

TAB 5



City of Palmetto Agenda Item

Meeting Date

10/1/12

Presenter: Lorraine Lyn **Department:** Public Works

Title:

Conditional Use Permit CU 2012-07 for Farm Worker Housing, Old Florida Investments, Inc.
415 9th Street W & 804, 806 & 808 5th Avenue 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 2012-07 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 Single Family Residential (RS-4) and Neighborhood Commercial (CN). The four duplexes included in this application are located on the east side of 5th Avenue, south of 9th 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 maintain doors and windows in good working order with all parts including locking hardware (locks and pry guards), window panes and screens that fit securely and are not torn.
2. The property owner shall insure that air conditioner units are securely installed to prevent removal and unauthorized entry.
3. Install and maintain wide-angle peep hole viewers in all doors.
4. The property owner shall insure that existing lights at the front and rear doors of the units are in good working condition.
5. 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.
6. Provide and maintain motion activated security lights between buildings to illuminate high traffic areas from dusk to dawn.
7. The property owner shall secure existing electrical boxes on the exterior of the units or remove them.
8. The property owner shall install unit numbers along the street (9th Street W & 5th Avenue W) per Sec. 25-39 of the City Code.
9. 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.
10. 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:** 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 **Future Land Use Plan:**

Potential Motion/Direction Requested: I move to continue Conditional Use 2012-07 for farm worker housing located at 415 9th Street W & 804, 806 & 808 5th Avenue W, petitioned by Old Florida Investment, Inc., from October 1, 2012 to November 5, 2012

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

Attachments: Staff report