

TAB 4



City of Palmetto Agenda Item

Meeting Date

10/1/12

Presenter: Lorraine Lyn

Department: Public Works

Title:

Conditional Use Permit CU 2012-05 for Farm Worker Housing, Peerless Manatee Inc.
401, 405, 409 & 413 6th Street W
Continue CC hearing from October 1, 2012 to November 5, 2012
P&Z Hearing scheduled for October 18, 2012

This CU application is in response to the adoption of Ordinance 2012-05 on August 6, 2012 which allows existing farm worker housing units that are not zoned RM-5 or RM-6 to apply for a conditional use by October 31, 2012 in order to become legal nonconforming uses. The zoning code requires a conditional use in the Residential Multi-Family (RM-6) or Residential Duplex (RM-5) zoning districts for farm worker housing and the subject properties are zoned Commercial General (CG). The four duplexes included in this application are located north of Jet MHP on the west side of 4th Avenue, south of 6th Street and are all permitted by the Department of Health.

Ordinance 2012-07 establishes standards for conditional use approval for farm worker housing and requires both a CPTED review by the Police Department and a site plan/survey of the site. It also extends the timeframe that a nonconforming use can cease operations (from 1/2 year to 2 years), before having to conform to the district regulations.

Staff recommends approval of the proposed conditional use permits subject to compliance with CPTED recommendations below:

1. The property owner shall insure that the wooden fence in the rear is in good repair.
2. The property owner shall maintain doors and windows in good working order with locking hardware (locks and pry guards) and window screens that fit securely and are not torn.
3. Install and maintain wide-angle peep hole viewers in all doors.
4. The property owner shall replace the doors to the enclosures (with water heater) at 411 and 413 6th St. W; maintain enclosure doors in good repair and insure that they are secure with good locking hardware.
5. The property owner shall insure that existing lights at the front and rear doors of the units are in good working condition.
6. Install and maintain dusk to dawn security lighting in the fenced area at the rear of the units to include either free standing pole lights or wall mounted security lights.
7. Provide and maintain motion activated security lights between buildings to illuminate high traffic areas from dusk to dawn.
8. The property owner shall secure existing electrical boxes on the exterior of the units or remove them.
9. The property owner shall install unit numbers along 6th Street W per City ordinance.
10. Installation of video surveillance is strongly encouraged for parking areas, front and rear of the buildings, and open area in the back for the protection of the residents and to aid the protective efforts of the Police Department.
11. The farm worker housing units may be occupied in accordance with the permit issued by the Florida Department of Health.

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:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Source:	
---------------------------	--	------------------------------------	---	-----------------------------------	---	----------------	--

City Attorney Reviewed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Advisory Board Recommendation:	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	Consistent With:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Future Land Use Plan	
--------------------------------	--	---------------------------------------	---	-------------------------	--	-----------------------------	--

Potential Motion/Direction Requested: I move to continue Conditional Use 2012-05 for farm worker housing located at 401, 405, 409 & 413 6th Street W petitioned by Peerless Manatee, Inc., from October 1, 2012 to November 5, 2012

Staff Contact: Lorraine Lyn, City Planner, 723-4580 Ext. 135

Attachments: Staff report