

TAB 3

PALMETTO LAND CO

CU 2012-02

Staff Report
Conditional Use Permit (CU-2012-02)
Farm Worker Housing
413 12th Street W & 501 11th Street W

BACKGROUND

Palmetto Land Company, LLC is the applicant of this Conditional Use (CU) for farm worker housing located at 2 addresses, 413 12th Street W and 501 11th Street W. The purpose of the CU request is to bring these farm worker housing facilities into compliance with the City's zoning requirements. The code currently requires a conditional use in the Residential Multi-Family (RM-6) zoning district for farm worker housing. Both locations are permitted by the Department of Health and both sites are within the RM-6 zoning district and located in the central part of the City west of US 41 and north of 10th Street W.

The City is currently considering an amendment to the Zoning Ordinance to establish standards for conditional use approval for farm worker housing and rooming/boarding houses in the RM-5 and RM-6 zoning districts. It will also change the term "farm labor camp" to "farm worker housing." Refer to Ordinance 2012-07 and see Appendix A regarding compliance of CU12-01 with Ordinance 2012-07.

PROPERTY OWNER

Palmetto Land Company, LLC

ADDRESS/ EXISTING LAND USE/PARCEL ID

1. a) 413 12th Street West/single-family house (1 unit farm worker housing)/2631100001;
b) 415 12th Street W & 415A 12th Street W/duplex (2 units farm worker housing)/2631100001;
2. a) 501 11th Street W & 501A 11th Street W/duplex (2 units farm worker housing)/2649600000;
b) 501 B & C 11th Street W/duplex (2 units farm worker housing)/2649600000;
c) 503 B & C 11th Street W Units /duplex (2 units farm worker housing)/2649600000.

PLAN CATEGORY/ZONING DISTRICT

1. 413 12th Street West: RES-10/RM-6
2. 501 11th Street W: GCOM /RM-6

NUMBER OF UNITS/SIZE OF PROPERTIES/DENSITIES

1. 413 12th Street West: 3/0.175 acres/17.1 du/ac.
2. 501 11th Street W: 6/0.32 acres/18.8 du/ac.

PLAN CATEGORY/ZONING DISTRICT/EXISTING LAND USES OF SURROUNDING PROPERTIES

1. 413 12th Street West
 - A. North: RES-10/RS-4/single-family residential
 - B. South: RES-10/RM-6/multi-family residential
 - C. East: RES-10/RM-6/single-family residential
 - D. West: RES-10/CG/vacant commercial
2. 501 11th Street W
 - A. North: GCOM/RM-6/single-family & vacant residential

- B. South: GCOM/CG/vacant commercial
- C. East: GCOM/RM-6/railroad
- D. West: GCOM/RM-6/single-family residential

SITE REVIEW

1. 413 12th Street W

History

The site currently contains 3 units within a single family house in the front and a duplex in the rear of the property. According to the Property Appraiser's information, both buildings were constructed in 1972 but the City's Building Department records for this property start in 2000 with an electric change out in September, 2000; replacement of meter re-locator inline of 1" PVC for water service in 2007 and a re-roof in March, 2010. There are no building permits available for structures on this site.

Access

Access to this property is through the adjacent, vacant parcel to the west, 425 12th Street W, owned by Atlantic Land & Improvement Company, Jacksonville, FL. There is no physical access from 12th Street W directly onto the subject parcel.

2. 501 11th Street W

History

The site currently contains 3 duplexes with 6 units. According to the Property Appraiser's information, all 3 buildings were constructed in 1972 but the City's Building Department records on this property start in 2008 with a reroof in May, 2008. There are no building permits available for structures on this site.

3. Historical Zoning for 413 12th Street W & 501 11th Street W

According to the historic zoning maps in the Planning Department, the subject properties were zoned R-6 during zoning conformance in 1990 when the City was rezoned to the new Zoning Code consistent with the Future Land Use Plan. According to the October 19, 1981 Zoning Code, R-6 permitted single or dual residences for families; multi-family residences for families; private garage; accessory building together with commercial farms and chicken farms.

The 1981 Code defined One-family dwelling as:

A detached building designed or occupied exclusively by one family.

It also defined Family as:

One or more persons occupying premises and living as a single housekeeping unit, as distinguished from a group occupying a boardinghouse, lodging house or hotel as herein defined.

PLAN COMPLIANCE

The City's Zoning Code defines *Farm Labor Camp* as:

One (1) or more buildings or structures, or any portion thereof, together with the land appertaining thereto, established, operated, furnished as an incident of employment or used as a living quarters for seasonal, temporary or migrant farm workers or their families, whether or not rent is paid or reserved.

in connection with the use or occupancy of such premises.

The City's Comprehensive Plan permits farm worker housing in appropriate locations of the City and encourages the provision of affordable housing including farm worker housing within the City limits as demonstrated by the following Plan objective and policies:

Objective 3.9: Continue to recognize the need for safe and sanitary farm worker housing within the City.

Policy 3.9.2: The City will permit farm worker housing in appropriate locations in accordance with the City's land development regulations.

Policy 3.5.1: The City shall provide information, technical assistance and efficient permitting processes to assist the private sector to maintain a rate of housing production especially for affordable housing sufficient to meet the needs of the population.

REQUESTED APPROVAL

The following standards shall apply to all applications for Conditional Use permits pursuant to Sec. 15.4 (C) of the Zoning Ordinance.

