

Tab 2

SPACEBOX PALMETTO, LLC.
CU-2011-05

Additional Signage

Staff Report
Conditional Use Permit (CU-2011-05)
SpaceBox Palmetto, LLC
2100 N. US 301, Palmetto

REQUEST:

The City has received an application from SpaceBox Palmetto, LLC to allow additional signage for its existing storage facility located at 2100 N. US 301, Palmetto, Florida. The City Code, Section 3-154(c)(1), permits signage of up to 150 square feet in area for this site. SpaceBox currently has 82.23 square feet including the existing 26 square feet electronic sign for which a CU permit was granted in 2010. Since then, a 7,285 square foot retail center has been completed in front of this site requiring additional signage. Staff requested that SpaceBox prepare a master sign plan which initiated this conditional use application since proposed signage exceeds 150 square feet.

Pursuant to Section 3-66 of the City's Code, SpaceBox is requesting an additional 24.5 square feet of tenet panels (5) to be added to the existing pylon sign and an additional 62.77 square feet of wall sign for the new retail building. Under SpaceBox's master signage plan, the retail center would have a total of 87.27 square feet, increasing the total signage to 169.5 square feet. In addition, SpaceBox is requesting 307.5 square feet of channel letters on both sides of the main 4-story building. The proposed master plan calls for a total of 477 square feet of signage along US 301 North.

OWNER: Spacebox Palmetto, LLC

LOCATION/EXISTING USE OF SUBJECT PROPERTY

2100 N. US 301, Palmetto/Storage Facility

PARCEL SIZE/BUILDING AREA/FAR

± 8.6 Acres/180,984 sq. ft./0.48 (See attached site plan)

PLAN/ZONING OF SUBJECT PROPERTY

HCOMIND/CHI, Commercial Heavy/Industrial

PLAN/ZONING/USES OF SURROUNDING AREA

North: HCOMIND/ CHI/vacant land

South: County (I-H) and PC/County (LM) and PD-MU/manufacturing plant and Sanctuary Cove

East: County (I-H) & HCOMIND/County (LM) & CHI/auto repair and Harllee packing house

West: County (I-H) & HCOMIND/County (LM) & CHI/vehicle storage and repair and vacant land

BACKGROUND:

SpaceBox has a pole-mounted sign that is 82.23 square feet in sign area including 26 square feet of electronic messaging below the existing fixed-copy sign which was granted a CU on March 1, 2010

CU 2011-05

SpaceBox Palmetto, LLC

Additional sign square footage

with the following conditions:

1. A written agreement with the City of Palmetto for the use of the sign during designated emergencies is required.
2. The electronic sign shall be illuminated only between the hours of 6:00 a.m. and 10:00 p.m. daily.
3. The electronic sign may not flash or utilize continuous scrolling text. Messages may change no more often than one-minute intervals.
4. The electronic sign shall be used in calculating total signage allowed for the site.

SpaceBox has prepared a master sign plan (See attached master plan) and is requesting the following:

For Retail Building

- A. 24.5 square feet of tenant panel signs below the electronic sign.
- B. 62.77 square feet of wall signs for future tenants

For 4-story Storage Building

- A. Two wall signs, 153.75 square feet each placed lower than 30' (per Sec. 3-130(3), indicating "Self Storage" on either side of the building.

The total additional signage is 394.77 square feet.

REQUESTED APPROVAL

Section 3-66 of the City's code permits Conditional Uses associated with signage. The applicant is proposing a master sign plan which exceeds the sign area allowed by the Code by 327 sq. ft.

The following conditions have been analyzed in reviewing this request:

1. The proposed use shall be consistent with the purpose and intent of the applicable zoning district regulations, this article, and the comprehensive plan.

The additional signage is consistent with the CHI zoning district and the adopted Future Land Use Element and HCOMIND plan category. The applicant has prepared a master sign plan for a self storage use that's developed at a FAR of 0.48 on an 8.6 acre site located on US 301, a 190' four-lane divided arterial.

2. The proposed use shall be compatible with surrounding land uses and the general character of the area, considering, without limitation, such factors as traffic, lighting, appearance, and effect on surrounding property values.

The proposed signage is compatible with surrounding land uses which are

predominantly commercial and heavy commercial/industrial uses. The subject property has a frontage of 236' along US 301 and is approximately 886' deep. The northern portion of subject property is used for retention and the railroad tracks run on the western side of the property and curves to the east on the north end.

3. The Conditional Use will not adversely impact on the public interest or adjacent property and all necessary alternative measures shall be taken by the applicant to prevent any such impact.

The proposed additional signage will not adversely impact on the public interest or adjacent properties. The subject property abuts smaller parcels located in the city with the same Plan category and zoning district. It also abuts larger parcels on the east and west sides which are located in the unincorporated county and are designated IH (Industrial Heavy) and zoned LM (Light Manufacturing) and PD-MU.

4. The Conditional Use is not discriminatory, considering similar situations in the general area and in past decisions under this article.

The Conditional Use is not discriminatory. Additional signage has been granted to other establishments throughout the City.

5. The purpose of the requirement is otherwise fully achieved, or more important purposes of this article will be served thereby, or the requirement serves no valid public purpose in the particular case.

The requested additional signage is for a storage facility, a use that is designed to provide a dry environment for the purpose of storing goods and material that require protection from the elements and to accommodate the loads of the material to be stored. These uses are usually building intensive and require relatively little parking compared to other commercial uses such as retail. More important purposes of this article will be served by recognizing that this is a unique use.

6. The proposal shall be consistent with the stated purpose and intent of the applicable district regulations and this article.

The proposal for additional signage is consistent with the stated purpose and intent of the CHI zoning district regulations. A typical storage facility which is a permitted use in the CHI zoning, is usually developed with a high percentage of lot coverage and building face. The request for additional signage

7. The proposal shall comply, where applicable, with the regulations of the zoning district in which the proposed use is most commonly permitted.

Additional signage for a storage facility complies with the regulations of the zoning district in which the proposed use is most commonly permitted.

8. The proposal shall not create hazardous vehicular or pedestrian traffic conditions or any other type of unsafe condition.

The proposal to provide improved signage is intended to better serve vehicular traffic in recognizing the use from a distance.

FINDINGS

Proposed City Sign Ordinance

Under the City's proposed sign ordinance a pylon sign for a single establishment on the subject property would be limited to 89 square feet of surface area. SpaceBox is requesting 169.5 square feet.

