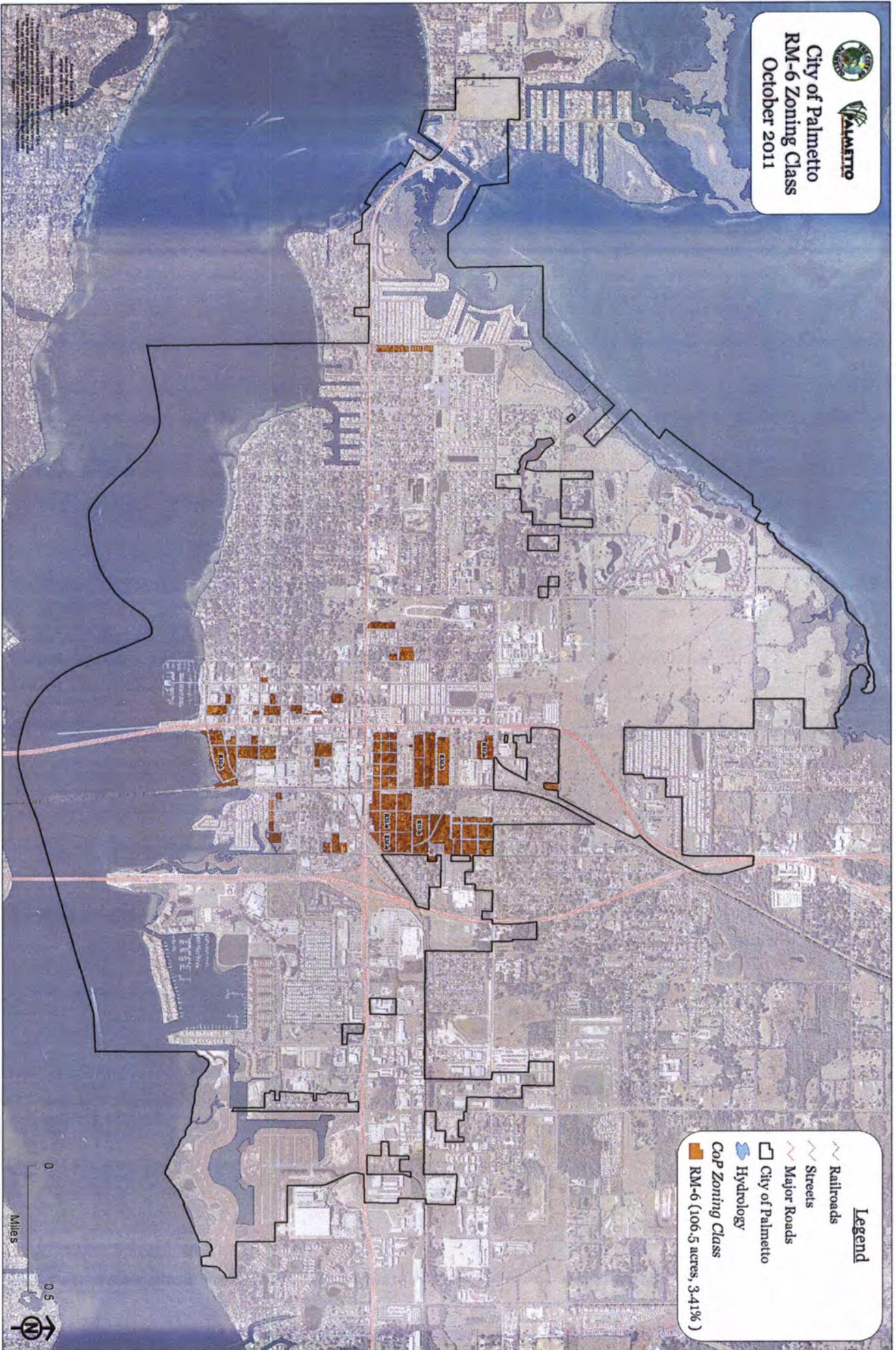
is required along any boundary/ies of the farm labor camp abutting an existing, adjacent residential use/s.

2. All farm labor camps shall be kept in good condition in order to maintain a neat, orderly and safe appearance.
 - a) An inspection by the City Building Department is required for all farm labor camps for compliance with the current Department of Health (DOH) guidelines, at a minimum. In addition, smoke detectors shall be required in and adjacent to sleeping areas and GFCI (ground fault circuit interrupter) outlets shall be required in all kitchens, bathrooms and outside outlets in accordance with the National Electrical Code (NEC).
 - b) Clothes lines for air drying laundry must be screened from public view.
 - c) No overnight parking of commercial vehicles and/or busses on the farm labor camp site unless not visible from a public street.
 - d) All vehicles on site are required to:
 - park on non-landscaped surfaces;
 - be operable; and
 - display a current registration tag.
3. The accessibility to residential support services such as health care and recreational facilities and retail activities for daily personal needs and supplies.



PALMETTO

**City of Palmetto
RM-6 Zoning Class
October 2011**



Legend

- Railroads
- Streets
- Major Roads
- City of Palmetto
- Hydrology
- CoP Zoning Class**
RM-6 (106.5 acres, 3.41%)



Migrant Farm-workers and Residential Migrant Housing Basic Guidelines Florida Department of Health

The following guidelines are a summary of department rules and regulations that apply to Migrant Labor Camps and Residential Migrant Housing. The intent of the guidelines is to provide basic information about these requirements. Chapter 64E-14, the governing rules, provides the minimum sanitation and health standards relating to construction, operation, and maintenance of migrant labor camps and residential migrant housing. Chapter 64E-14 is applicable to mobile homes, private residential rentals, rooming houses, barracks, and housing authority projects for farmworkers when these facilities constitute a migrant labor camp or residential migrant housing.

