

TAB 4

OLD FLORIDA INV. CU 2012-07

Staff Report
Conditional Use Permit for Farm Worker Housing
CU-2012-07: 415 9th Street W & 804, 806 & 808 5th Avenue W

BACKGROUND

Old Florida Investment, Inc. is the applicant of this Conditional Use (CU) permit for farm worker housing located at 415 9th Street W & 804, 806 & 808 5th Avenue W. 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.

PROPERTY OWNER

Peerless Manatee, Inc.

ADDRESS/PARCEL ID/EXISTING LAND USE

1. 415 9th Street W/2793700002/duplex
2. 408 5th Ave W/2793700002/duplex
3. 406 5th Ave W/2793600004/duplex
4. 404 5th Ave W/2793600004/duplex

PLAN CATEGORY/ZONING DISTRICT

1. 415 9th Street W/GCOM/RS-4
2. 404, 406 & 408 5th Ave W/GCOM/CN

NUMBER OF UNITS/SIZE OF PROPERTIES/DENSITIES

Each parcel within subject property: 4/0.2984 acres/13.4 du/ac.

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

1. North: HCOM/CHI/commercial-Taylor Fulton packing plant
2. South: GCOM/CG/ single-family residential
3. East: GCOM /RS-4/vacant land
4. West: HCOM/CHI/5th Ave, railroad, vacant commercial

SITE REVIEW

History

The subject properties consist of 2 lots with 2 duplexes on each lot. Duplexes are not permitted in either the RS-4 or the CN zoning district. However, multi-family is a Conditional Use in the CN district. According to the Property Appraiser's information, these duplex buildings were constructed between 1976 and 1981 but the City's Building Department has no records for these properties except for an electrical service change in 2007 for 415 9th Street W. There are no building permits available for structures on these properties.

1. Historical Zoning

According to the historic zoning maps in the Planning Department, Lot 5, Block I of Plat of East Palmetto was zoned R-5 (Single Residential) and Lots 6-8 of the subject property were zoned C-4 (Commercial Neighborhood Business) prior to zoning conformance. After zoning conformance and a correction in 1998 (Ord. 614), the subject properties were zoned RS-4 and CN respectively consistent with the Future Land Use Plan. According to the October 19, 1981 Zoning Code, C-4 permitted duplexes but R-5 did not suggesting that 415 9th Street W may benefit from Ordinance 2012-07.

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.

These Conditional Use proposals for farm worker housing are permitted in accordance with Ordinance 2012-07 which allows existing farm worker housing to become legal nonconforming upon approval.

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 farm worker housing complies with Ordinance 2012-07 to the extent that the use (farm worker housing) will be considered legal nonconforming upon adoption of this CU permit. The proposed density of 13.4 du/ac exceeds the 10 du/ac maximum density of the GCOM category. Based on the aforementioned Historical Zoning, all but one the structures 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. Parking shown on the attached Survey/Site Plan meet the required parking spaces.

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 the east side 5th Avenue W and the railroad tracks, just south of the packing plant. Because the existing residential uses have been operating as farm worker housing on these sites for several years, their effect on traffic, lighting, appearance, or surrounding property values are not likely to change except as required by the CPTED report.

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 between 1976 and 1981. These conditional use applications to recognize the existing farm worker housing use are 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.

These CU applications are for existing farm worker housing which have operated in an established part of the City for a number of years.

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.

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.

Existing residential units have been operating as farm worker housing on these sites for several years. Their effect on vehicular or pedestrian traffic conditions are not likely to change. In addition to the single parking space provided by the existing concrete driveway at 415 9th Street W, a second parking space is required with a wheel stop.

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.

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. Signs are not proposed for the subject property.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed conditional use permits subject to the following conditions:

- 1. Compliance with CPTED recommendations;
- 2. Provide one parking space per unit.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board shall recommend **APPROVAL, APPROVAL WITH CONDITIONS** or **DENIAL** of the proposed conditional use permit.