1. Purpose and Intent: The Comprehensive Plan

The proposed use shall be consistent with the stated purpose and intent of the applicable zoning district regulations and this ordinance, and consistent with the Comprehensive Plan.

This Conditional Use proposal for farm worker housing is permitted in the RM-6 zoning district as outlined in Sec. 4.2, the use table of the City's zoning ordinance. The Conditional Use permit provides for review of the subject sites to determine whether or not they are appropriate for a farm worker housing use while recognizing the need for these uses, consistent with the Housing Element of the Comprehensive Plan. The subject farm worker housing currently exists and is seeking a conditional use permit to conform to Code.

2. Applicable district regulations

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

This Conditional Use proposal for a farm worker housing complies with the RM-6 zoning district in terms of the use but may not comply with the type of structure or most current dimensional requirements as the RM-6 district which does not permit duplexes. At a densities of 17.1 in RES-10 and 18.8 du/ac in GCOM, these densities exceeds the maximum 10 du/ac density of both Plan categories as well as the RM-6 zoning district. Based on the aforementioned Historical Zoning, these units appear to be legal non-conforming.

Pursuant to Sec. 7.9 of the Zoning ordinance, a structure which is nonconforming, due to noncompliance with the dimensional requirements of the official schedule of district regulations of the Code may remain provided that any structural changes not increase the degree of nonconformity and if destroyed to the extent of more than 50% of its current assessed valuation, may only be reconstructed in accordance with the regulations of the district in which it is located. Routine repairs and maintenance of a nonconforming structure or replacement of nonload bearing walls shall be permitted. No structural changes are proposed to the subject properties.

3. Compatibility

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

The subject properties are located on local residential streets (12th St. W & 11th St. W) and both are in close proximity to the railroad tracks adjacent to 5th Ave. W. The existing residential uses have been operating as farm worker housing on these site for several years; they are not likely to have an adverse effect on traffic, lighting, appearance, or surrounding property values.

4. Environment

The site shall be environmentally suitable for the proposed use and such use shall not have a substantial adverse impact on the natural environment. Soils, drainage, flood hazards, wildlife, and air and water quality shall be among the factors considered in this regard.

The existing developments were built in 1972. This conditional use application to recognize the existing farm worker housing use is not expected to have a substantial adverse impact on the natural environment.

5. Orderly development

The proposal shall be consistent with providing for efficient and orderly development, considering, without limitation, such factors as provision of public facilities and services, growth patterns and energy conservation.

This CU application is for existing farm worker housing which has operated at this location for a number of years. There are other residential uses in the immediate area along 12th Street W and 11th Street W including single-family and duplex structures.

6. Public facilities and services

Necessary public facilities and services, such as sanitation, water, drainage, emergency services, education, recreation and similar facilities and services shall be adequate to serve the proposed use.

These properties are served with City water and sewer. A 6" PVC water line runs along 12th St. W and a 4" PVC water line runs along 11th St. W. A 12" PVC sewer line runs along 12th St. W and an 8" sewer line runs along the alley behind 11th St. W. An 8" transmission line for reclaimed water runs along 11th St. W.

7. Traffic

The proposal shall not create hazardous vehicular or pedestrian traffic conditions nor result in traffic exceeding the capacity of streets and intersections serving the use.

These existing residential uses have been operating as farm worker housing on these site for several years; they are not likely to create hazardous vehicular or pedestrian traffic conditions

8. Screening and buffering

The proposal shall include screening and buffering as necessary to minimize adverse impacts on surrounding land uses.

The subject properties were reviewed for CPTED by the Police Department. Refer to Appendix A.

9. Signs; lighting

Signs and outdoor lighting which may be involved in the proposal shall be designed to ensure that the use harmoniously fits into its surrounding.

The subject properties were reviewed for CPTED by the Police Department. Refer to Appendix A. Signs are not proposed for the subject property.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed conditional use permit for both sites subject to the following conditions:

1. The site plans shall indicate one parking space per unit;
2. Compliance with CPTED recommendations; and for 413 12th Street W,
3. If access through the adjacent lot to the west is ever cut off, the property owner shall provide a shell drive off 12th Street W;

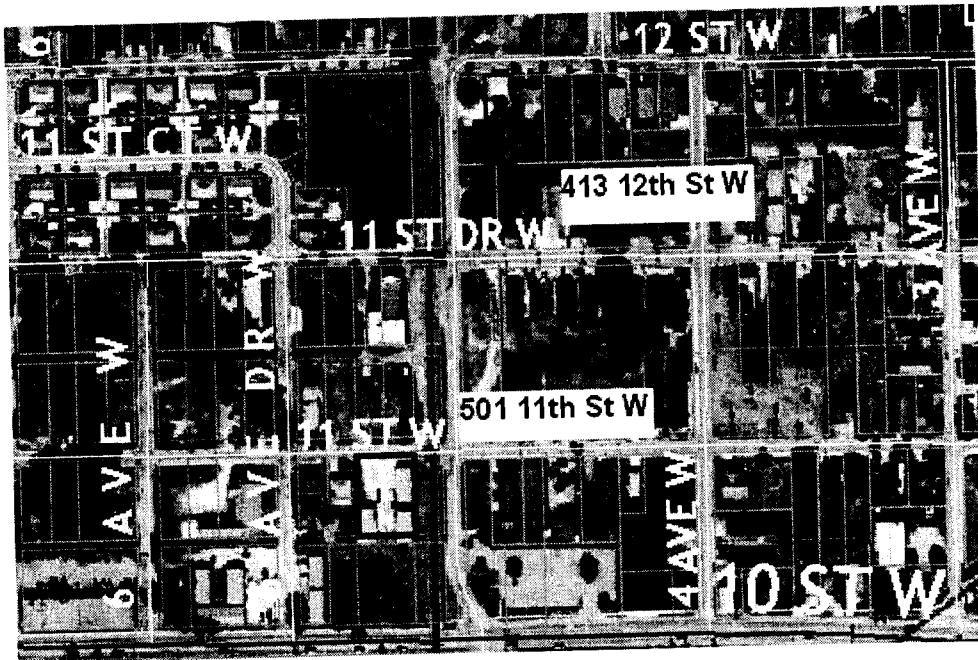
PLANNING AND ZONING BOARD RECOMMENDATION:

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

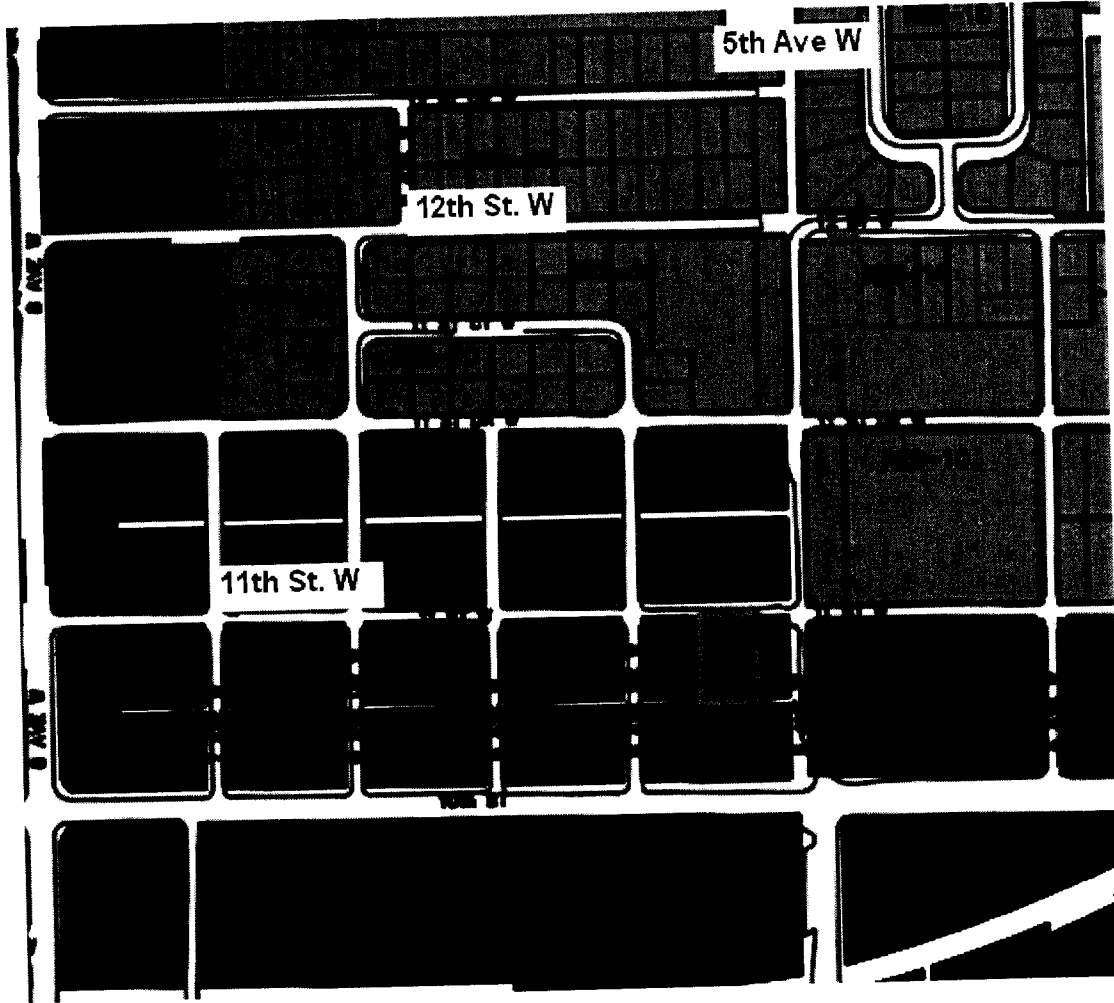
CITY COMMISSION

The City Commission shall **APPROVE, APPROVE WITH CONDITION(S) or DENY** the proposed conditional use permit.