Premises with more than one hundred and fifty (150) feet of road frontage shall be allowed seventy five (75) square feet of sign area plus one (1) square foot for each additional six (6) feet of road frontage not to exceed a total of one hundred and twenty-five (125) square feet.

Under the City's proposed sign ordinance, one wall sign would be allowed on the subject property which would be limited to 230 square feet since the applicable storage building is setback 160 feet; 140 feet beyond the required 20' front setback in the CHI zoning district. SpaceBox is requesting 2 wall signs, each measuring 153.75 square feet for a total of 307.5 square feet.

3.03.02.01. One (1) wall or mansard sign shall be allowed for each establishment in a single or multiple occupancy premises. Establishment located at a corner with two frontages shall be allowed one (1) sign for each frontage. Allowable sign area shall not be combined to allow larger signs, or for the purpose of placing the combined area on any one (1) wall.

3.03.02.02. The allowable sign area for each wall or mansard sign shall not exceed two (2) square feet for each lineal foot of building frontage for each store or establishment. In no case, shall any individual sign exceed ~~three hundred (300)~~ ninety (90) square feet. An additional ten (10) square feet of sign area is permitted for each ten (10) feet of setback area exceeding the required front yard setback. Each establishment shall be entitled to a minimum sign area of twenty (20) square feet.

Based on the above, SpaceBox would need to seek relief from the City's proposed sign ordinance as well as the existing sign ordinance.

Wal-Mart Variance

A Wal-Mart store at the northeast corner of U. S. 301 and U. S. 41 North consisting of 208,114 square feet of retail space with optical, pharmacy, grocery store, one-hour photo and Tire and Lube express petitioned for a variance (05-03) from Appendix B: the Zoning Code, Section 3-152 to allow for the installation of additional signage. Wal-Mart was granted a variance on July 11, 2005 to install

CU 2011-05
SpaceBox Palmetto, LLC
Additional sign square footage

thirty-five (35) signs with a cumulative area of one thousand, one hundred and seventy-eight (1,178) square feet.

SpaceBox, with a total of 180,984 square feet of building area, is requesting 477 square feet of signage along US 301 North, 40% of the signage approved for Wal-Mart.

Sign Code Amendment

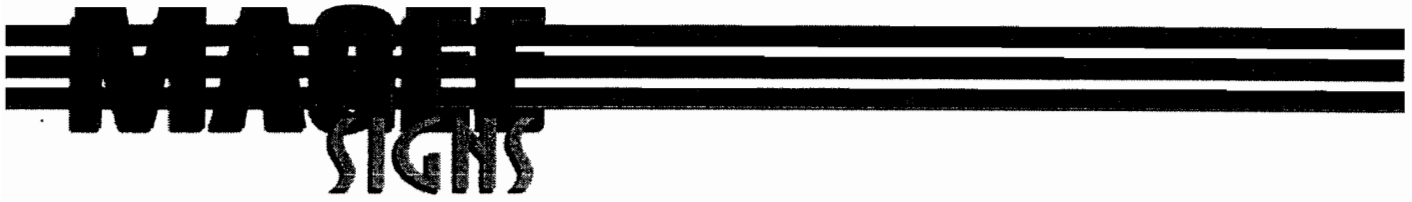
The City of Palmetto amended its sign ordinance on May 2, 2011 to increase the sign area from 40 square feet to 325 square feet for freestanding signs for major highway oriented businesses and from 40 square feet to 76 square feet for all other commercial uses excluding integrated shopping centers. The ordinance also increased the height of freestanding signs for major highway oriented businesses from 30 feet to 85 feet.

STAFF RECOMMENDATION:

Staff from the Planning and Building Departments supports the concept of developing a master sign plan for SpaceBox due to the unique character of the self storage use. SpaceBox consists of approximately 180,984 square feet of building area and is developed at a FAR of 0.48. Considering the general character of the immediate area; the proximity to the railroad tracks and width of US 301 (190') and the orientation of commercial uses including the subject property's frontage of 236' along US 301 and its approximate depth of 886' as well as the amount of building face onsite, staff concurs that the proposed wall signs on either side of the main building would increase the visibility of SpaceBox without impacting adjacent neighbors. Based on the aforementioned findings, staff recommends approval of the proposed Conditional Use permit for additional signage for SpaceBox as proposed on their master sign plan.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board shall recommend **APPROVAL, APPROVAL WITH CONDITION(S) or DENIAL** the proposed Conditional Use permit.



October 24, 2011

The City of Palmetto
Public Works Department
600 17th Street West
Palmetto, FL 34221

Re: SpaceBox Storage – 2100 US Highway 301 North, Palmetto, FL 34221 (Parcel ID 1015121005)

Please find attached the proposed sign plan for SpaceBox Storage.

Requested total square feet of building and free standing signage: 477.00 square feet

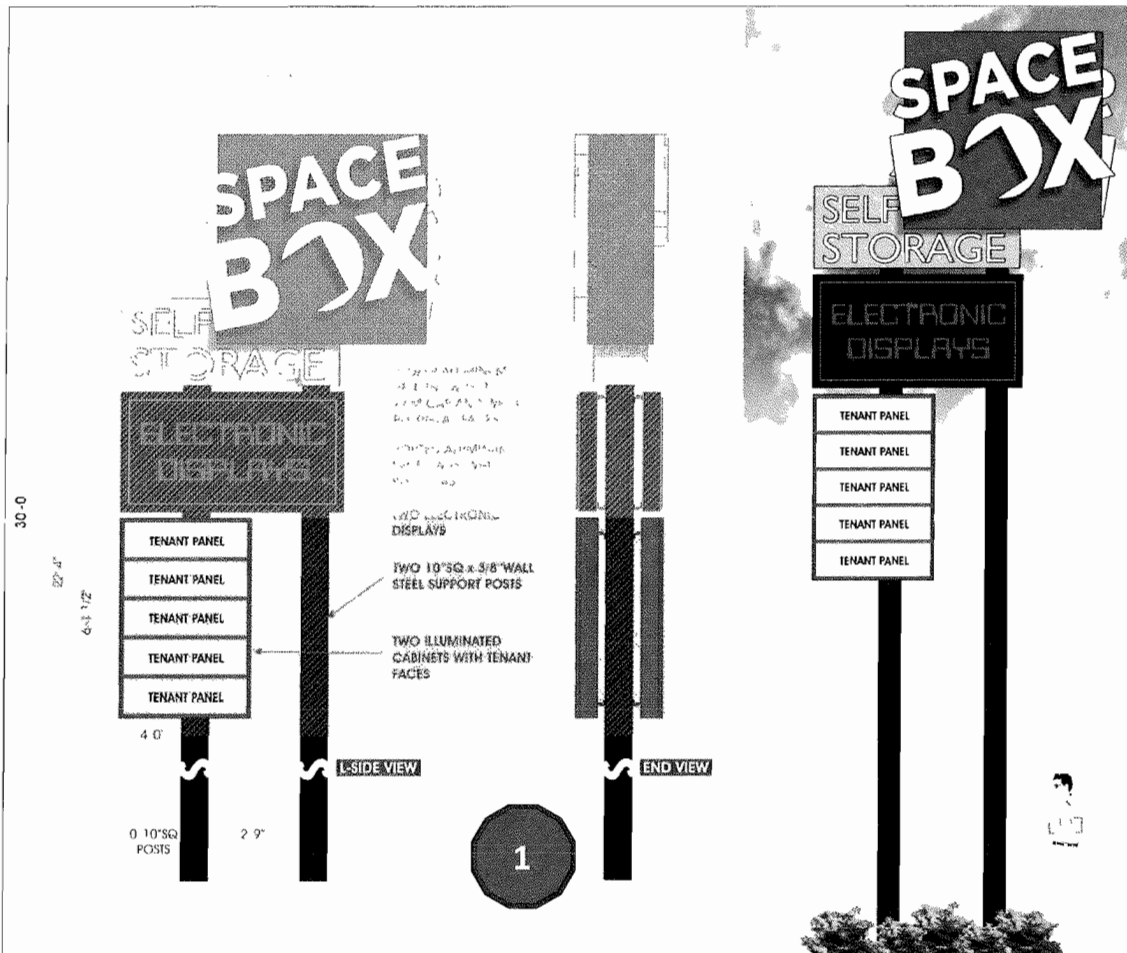
Allocation of square footage for existing and proposed signage:

| | | |
|---|--------------------------|---------------------------|
| Pylon sign (Existing) | 82.23 square feet | |
| Proposed additional signage: | | |
| Pylon Sign (New) | <u>24.50 square feet</u> | |
| Total Pylon Sign | 106.73 square feet | 106.73 square feet |
| | Wall Signs (New) | <u>370.27 square feet</u> |
| Total of existing and proposed signage: | | 477.00 square feet |

Magee Sign Service, Inc.
Contractor of Record

Jack D. May, Jr.
Director of Sales

Cf: Mike Micochero



Existing and Proposed Signage

1 Pylon

- a. Existing:
- b. Proposed (New):

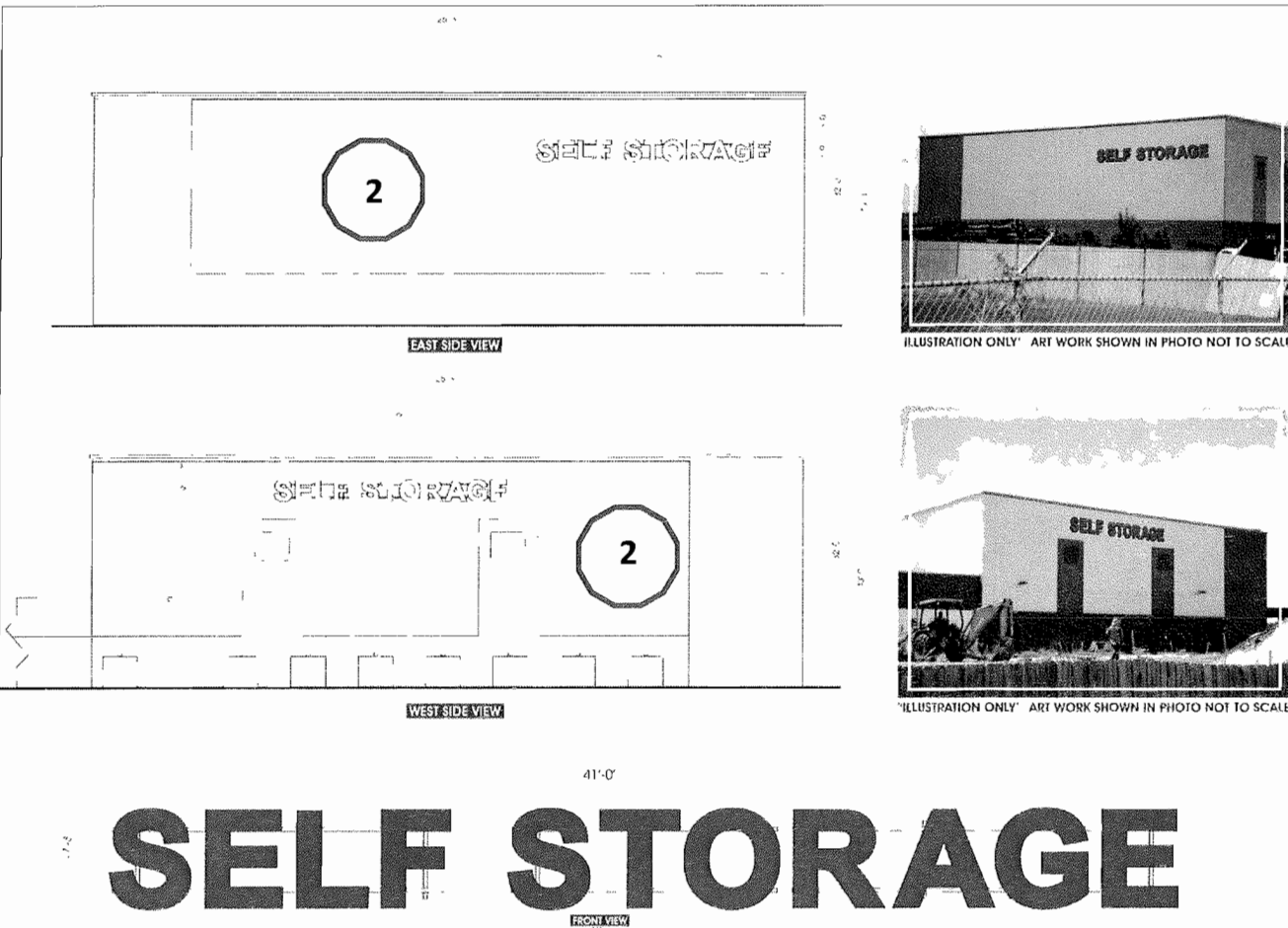
Total Pylon -

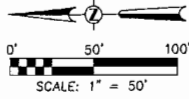
2. Wall Signage

- a. Proposed (New)
 - ② Channel Letters
 - ③ Future Tenants

Total Wall Signage -

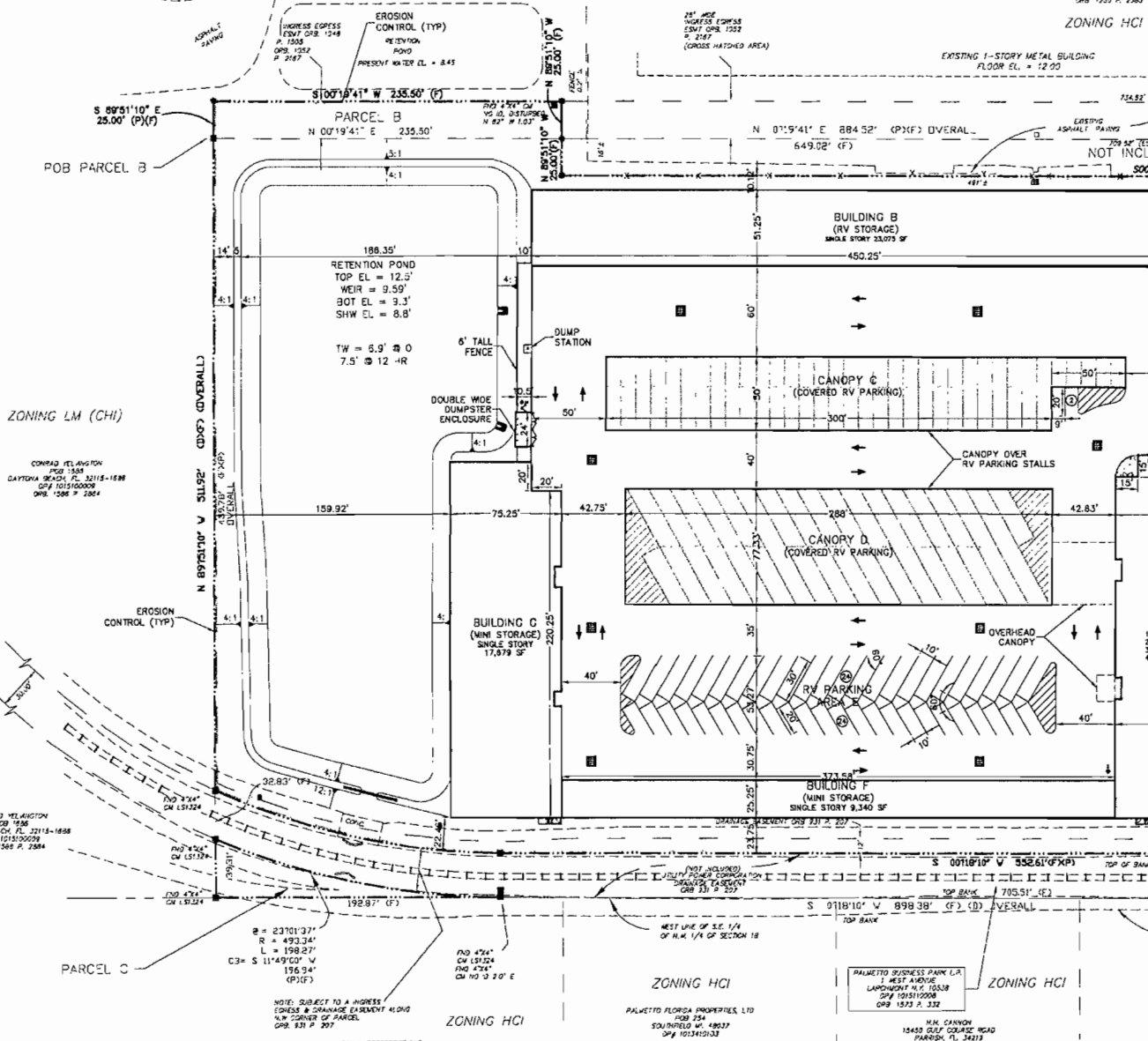
Total Proposed Signage





HARLEE PAVING, INC.
 POB 8
 PALMETTO, FL 34220
 DP# 1013410002
ZONING LM

OLENTON ASSOCIATES, LTD
 1937 50th STREET
 SARASOTA, FL 34154
 DP# 1013420001
 OR# 1350 P. 2383
ZONING HCI



ZONING LM (CHI)

CONRAD MELANCON
 POB 1588
 DAYTONA BEACH, FL 32115-1888
 DP# 1015100008
 OR# 1588 P. 2804

CONRAD MELANCON
 POB 1588
 DAYTONA BEACH, FL 32115-1888
 DP# 1015100008
 OR# 1588 P. 2884

NOTE: SUBJECT TO A INGRESS / EGRESS & DRAINAGE EXHIBIT ALONG N.W. CORNER OF PARCEL
 OR# 531 P. 207

CAVAL PROPERTIES LLC
 2414 26th STREET, WEST
 BRANDON, FL 34207
 DP# 1013410003

ZONING HCI
 PALMETTO FLORIDA PROPERTIES, LTD
 POB 234