CITY COMMISSION

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

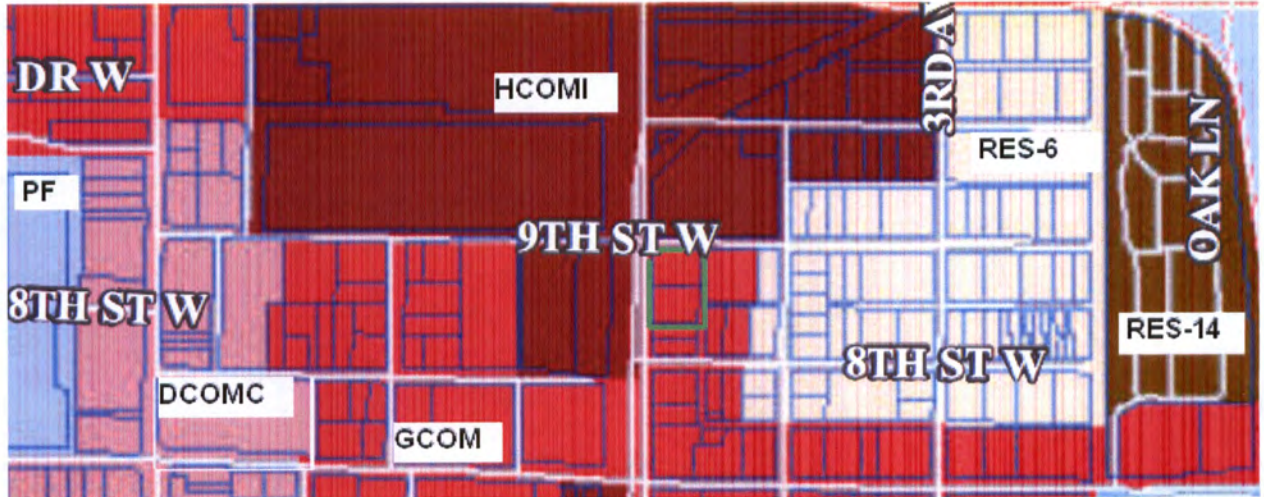
AERIAL PHOTO
Conditional Use Permits for Farm Worker Housing
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STREET LEVEL AERIAL
Conditional Use Permits for Farm Worker Housing
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FUTURE LAND USE PLAN MAP
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ZONING MAP
Conditional Use Permits for Farm Worker Housing
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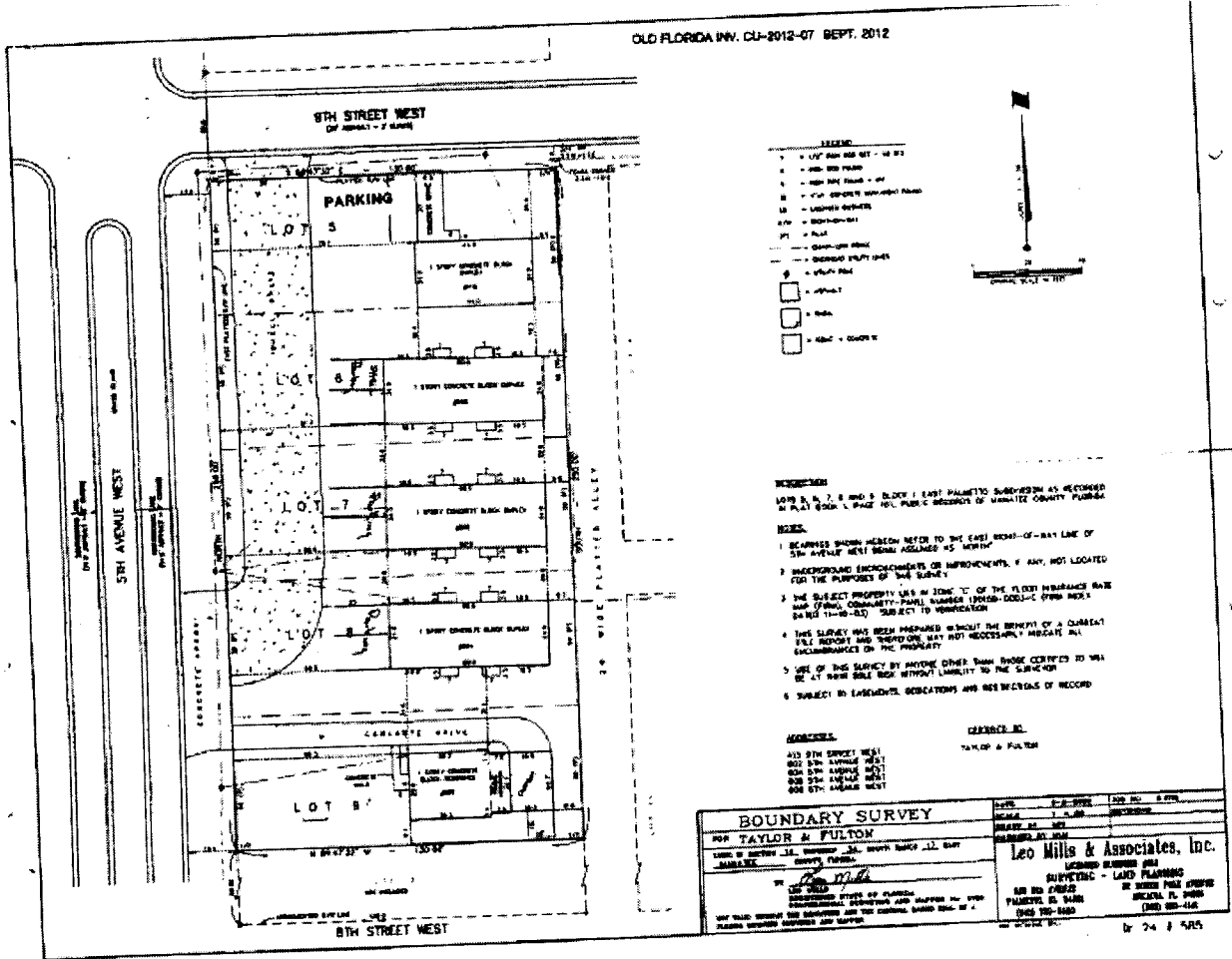


415 9th Street W=RS-4
804, 806 & 808 5th Avenue W=CN

SURVEY/SITE PLAN

Conditional Use Permits for Farm Worker Housing

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Old Florida Investments, Inc.
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 September 2012