AERIAL PHOTO
Conditional Use Permit (CU-2012-02)
Farm Worker Housing
413 12th Street W & 501 11th Street W

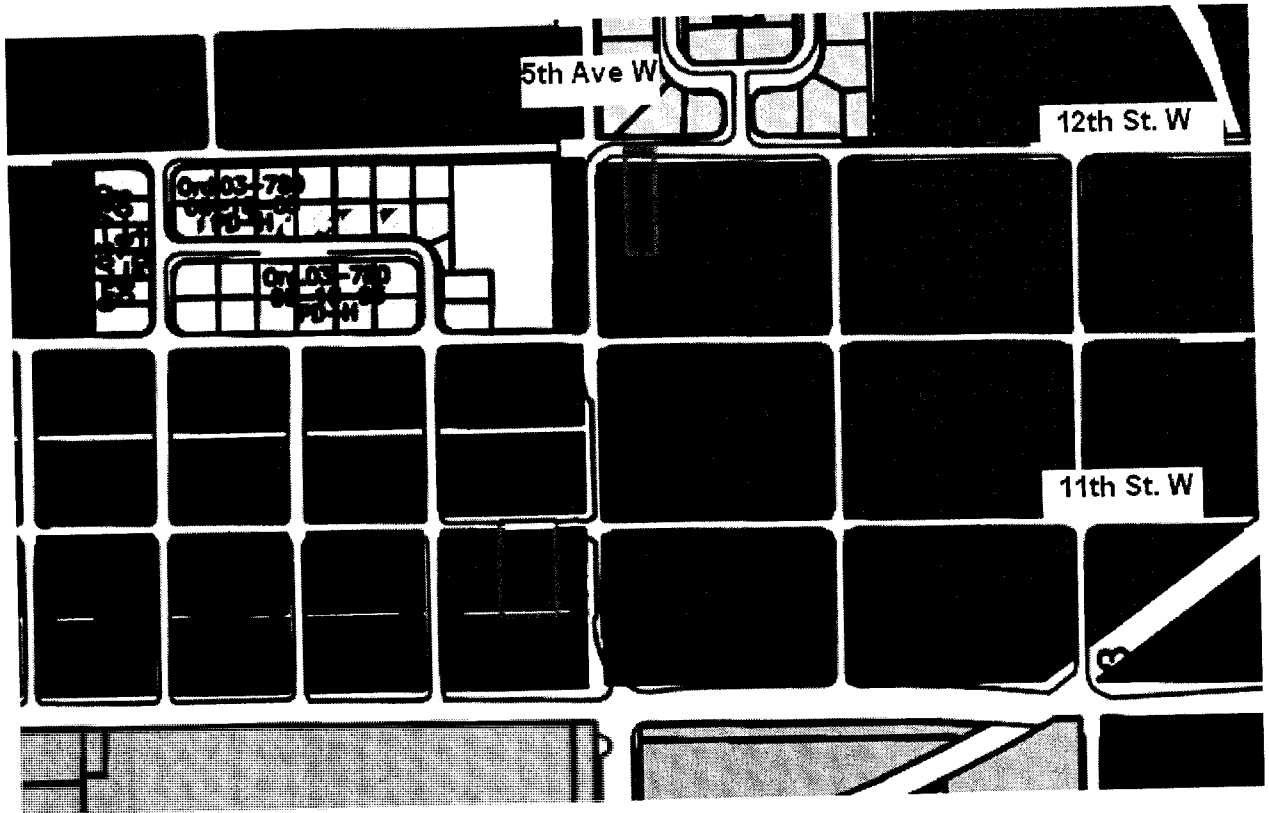


FUTURE LAND USE PLAN MAP
Conditional Use Permit (CU-2012-02)
Farm Worker Housing
413 12th Street W & 501 11th Street W



413 12th Street W = Residential 10
501 11th Street W = General Commercial

ZONING MAP
Conditional Use Permit (CU-2012-02)
Farm Worker Housing
413 12th Street W & 501 11th Street W



413 12th Street W & 501 11th Street W = RM-6

APPENDIX A

Security Survey for the 413 12th Street West



June 16th, 2012
Prepared by Lt. Scott Tyler
Palmetto Police Department
1115 10th Street West
Palmetto, Florida 34221
941-723-4587 x6360
styler@palmettopolice.com

The purpose of this survey is to provide basic CPTED and security recommendations for the apartments at 413 12th Street West. This security survey is not intended to identify all security weaknesses or to warrant the adequacy of all past or present security measures, whether or not recommended. This security survey contains sensitive information about the security systems and practices at 413 12th Street West and is considered confidential and exempt from public records disclosure under Florida State Statute 281.301.

This survey was conducted with an eye not only to traditional security practices but also CPTED, or Crime Prevention Through Environmental Design. This is a concept that recognizes that the proper design and the effective use of the built environment can lead to a reduction in the fear and incidence of crime and a corresponding improvement in the quality of life. In simple terms, it calls for grounds and structures to be built, improved, and maintained in such a way that they discourage crime. Criminals will tend to congregate and commit crimes in environments that encourage criminal activity and will avoid areas that don't.

CPTED has a few basic concepts. The first, natural surveillance refers to features that allow and encourage people to see in and out of an area, so they can keep an eye on the space. The second concept involves natural access control. This simply means controlling access to an area, defining boundaries, and defining places where users or visitors are allowed to be. The third concept involves territorial behavior, or what is expected in a space. It includes the perception that a neat, well-cared for property conveys a sense of ownership and discourages abnormal, or criminal, behavior. Neglected properties convey a sense of abandonment or that no one cares (encouraging criminal activity). I will refer to these CPTED principals throughout this survey.

Overview

This site consists of two side by side concrete block duplexes with a dirt parking area in the middle. The duplexes are surrounded by a wide open area with little landscaping. Each individual unit has a front and back door. The windows in the units seem to be in good shape. I recommend that the property owner make sure that all doors and windows have good security hardware so that they can be securely locked. I also recommend adding pry guards to the doors where the throw goes into the doorframe and wide-angle peepholes for each front and back door.