 SOUTHWOOD W. 48037
 DP# 1013410003

PALMETTO BUSINESS PARK, L.P.
 1 WEST AVENUE
 LARGENTON AVE. 10538
 DP# 1015100008
 OR# 1573 P. 332

M.M. CANNON
 15450 OCEAN COURSE HEAD
 PARKWAY, FL 34211
 DP# 1014000000

OLD BUSINESS

- a. 5th Street Streetscape Project

NEW BUSINESS

INFORMATIONAL ONLY

- a. Development Review Procedures - Ord. 2011-32**
- b. Farm Labor Camp Conditional Use Stipulations – Ord. 2011-33**

a.

**CITY OF PALMETTO
ORDINANCE NO. 2011-32**

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA,
AMENDING THE CODE OF ORDINANCES TO REVISE THE
DEVELOPMENT REVIEW PROCEDURES OF THE CITY;
PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT;
PROVIDING FOR REAFFIRMATION AND RATIFICATION;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and,

WHEREAS, pursuant to the referenced provision of the Florida Constitution, a city may exercise any power for municipal purposes except as otherwise provided by law; and,

WHEREAS, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” reinforces the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, the City of Palmetto desires to amend the development review procedures of the City as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:**

Section 1. Findings of Fact. The above “WHEREAS” clauses are adopted herein as findings of fact.

Section 2. **Section 11.9. Amendment.** Section 11.9. of the Zoning Code of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 11.9. - Development Review.