Standards

Before any person establishes, operates, or allows occupancy of a migrant labor camp or migrant residential housing, the operator/owner shall make an application for, and receive from the department, a valid permit for operation of the farmworker housing.

Application for Permits

All applications shall be filed with the department 30 days prior to the date of operation on [DOH form 4082 \(29.4 KB PDF document\)](#), Application for a Migrant Labor Camp Permit and [Instructions \(7 KB PDF document\)](#).

Permit

If the department finds after inspection that the proposed migrant labor camp or residential migrant housing operation conforms to the minimum standards required by the rules, and the applicant has paid the fee when required, the department shall issue a permit for operation for the migrant labor camp or residential migrant housing.

Inspections

Migrant labor camps and residential migrant housing shall be inspected AT LEAST twice quarterly during periods of occupancy except housing authorities which shall only be inspected twice annually.

Violations

When a major deficiency is reported to housing permittees or supervisors, a MAXIMUM 48 HOURS shall be given to make satisfactory corrections or provisions for correction that are satisfactory to the county health department. Continual or repeat violations of the same inspection items related to migrant farmworker housing are cause for the issuance of a fining citation.

Buildings and Structures

- (1) Buildings and structures of migrant labor camps and residential migrant housing shall be weather-tight and provide protection from the elements.
- (2) All private living quarters constructed, renovated, or used for sleeping purposes in migrant labor camps and residential migrant housing shall provide a minimum of 50 square feet for each occupant. In a room where workers cook, live, and sleep a minimum of 100 square feet per person shall be provided.

Water Supply

An approved or permitted supply of potable water under pressure with the requirements of Chapter 62-550, 62-555, and 62-560, FAC, or Chapter 64E-8, FAC, shall be available at all times during occupancy in each migrant labor camp and residential migrant housing for drinking, culinary, bathing, dishwashing, and laundry purposes.

Garbage and Refuse Disposal

Garbage shall be retained in watertight receptacles to protect contents from flies, insects, rodents and other animals.

Insect and Rodent Control

Measures shall be taken to prevent infestation by and harborage of animal or insect vectors, or pests.

Heating

All private living quarters, and bathrooms shall be equipped with heat producing devices to maintain a room temperature of 68 degrees Fahrenheit.

Lighting

At least one ceiling or wall type light fixture, and at least one separate double electric wall outlet shall be provided for private living quarters, shower and toilet rooms.

Sewage and Liquid Waste Disposal

Approved facilities shall be provided and maintained in all migrant labor camps and residential migrant housing for the satisfactory disposal and treatment of excreta and liquid waste.

Plumbing

All plumbing shall be in compliance with provisions of local plumbing codes.

Personal Hygiene Facilities

A toilet, hand washing, and bathing facility shall be located within 200 feet of each sleeping area of a migrant labor camp. Each individual family unit shall contain at least one flush toilet, bathing facility, and hand washing unit. Toilet rooms shall be located so that no individual is required to pass through a sleeping area, other than their own, in order to use toilet facilities. Adequate lighting shall be provided. Toilet rooms shall be ventilated to outside where there is no window.

Food Service Facilities

In each individual family unit, there shall be provided a range, a sink supplied with hot and cold water under pressure, and a refrigerator-freezer capable of maintaining temperatures at or below 41 degrees Fahrenheit for the refrigerator and at or below 0 degrees Fahrenheit for the freezer.

Beds and Bedding

Sleeping facilities shall be available to each migrant labor camp and residential migrant housing occupant. Every bed, cot, or bunk in migrant labor camps or residential migrant housing shall be elevated from the floor.

NOTE: The Department may issue citations to any person who (1) constructs, maintains, or operates a migrant labor camp or residential migrant housing that does not meet minimum health standards, (2) operates a facility without first obtaining a permit, or (3) operates a facility after revocation of the permit

Farm Worker Housing Facilities Located Within City of Palmetto

#	Name	Address	Zoning	FLUC
Permitted by Manatee County Health Department				
1	Carriage Court Motel	1911 8 th Ave W	CG	GCOM
2	Old Florida Investments (Foy-Taylor 701 11 th St W)	619 11 th St W	RM-6	GCOM
3		1000 block of 7 th Ave W	RM-6	GCOM
4	Oakridge Apartments	500 - 700 13 th St W	RM-6	RES-10
5		500 - 700 14 th St W	RM-6	RES-10
6	Pacific Tomato Growers	1000 1 st Ave Ct W, # 1 - 37	CG	GCOM
7		1001 1st Ave Ct W	CG	GCOM
8	Doctor's Camp Peerless Manatee	401 - 413 6 th St W	CG	GCOM
9	Palmetto Land Company Apts	501 11 th St W	RM-6	RES-10
10	Taylor - Fulton 8 th St W Apts	804 5 th Ave W	CN	GCOM
11	Peerless 5 th Ave W Apts	710 5 th Ave W	CG	GCOM
12*	Sunnydale Apts	2005 Bayshore Rd	RM-6	RES-10
Pending permitting by Manatee County Health Department				
13	C&D Fruit	713 17 th St W	RM-6	GCOM
14	Old Florida Investments	415 9 th St W	RS-4	GCOM
15	Peerless Manatee Inc	408 8th St W	RS-4	RES-10
*NOTE: MCHD & City Approvals				
Prepared 2008. Updated August, 2011				