I recommend creating border definition for the perimeter of the property, especially along the curve where 12th Street West meets 5th Avenue West. This will discourage pedestrians from cutting across the property and it gives an impression that the property is looked after and defended, supporting the CPTED concept of access control. The border material can be as simple as decorative posts or rocks placed on the lawn, around the curve. I also recommend installing a fence along the south property line, to separate the properties from the ones to the south. This will also discourage pedestrians from cutting across the property.

Lighting

Lighting is one of the most important crime prevention techniques. Good lighting discourages criminal activity and makes legitimate users at a site feel safe. There is

currently no working lighting at this site. There is a pole mounted street light at the center of the site, but it does not work. I suggest that the property fix the street light, as well as install wall mounted floods on the front of the units, facing the parking lot, to illuminate the front doors and the parking area. I also suggest motion activated security lights for the rear corners of the buildings, to illuminate these areas when there is movement.

Video Surveillance

I encourage the owner to consider installing video surveillance on the property. Coverage should include the entrance to the property and parking areas, as well as the entrances to the apartments and the rear areas. I suggest a web-based security system. This will allow remote monitoring of the site, as well as eliminating security and data storage concerns for the video surveillance footage. All camera installations should also be hardened to prevent tampering and vandalism. Depending on the cameras used, there are some excellent, low-cost solutions available to protect video cameras.

An important point to remember is that video surveillance is, for the most part, reactive rather than preventative. More often than not, the video does not prevent a crime but is a witness to it. Video does greatly assist law enforcement in solving crime, however. Care should also be taken before advertising any video system on the site. Advertising that a site has video surveillance may create an increased and false sense of security for the users, as they may think that their activities are being actively monitored in real time.

**Security Survey for the
501 11th Street West**



June 16th, 2012
Prepared by Lt. Scott Tyler
Palmetto Police Department
1115 10th Street West
Palmetto, Florida 34221
941-723-4587 x6360
styler@palmettopolice.com

The purpose of this survey is to provide basic CPTED and security recommendations for the apartments at 501 11th Street West. This security survey is not intended to identify all security weaknesses or to warrant the adequacy of all past or present security measures, whether or not recommended. This security survey contains sensitive information about the security systems and practices at 501 11th Street West and is considered confidential and exempt from public records disclosure under Florida State Statute 281.301.

This survey was conducted with an eye not only to traditional security practices but also CPTED, or Crime Prevention Through Environmental Design. This is a concept that recognizes that the proper design and the effective use of the built environment can lead to a reduction in the fear and incidence of crime and a corresponding improvement in the quality of life. In simple terms, it calls for grounds and structures to be built, improved, and maintained in such a way that they discourage crime. Criminals will tend to congregate and commit crimes in environments that encourage criminal activity and will avoid areas that don't.

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Overview

This site consists of three side by side concrete block duplexes with a dirt parking area in the middle. The duplexes are surrounded by a wide open area with little landscaping. Each individual unit has a front and back door. The windows in the units seem to be in good shape. I recommend that the property owner make sure that all doors and windows have good security hardware so that they can be securely locked. I also recommend adding pry guards to the doors where the throw goes into the doorframe and wide-angle peepholes for each front and back door.

Lighting

Lighting is one of the most important crime prevention techniques. Good lighting discourages criminal activity and makes legitimate users at a site feel safe. There is currently no working lighting at this site. There is a pole mounted street light at the center of the site, but it does not work. I suggest that the property fix the street light, as well as install wall mounted floods on the front of the units, facing the parking lot, to illuminate the front doors and the parking area. I also suggest motion activated security lights for the rear corners of the buildings, to illuminate these areas when there is movement.

Video Surveillance

I encourage the owner to consider installing video surveillance on the property. Coverage should include the entrance to the property and parking areas, as well as the entrances to the apartments and the rear areas. I suggest a web-based security system. This will allow remote monitoring of the site, as well as eliminating security and data storage concerns for the video surveillance footage. All camera installations should also be hardened to prevent tampering and vandalism. Depending on the cameras used, there are some excellent, low-

cost solutions available to protect video cameras.

An important point to remember is that video surveillance is, for the most part, reactive rather than preventative. More often than not, the video does not prevent a crime but is a witness to it. Video does greatly assist law enforcement in solving crime, however. Care should also be taken before advertising any video system on the site. Advertising that a site has video surveillance may create an increased and false sense of security for the users, as they may think that their activities are being actively monitored in real time.

Summary of CPTED Recommendations for Palmetto Land Co.
Conducted June 16, 2012
Conditional Use Permit (CU-2012-02)
Farm Worker Housing
413 12th Street W & 501 11th Street W

Overview

1. Ensure that all doors and windows have good security hardware so that they can be securely locked;
2. Add pry guards to the doors where the throw goes into the doorframe;
3. Add wide-angle peepholes for each front and back door;

4 & 5 apply to 413 12th Street W only

4. Create border definition for the perimeter of the property, especially along the curve where 12th Street West meets 5th Avenue West;
5. Install a fence along the south property line, to separate the properties from the ones to the south.

Lighting

1. Fix the street light;
2. Install wall mounted floods on the front of the units, facing the parking lot, to illuminate the front doors and the parking area;
3. Provide motion activated security lights for the rear corners of the buildings, to illuminate these areas when there is movement.