The Director of Public Works or the Director's designee, with the assistance of appropriate City Staff members and representatives, shall review applications for development and submit written findings, recommendations or comments, proposed conditions of approval, and such other matters relating to development approval or the issuance of a development order in keeping with the city's codes.

Section 3. **Section 11.10. Amendment.** Section 11.10. of the Zoning Code of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 11.10. – Development Review Procedures.

Review of applications for development shall be coordinated by the Director of Public Works or the Director's designee, at their discretion. Depending on the complexity of the development issues involved and the need to specifically address required stipulations and conditions the Director of Public Works or the Director's designee may require the attendance of the applicant or the applicant's agent at a meeting to review the application for development approval, and may invite appropriate staff members and representatives to assist in the review. An applicant may also request a meeting with the Director of Public Works or the Director's designee to facilitate communication and understanding of various issues involved in the development approval process in addition to any mandatory review.

Section 4. **Section 11.11. Amendment.** Section 11.11. of the Zoning Code of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 11.11. – Action by the Public Works Director.

Within a reasonable period of time after receipt of a completed application and any responses for additional information from the applicant and other City staff members, the Director of Public Works or the Director's designee shall prepare an appropriate staff report. If the application is to be reviewed by the Planning and Zoning Board and City Commission, the staff report and recommendation shall be forwarded to the Planning and Zoning Board for its recommendation, and subsequently transmitted to the City Commission with the addition of the recommendation of the Planning and Zoning Board. The Director of Public Works or their designee, may, from time to time, present information to the City

Commission regarding development proposals and their status for developments which do not have City Commission review. This information should be provided to the City Commission after the initial staff review for significant developments.

Section 5. **Section 11.12. Amendment.** Section 11.12. of the Zoning Code of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 11.12. – Authority to Enter.

The submission of an application for development approval shall confirm and authorize the right of reasonable entry to the premises, lot, parcel or property associated with the development approval request by representatives of the city.

Section 6. **Section 11.13. Removal.** Section 11.13. of the Zoning Code of the City of Palmetto Code of Ordinances is hereby removed in its entirety.

Section 7. **Subsection (a) of Section 11.14 Amendment.** Subsection (a) of Section 11.14 of the Zoning Code of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 11.14. – Crime prevention through environmental design (CPTED) review.

- (a) Applications for development approval shall undergo CPTED review except for requests to construct one single family dwelling or one duplex. The CPTED review must be completed and signed by a person from law enforcement or city staff member trained in CPTED. The CPTED designated person shall have successfully completed forty (40) hours of basic CPTED training. Compliance with the comments noted by the CPTED reviewers shall be voluntary for sites not owned or controlled by the city. To the extent such comments are consistent with the provisions of the City Code of Ordinances, compliance with comments noted by the CPTED reviewers shall be mandatory for all sites owned or leased by the city. Comments noted by the CPTED reviewers, shall be incorporated into the staff report.

The remaining provisions of Section 11.14 shall remain in full force and effect.

Section 8. **Section 26-4.1. Amendment.** Section 26-4.1. of the City of Palmetto Code of Ordinances is hereby amended to remove the definition of “*Development review*”

committee or committee". The remaining provisions of Section 26-4.1 shall remain in full force and effect.

Section 9. Section 26-18. Amendment. Section 26-18. of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 26-18. - Recreation and open space facilities.

In developments of ten (10) acres or larger, a minimum of five (5) percent of the gross land area of a residential subdivision shall be reserved as recreation and open space area, and appropriately developed with facilities geared to the needs of the residents of the subdivision. The Director of Public Works or the Director's designee shall ensure the appropriate open space has been provided in each subdivision plan. Commercial developments shall be required to provide open space as a buffer between commercial and residential areas.

Section 10. Section 26-23. Amendment. Section 26-23. of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Section 26-23. - Commercial and industrial subdivisions and planned development.

The design and improvement standards set forth herein are primarily matched to typical residential subdivision needs. Commercial, industrial, and planned development subdivisions may be quite different from typical subdivisions and as such their design and improvement needs may vary to some degree. In case of commercial or industrial subdivisions, the Director of Public Works or the Director's designee may recommend waiver of such portion or portions of these regulations as they determine to be inapplicable, and may recommend such alternate and additional requirements as may be appropriate in the particular case, for consideration by the City Commission.

Section 11. Subsection (j) of Section 7-219 Amendment. Subsection (j) of Section 7-219 of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

Section 7-219. - Landscape standards.

- (j) *Alternatives.* Where the Director of Public Works or the Director's designee finds that unique natural features such as topography, vegetation or creative building patterns make strict adherence to these standards unreasonably

burdensome or create a hardship, the Director of Public Works or the Director's designee may approve an alternative landscape plan, provided that it promotes the intent of the standards contained in this section.

The remaining provisions of Section 7-219. shall remain in full force and effect.

Section 12. **Repeal of Ordinance.** This Ordinance hereby repeals any and all provisions of ordinances in conflict herewith to the extent of such conflict.

Section 13. **Reaffirmation and Ratification.** To the extent that previously adopted ordinances may have been noticed to comply with the provisions provided herein, the City Commission reaffirms and ratifies the adoption of such ordinances.

Section 14. **Severability.** If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Section 15. **Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes of the City Commission.

PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 5th day of December, 2011.

| | |
|---------------------------------------|-------------------|
| First Reading: | November 21, 2011 |
| Publication: | November 25, 2011 |
| Second Reading and Public Hearing: | December 5, 2011 |

CITY OF PALMETTO, FLORIDA,
BY AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
SHIRLEY GROOVER BRYANT,
MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____
City Clerk/Deputy Clerk.

b.

ORDINANCE 2011-33

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING CODE OF ORDINANCES, ZONING CODE, TO PROVIDE STANDARDS FOR FARM LABOR CAMPS AS A CONDITIONAL USE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions and render municipal services; and,

WHEREAS, pursuant to the referenced provision of the Florida Constitution, a city may exercise any power for municipal purposes except as otherwise provided by law; and,

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," reinforces the authority granted under the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, within the above-referenced grant of powers, the City of Palmetto (the "City") has the authority to regulate land development and the use of property within the City for the protection of the public health, safety and welfare; and

WHEREAS, Section 381.00896, Florida Statutes, provides that it is the policy of the State of Florida that each municipality must permit and encourage the development and use of a sufficient number and sufficient types of farmworker housing facilities to meet local needs; and

WHEREAS, the City desires to provide appropriate standards for the establishment of farm labor camps as a conditional use within certain zoning districts; and

WHEREAS, consistent with the findings stated above, the City Commission has determined that adoption of this ordinance is in the best interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PALMETTO, FLORIDA, as follows:

Section 1. Findings of Fact. The above "WHEREAS" clauses are adopted herein as findings of fact.