Video Surveillance

1. Encourage installation of video surveillance covering the entrance to the property and parking areas, as well as the entrances to the apartments and the rear areas. Web based security system to allow remote monitoring on site & advantages for video footage.

July 19, 2012 Planning & Zoning Public Hearing
Proposed Conditions for Palmetto Land Co.
Farm Worker Housing
413 12th Street W & 501 11th Street W
Conditional Use Permit (CU-2012-02)

413 12th Street W

1. The property owner shall maintain doors and windows in good working order with locking hardware, locks and pry guards.
2. Front and rear doors shall be equipped with wide-angle peep hole viewers.
3. Install large limestone rocks to create border definition for the perimeter of the property especially along the western and southern property lines.
4. Install and maintain wall mounted flood lights on the front of the units, facing the parking lot to illuminate the front doors and the parking area;
5. Provide motion activated security lights for the rear corners of the buildings, to illuminate these areas when there is movement.
6. Installation of video surveillance is strongly encouraged for all entrances, parking areas, and the rear of the buildings, for the protection of the residents and to aid the protective efforts of the Police Department.
7. If access through the adjacent lot to the west is ever cut off, the property owner shall provide a shell drive off 12th Street W;
8. The required parking, one 9'x 20' parking space for each housing unit shall be shown on the site plan/survey.

501 11th Street W

1. The property owner shall maintain doors and windows in good working order with locking hardware, locks and pry guards.
2. Front and rear doors shall be equipped with wide-angle peep hole viewers.
3. Install and maintain wall mounted flood lights on the front of the units, facing the parking lot to illuminate the front doors and the parking area.
4. Provide motion activated security lights for the rear corners of the buildings to illuminate these areas when there is movement.
5. Installation of video surveillance is strongly encouraged for all entrances, parking areas, and the rear of the buildings, for the protection of the residents and to aid the protective efforts of the Police Department.
6. The required parking, one 9'x 20' parking space for each housing unit shall be shown on the site plan/survey.



Leo Mills & Associates, Inc.

LEO MILLS - PSM 1735
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

LOTS 2 BLOCK 1
SUBDIVISION SEE BELOW
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NO. 1 PAGE 322
SECTION 14 TOWNSHIP 34 SOUTH, RANGE 17 EAST
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
FOR THE EXCLUSIVE USE OF: PALMETTO LAND COMPANY, LLC
ADDRESS: 413 12TH STREET WEST, PALMETTO, FLORIDA

SURVEYOR'S CERTIFICATE:

BY: *Leo Mills*
LEO MILLS,
REGISTERED STATE OF FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. 1735
DATE OF SURVEY: 10/13/08
*NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.
THIS SURVEY REPORT IS PROVIDED IN HARD COPY
FORMAT ONLY. ALL GRAPHIC AND TEXT DATA IS
COPYRIGHTED.

BOUNDARY SURVEY

CERTIFIED TO:
PALMETTO LAND COMPANY, LLC
MARSHALL & ILSLEY BANK
ATTORNEYS' TITLE INSURANCE FUND, INC.
KAKLIS, VENABLE AND WITT, P.A.

DESCRIPTION:

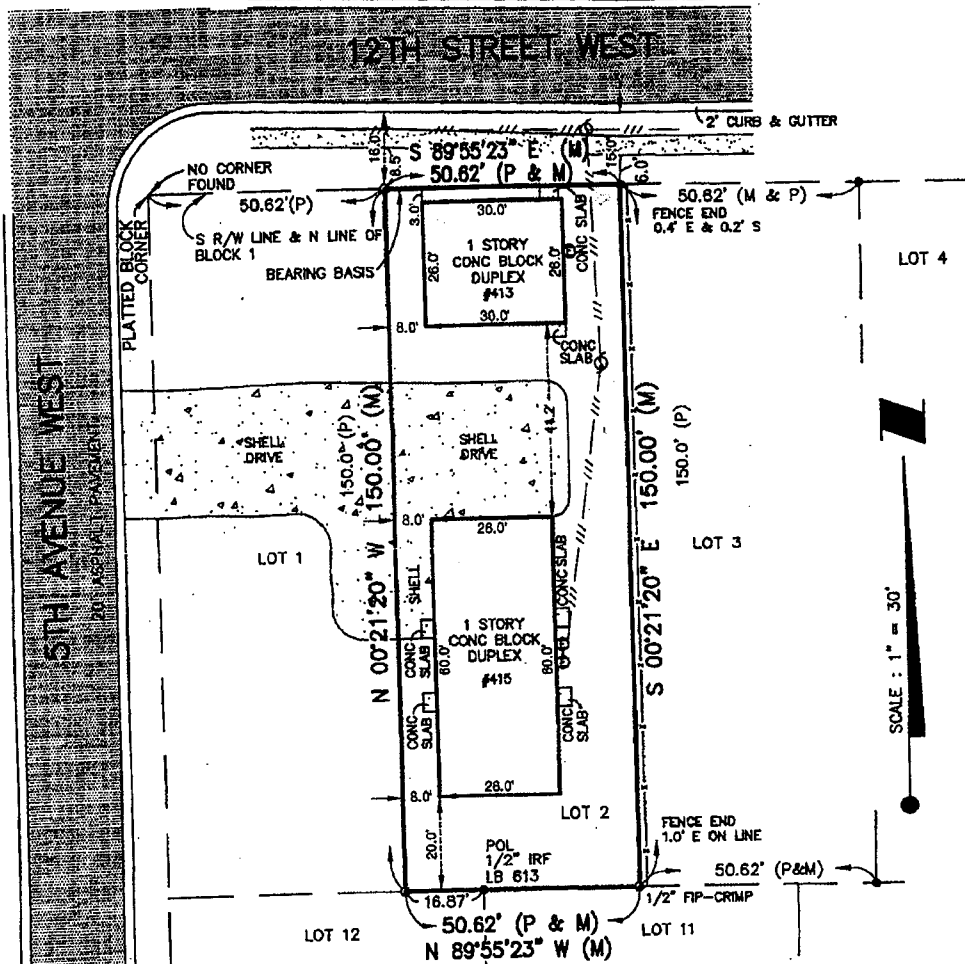
LOT 2, BLOCK 1 OF CLARK MOUNTS RESUBDIVISION OF BLOCK 5 AND THE
THE NORTH 1/2 OF BLOCK 1, AND LOT 1 OF BLOCK 2 OF LLOYD'S ADDITION
TO THE TOWN OF PALMETTO, ACCORDING TO THE PLATS THEREOF RECORDED
IN PLAT BOOK 1, PAGE 322, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
FLORIDA.

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET WEST BEING ASSUMED AS S89°55'23"E.
- UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
- THE SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120159-0003-C (DATED 11-16-83). SUBJECT TO VERIFICATION.
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO TITLE COMMITMENT NUMBER C-7129780, PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC., ON AUGUST 30, 2006 AT 11:00 PM.
- FENCE LOCATION NOT DRAWN TO SCALE FOR PURPOSE OF CLARITY.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
- THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM THE TITLE COMMITMENT AS REFERENCED IN NOTE #4.

LEGEND

- = 1/2" IRON ROD FOUND (IRF) LS 4091
- = 1/2" IRON PIPE FOUND (IPF) (UNLESS OTHERWISE NOTED)
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- R/W = RIGHT-OF-WAY
- CONC = CONCRETE
- POL = POINT ON LINE
- (P) = PLAT
- (M) = MEASURED
- = FENCE
- = OVERHEAD UTILITY LINES
- = WOOD UTILITY POLE
- ⊙ = ELECTRIC METER



JOB NO. G.6971.11.QF.5.

SCALE: 1" = 30' FILE INDEX NO.



Leo Mills & Associates, Inc.

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MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MINNESOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

LOTS 2 & 3 BLOCK A
SUBDIVISION T.A. HOWZE
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NO. 1 PAGE 202-A
SECTION 14 TOWNSHIP 34 SOUTH, RANGE 17 EAST
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
FOR THE EXCLUSIVE USE OF: PALMETTO LAND COMPANY, LLC
ADDRESS: 501 11TH STREET WEST, PALMETTO, FLORIDA

SURVEYOR'S CERTIFICATE:

BY: *Leo Mills*
LEO MILLS
REGISTERED STATE OF FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. 1735
DATE OF SURVEY: 10/13/06
*NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.
THIS SURVEY/REPORT IS PROVIDED IN HARD COPY
FORMAT ONLY. ALL GRAPHIC AND TEXT DATA IS
COPYRIGHTED.

BOUNDARY SURVEY

NOTES:

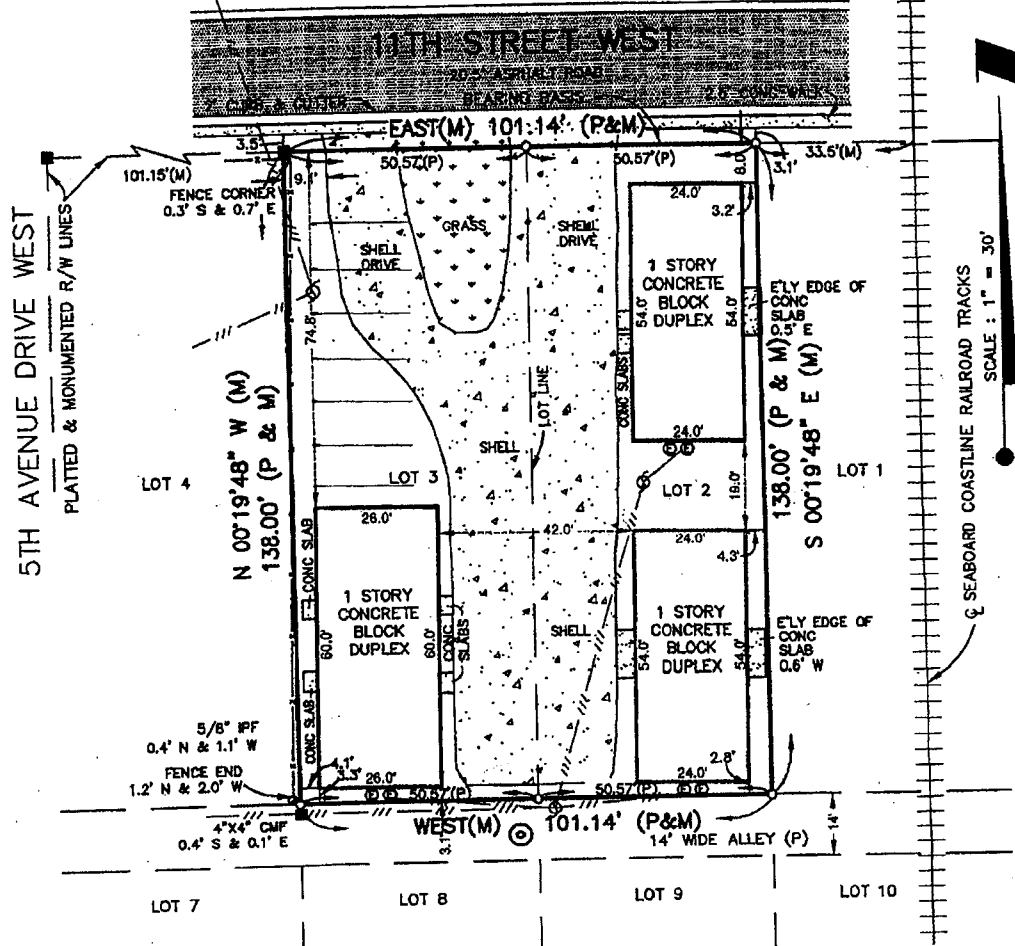
- BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET WEST BEING ASSUMED EAST.
- UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
- THE SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120159-0003-C (FIRM INDEX DATED 11-16-83). SUBJECT TO VERIFICATION.
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- FENCE LOCATION NOT DRAWN TO SCALE FOR PURPOSE OF CLARITY.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
- THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM THE TITLE COMMITMENT AS REFERENCED IN NOTE #4.