Section 2. Revision Language.

A. Appendix B, Zoning Code, Article IV Schedule of District Regulations, Section 4.2 Schedule of permitted and conditional uses by district, of the City of Palmetto Code of Ordinances, is hereby amended to remove the classification of Farm Labor Camps into "Small (10 units or less)" and "Large (more than 10 units)". "Farm Labor Camps" shall continue to be allowed as a conditional use in the RM-6 zoning district, and the Schedule shall be amended accordingly.

B. Appendix B Zoning Code, Article VI Supplemental Regulations, of the City of Palmetto Code of Ordinances is hereby amended to add Section 6.24 to read in its entirety as follows:

Section 6.24. Farm Labor Camps. All Farm Labor Camps within the City shall comply with the following requirements, in addition to requirements that may otherwise be provided in the Code:

- 1) The Farm Labor Camp shall have a valid permit issued by the Department of Health, or other appropriate agency, and shall comply at all times with state and federal requirements for such uses.
- 2) The property owner and property manager for the Farm Labor Camp shall maintain updated contact information with the City Code Enforcement Officer, including name, address, and telephone number.

- 3) The site must be accessible to residential support uses, such as health care, recreational facilities, and retail locations for daily personal needs and supplies.
- 4) Prior to consideration of a conditional use permit, the proposed use shall undergo CPTED review by the Police Chief or his designee, who shall prepare a report with recommendations to be considered during the review process.
- 5) The project shall be reviewed for necessary safety considerations, including installation of appropriate lighting and security cameras.
- 6) No portion of a site containing a Farm Labor Camp may be located within the following gateway areas:
 - a. The area between the Manatee River and the southern right-of-way boundary for 4th Street and Floramana Lane.
 - b. The corridor extending out 300 feet in both directions from the right-of-way boundaries for 10th Street, from the western City limits to the eastern City limits.
 - c. The corridor extending 300 feet in both directions from the right-of-way boundaries for 8th Avenue, from the Manatee River to the northern City limits.
- 7) Screening, including opaque decorative fencing, may be required around some or all of the perimeter of the site, after consideration of compatibility with surrounding properties and CPTED recommendations.
- 8) Any clothes lines for laundry must be screened from public view.
- 9) Commercial vehicles and buses may not be parked on site overnight unless they are screened from public view.
- 10) All vehicles on site must be parked in designated parking spaces.
- 11) All vehicles on site must be operational and must display current tags.
- 12) Following the approval of a conditional use permit for a Farm Labor Camp, the City's Code Enforcement Officer shall conduct periodic operational inspections of the facility for compliance with all of the above requirements, as well as any additional conditions imposed in the conditional use permit.

Section 3. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. Effective Date. This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

| | |
|-------------------------|-------------------|
| First Reading | November 21, 2011 |
| First Public Hearing | December 5, 2011 |
| First Publication Date | November 25, 2011 |
| Second Public Hearing | January 9, 2012 |
| Second Publication Date | December 30, 2011 |

PASSED AND DULY ADOPTED, BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, with a quorum present and voting, in regular session assembled, this 9th day of January, 2012.

CITY OF PALMETTO, FLORIDA, BY
AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
SHIRLEY GROOVER BRYANT, MAYOR

ATTEST:

By: _____
James R. Freeman, City Clerk



Farm Worker Housing Spatial Analysis

October 17
2011

Created by the GIS Staff at the Palmetto Community
Redevelopment Agency in conjunction with the
Palmetto Police Department.

Zack Schwartz

Summary

The purpose of this analysis is to determine if there is a relationship between the locations of Farm Worker Housing and the locations of Part 1 Crimes at certain distances. A positive relationship between the two sets of data means that the locations of the Farm Worker Housing and the locations Part 1 Crimes are somehow influencing each other. A negative relationship would mean that the locations have no influence or relationship and are independent of each other.

After concluding the statistical analysis, the results indicate that there is a positive relationship between the locations of Farm Worker Housing and Part 1 Crime. As previously stated a positive relationship means that somehow the locations of the Farm Worker Housing and the Part 1 Crimes are related and are influencing each other at specific distances. How and why the two data sets influence each other is beyond the scope of this analysis.

Methods

The methods for determining spatial relationships between data sets are as follows;

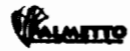
Step 1: Use Cross K function (Bivariate K) to determine if "the locations of events in one point pattern (Part 1 Incidents) are random with respect to the locations of events in another point pattern (center point representing Farm Worker Housing)".

Step 2: Use Cross K function (Bivariate K) to determine if the Part 1 incidents are random with respect to the center points for all Land Use designation Multi-Family Residential.

Step 3: Use Cross K function (Bivariate K) to determine if the Part 1 incidents are random with respect to the center points for all Parcels.

Step 4: Visually compare Kernel Density Analysis of all Part 1 Incidents (January 2008 to January 2011) to current locations of Farm Worker Housing