CERTIFIED TO:

PALMETTO LAND COMPANY, LLC
MARSHALL & ILSLEY BANK
ATTORNEYS' TITLE INSURANCE FUND, INC.
KAKLIS, VENABLE AND WITT, P.A.

LEGEND

- = 1/2" IRON ROD SET - LB 613
- = IRON PIPE FOUND (IPF)
- = 4"x4" CONCRETE MONUMENT FOUND
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- CONC = CONCRETE
- (P) = PLAT
- (M) = MEASURED
- = FENCE
- = OVERHEAD UTILITY LINES
- ⊙ = WOOD UTILITY POLE
- ⊕ = ELECTRIC METER
- ⊗ = SANITARY MANHOLE



JOB NO.C.6971 (R.Q.F.5)

SCALE: 1" = 30' FILE INDEX NO.

DYE, DEITRICH, PETRUFF & ST. PAUL, P.L.

Attorneys at Law
The Riverview Center, Suite 300
1111 Third Avenue West
Bradenton, FL 34205
www.dyefirm.com

Stephen R. Dye
David K. Deitrich
Patricia A. Petruff ^{1†}
Alexandra St. Paul ^{2*}
James D. Dye †
Grant E. Pies

Telephone: (941) 748-4411
Facsimile: (941) 748-1573

Email: ppetruff@dyefirm.com
cmangum@dyefirm.com

Also Admitted In:
¹ California
² Louisiana

*Certified Circuit Civil Mediator



†Board Certified:
City, County And Local Government Law

MEMO

To: Planning & Zoning Commission
From: Patricia A. Petruff
Date: July 19, 2012
RE: Proposed Additional Conditions of CU 2012-02

- A. The farm worker housing units may be occupied in accordance with the permit issued by the Florida Department of Health.
- B. ^{+REAR} Front doors without adjacent windows shall be equipped with wide-angle peephole viewers.
- C. The Owner shall have sixty (60) days from the date of approval of the Conditional Use permit to complete required site improvements.



SPEAKERS FORM

If you wish to speak on any Agenda item, please complete a separate form for each item.

COMMENTS WILL BE LIMITED TO TWO (2) MINUTES.

TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM, PLEASE COMPLETE THIS SECTION:

NON-AGENDA ITEM

SUBJECT: _____

AGENDA ITEM NUMBER: 2 SUBJECT: Roy Family RANCHES

NAME: PETER HARLEE

ADDRESS: 1803 2ND ST W PALMETTO FL

Please return this form to the Deputy Clerk of Administration prior to the beginning of the City Commission meeting.



SPEAKERS FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM, PLEASE COMPLETE THIS SECTION:

NON-AGENDA ITEM

SUBJECT: _____

AGENDA ITEM NUMBER: 2

SUBJECT: Roy Family Ranches

NAME: LEO Mills Jr

ADDRESS: 620 8th Ave. W.

Please return this form to the Deputy Clerk of Administration prior to the beginning of the City Commission meeting.



SPEAKERS FORM

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COMMENTS WILL BE LIMITED TO TWO (2) MINUTES.

TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM, PLEASE COMPLETE THIS SECTION:

NON-AGENDA ITEM

SUBJECT: _____

AGENDA ITEM NUMBER: #3 SUBJECT: CU permit

NAME: PATRICIA A PETRUFF

ADDRESS: 1111 3rd Ave Suite 300 Bradenton FL 34205

Please return this form to the Deputy Clerk of Administration prior to the beginning of the City Commission meeting.

Palmetto Planning and Zoning Board Meeting

SIGN-IN SHEET

Name	Address	Affiliation	Project
Lee Phillips	6020 45th Ave. W.		Charles Bay
122-2460			
Name	Address	Affiliation	Project
AMI PHILLIPS			
Telephone	Fax	Cellular	Email
941 748 4411			
Name	Address	Affiliation	Project
NORMAN JACKSON	1243 MILLIKING		
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
PETER HARLETT	1803 21st St W PALMETTO		CHARLES BAY
Telephone	Fax	Cellular	Email
722-7441			
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email