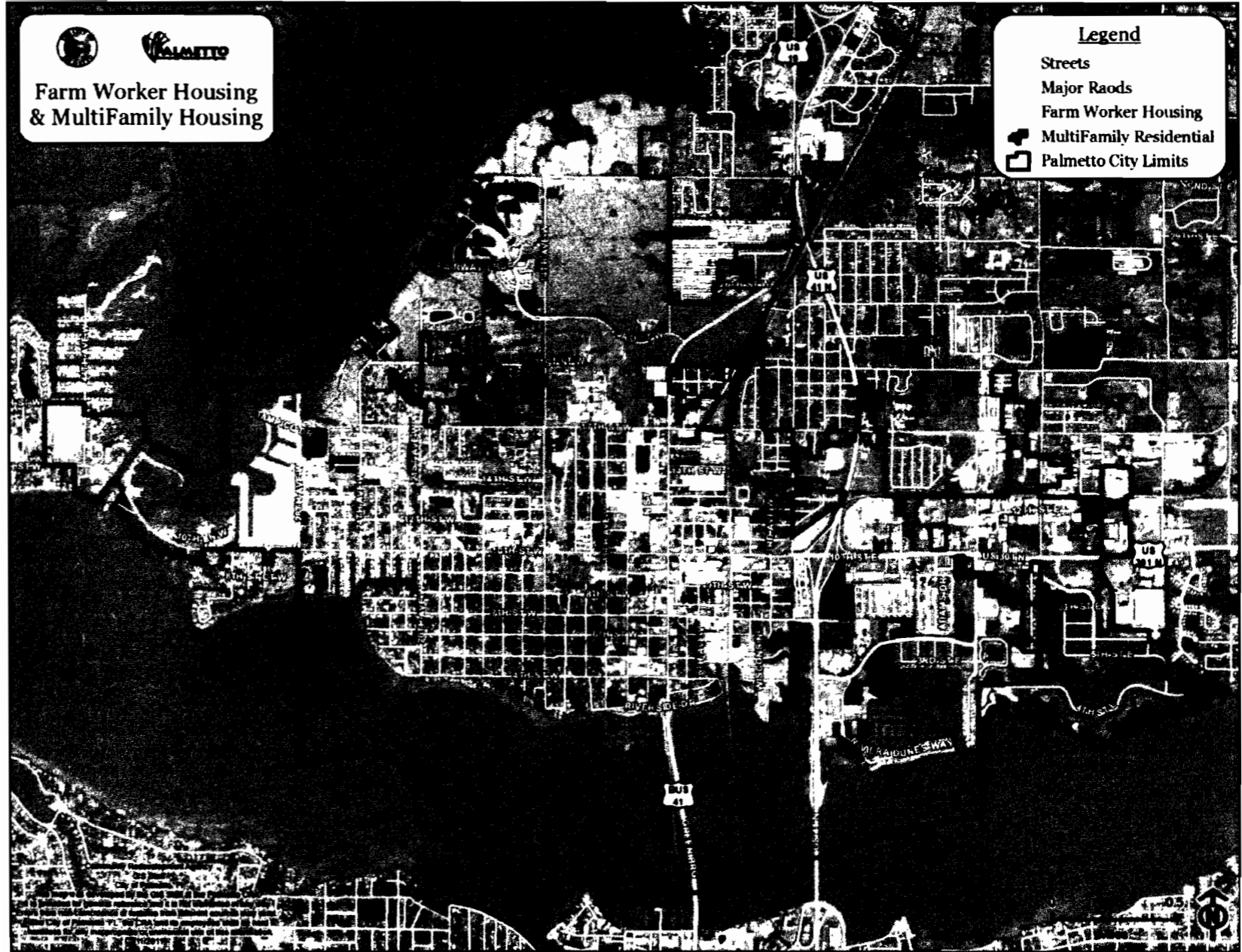
Each Cross K function (Bivariate K) calculation is run 99 times at both one half and one quarter mile maximum distances with test intervals of ten feet. Farm Worker Housing information was provided by Manatee County and the City of Palmetto. Part 1 Incidents were provided by the Palmetto Police Department. The statistical analysis program "R" was used for all analysis and ESRI's ArcGIS was used in map production. All code, charts and maps are available upon request.



**Farm Worker Housing
& MultiFamily Housing**

Legend

- Streets
- Major Raods
- Farm Worker Housing
- MultiFamily Residential
- Palmetto City Limits





Part 1 Incidents
2008 - 2011

Legend

- Part 1 Incidents
- Streets
- Major Raods
- Farm Worker Housing
- MultiFamily Residential
- Palmetto City Limits





PALMETTO

**Part 1 Incident
Hot Spots
2008 - 2011**

Legend

Streets

Major Raods

Farm Worker Housing

MultiFamily Residential

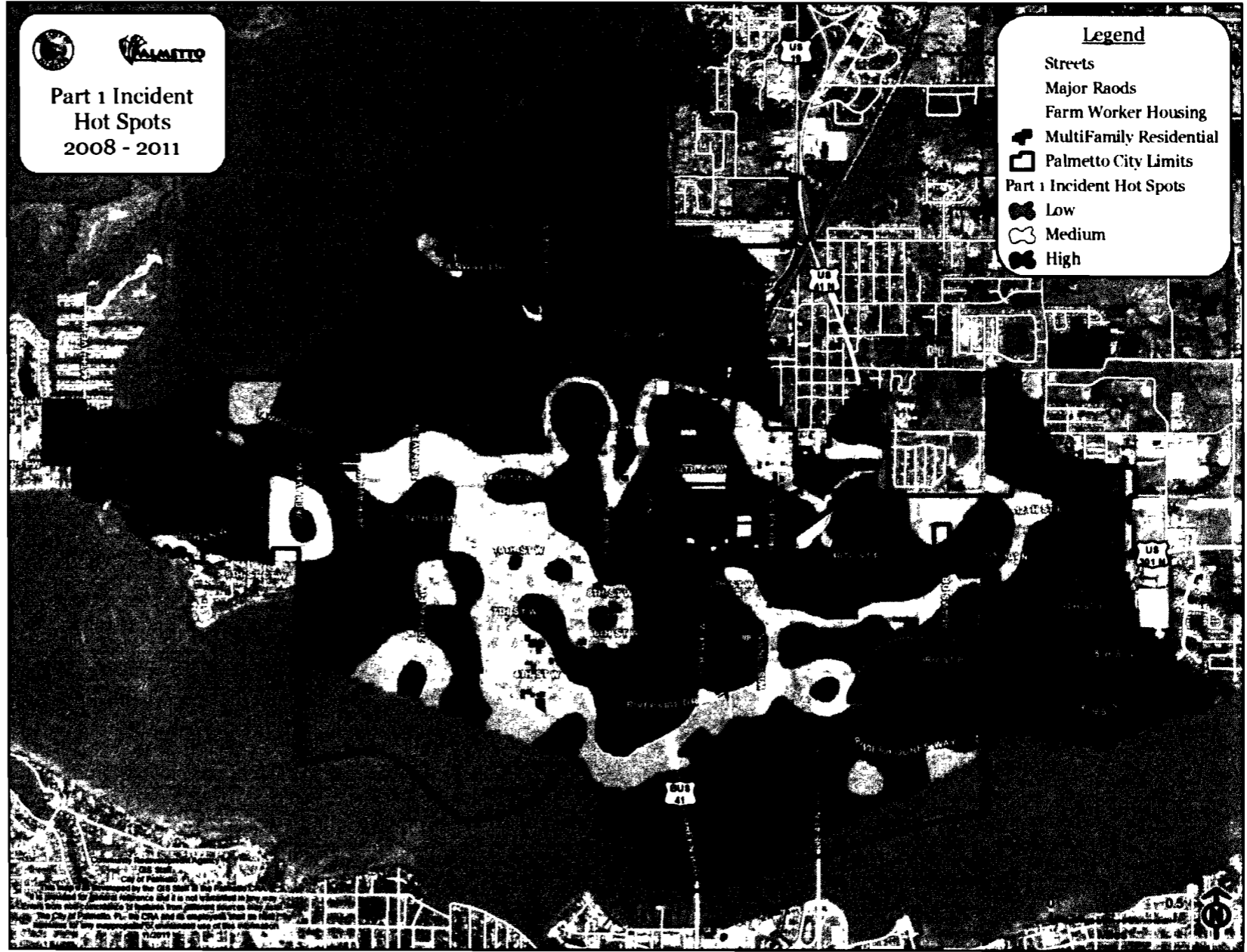
Palmetto City Limits

Part 1 Incident Hot Spots

Low

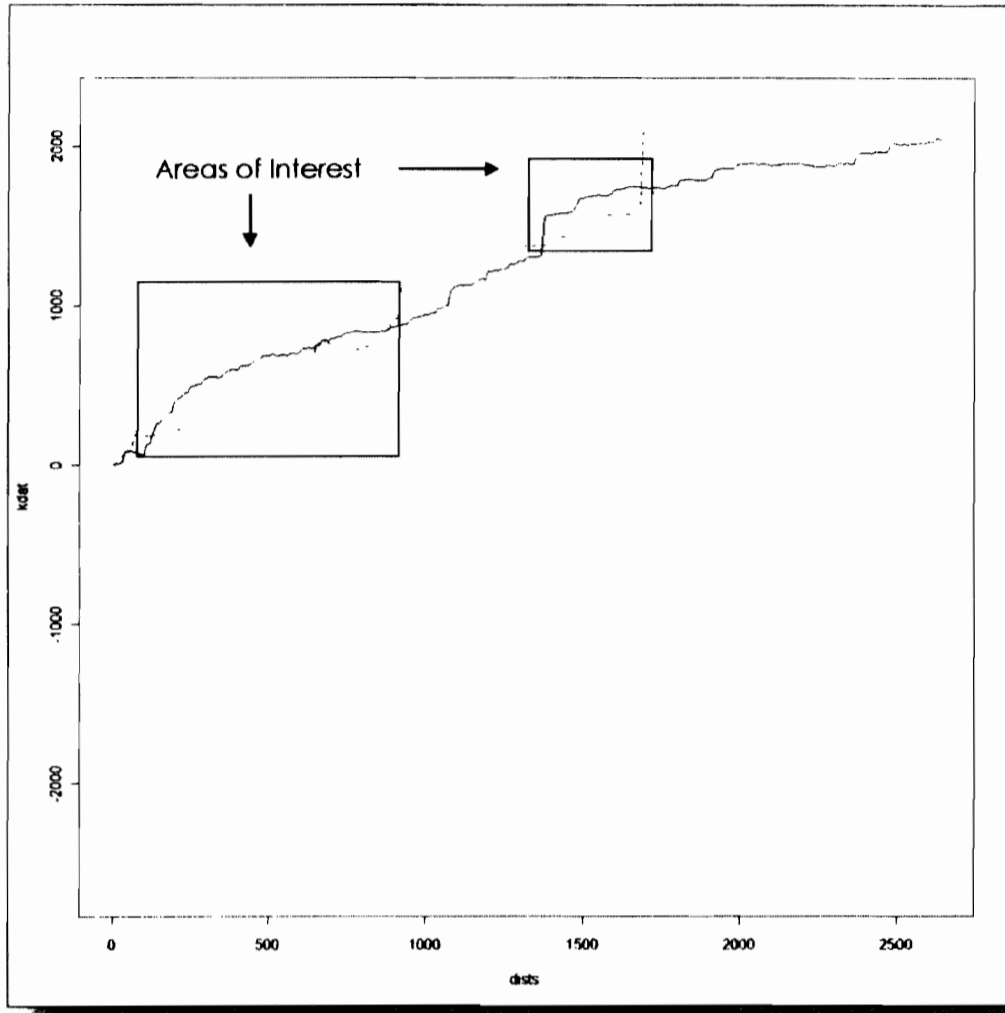
Medium

High



Result 1:

There is a positive statistical correlation between the locations of Part 1 Incidents and the locations of the Farm Worker Housing. This positive correlation is illustrated in the following graph:



This graph displays the positive relationship between the locations of Part 1 Incidents and the locations of the Farm Worker Housing. The red and green lines represent the typical values for a completely random pattern. The black line represents the comparison between our locations. Distance is on the horizontal axis (0 - 2600 feet or approximately 1/2 a mile) and the statistical calculation on the vertical axis (Cross K function). At distances of less than one thousand feet and between 1500 - 1700 feet the black line goes above the red line. The jump above the red line indicates that the values calculated from our data go outside the

typical range of values. Traveling outside the typical range of values signifies a positive relationship between the locations of the Part 1 Incidents and Farm Worker Housing.

Result 2:

After running numerous tests it was determined that there was no positive correlation between the locations of Multi-Family Residential Land Use designations and the locations of Part 1 Incidents.

Result 3:

After running numerous tests it was determined that there was no positive correlation between the locations of all parcels citywide and the locations of Part 1 Incidents.

Result 4:

Visual inspection of the hot spot analysis (kernel density raster) of Part 1 Incidents, Map titled "Part 1 Incident Hot Spots 2008-2011", appears to reinforce the previous conclusion that there is a relationship between the locations of the Farm Worker Housing and the Part 1 Incidents. The red areas indicate areas of high density for Part 1 Incidents. Ten of the fourteen Farm Worker Housing parcels or 86.12% by acreage (23.24 of 26.99 acres) is within the highest density areas for Part 1 Incidents.

Conclusion:

The results from the Cross K function (Bivariate K) analysis and the visual analysis of the "Part 1 Incidents Hot Spots 2008 - 2011" indicate that there is a positive spatial relationship between the locations of the Part 1 Incidents and the Farm Worker Housing. One potential underlying cause may be population density and socioeconomic status. It is widely believed, that in combination, these factors can lead to an increase in overall criminal incidents. (Danziger, 1976, Harries, 1980). Although, further analysis is needed in order to effectively hypothesize underlying causes.

Citations:

Danziger, S. (1976), EXPLAINING URBAN CRIME RATES. *Criminology*, 14: 291-296. doi: 10.1111/j.1745-9125.1976.tb00023.x.

Harries, K D (1980), CRIME AND THE ENVIRONMENT, American Lecture Series No. 1035, <http://www.ncirs.gov/App/publications/abstract.aspx?ID=64263>