

**Tab 2**

**Old Florida Investments**

**CU-2012-08**

**Staff Report**  
**Conditional Use Permits for Farm Worker Housing**  
**CU-2012-08: 607 & 609 11th Street W & 608 & 610 11th Street W**

**BACKGROUND**

Old Florida Investments, Inc. is the applicant of a Conditional Use (CU) permit for farm worker housing located at 607 & 609 11th Street W & 608 & 610 11th Street W. The purpose of this CU request is to bring these farm worker housing units into compliance with the City's zoning requirements. The code requires a conditional use in the Residential Multi-Family (RM-6) or Residential Duplex (RM-5) zoning districts for farm worker housing. The subject property is zoned RM-6, permitted by the Department of Health and is located in the central part of the City east of 8<sup>th</sup> Avenue W and north of 10<sup>th</sup> Street W.

Ordinance 2012-07 was approved by the City Commission on August 6, 2012 to provide appropriate standards for the safety and protection of residents in farm worker housing and boarding/rooming houses by requiring both a CPTED review by the Police Department and a site plan/survey for conditional uses.

**PROPERTY OWNER**

Old Florida Investments, Inc.

**ADDRESS/ EXISTING LAND USE/PARCEL ID**

1. 607 & 609 11th Street W/2 story duplex (2 units farm worker housing)/2651100006;
2. 608 A&B 11th Street W /duplex (2 units farm worker housing)/ 2655600001;
3. 610 A&B 11th Street W /duplex (2 units farm worker housing)/ 2655500003;

**PLAN CATEGORY/ZONING DISTRICT**

GCOM/RM-6

**NUMBER OF UNITS/SIZE OF PROPERTIES/DENSITIES**

1. 607 & 609 11th Street W/2/0.16/12.5:
2. 608 A&B 11th Street W/2/0.16/12.5:
3. 610 A&B 11th Street W/2/0.16/12.5

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

- A. North: GCOM/RM-6/single-family & vacant residential
- B. South: GCOM/CG/commercial-restaurant
- C. East: GCOM/RM-6/ single-family & vacant residential
- D. West: GCOM/RM-6/single-family & vacant residential

**SITE REVIEW**

**1. History**

607 & 609 11th Street W (south side of 11<sup>th</sup> St. W)

This parcel currently contains a 2 story building with one unit on top and a second unit on the ground floor. According to the Property Appraiser's information, this building was constructed in 1982 but the City's Building Department's only record for this property was in 2005 for an electric permit for the replacement of two breakers. There are no building permits available for

structures on this site.

608 A&B & 610 A&B 11th Street W (north side of 11<sup>th</sup> St. W)  
These two parcels contain a duplex each. According to the Property Appraiser's information, the building at 610 11<sup>th</sup> Street W was constructed in 1981 and the other building in 1982. There are no building permits available for structures on either site but the City's Building Department has records for roofing activity in 1996 for both sites and an electrical permit in 2003 for 610 11th Street W.

## 2. Historical Zoning

According to the historic zoning maps in the Planning Department, the subject properties were zoned R-6 prior to 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, dual, multiple residences for families; private garage; accessory building together with commercial farms and chicken farms. They were rezoned to RM-6 as part of the City's zoning conformance program.

## PLAN COMPLIANCE

The City's Zoning Code defines *Farm Worker Housing* as:

*Shall include "migrant labor camps" and "residential migrant housing", as those terms are defined in Section 381.008, Florida Statutes, as may be amended. Notwithstanding the foregoing, the term "farm worker housing" shall not include a single-family detached dwelling unit which is not under the same ownership, management or control as any adjacent property which is used for farm worker housing."*

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.

**The Conditional Use request 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 farm worker housing while recognizing the need for these uses, consistent with the Housing Element of the Comprehensive Plan. The subject farm worker housing sites currently exist and are 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.

The Conditional Use request for farm worker housing comply 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 density of 12.1 in GCOM, it exceeds the maximum 10 du/ac density of both the Plan category as well as the RM-6 zoning district. Based on the aforementioned Historical Zoning, the duplexes appear to be legal non-conforming uses.

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 is provided on the site plan/survey for 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 a local residential street and both are in close proximity to the packing plants on 10<sup>th</sup> Street 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 duplexes were built in 1981 and 1982. The conditional use application to recognize the existing farm worker housing use is not expected to have an 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.

The CU application is for existing farm worker housing which has operated for a number of years.

**These units are located in a residential area surrounded by other residential uses including single-family and duplex structures along 11<sup>th</sup> Street W.**

**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. **The existing residential uses have been operating as farm worker housing on these sites 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 by the Police Department for CPTED. There is very little landscaping existing onsite.**

**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.**

**WAIVER:**

Section 28-78 of the Code of Ordinances and Section 6.15 of the Zoning Code requires all residential units to be provided with two (2) off-street parking spaces. The site plans provides for 1 space per unit. As noted above, this is a long-term existing use and there has not historically been a parking issue on the site, in large part, due to either the provision of transportation by the employer to and from the job site or the proximity of the subject property to the job site. As such, staff finds that the request meets the requirements for the issuance of a waiver of the parking requirements for this site in accordance with the requirements of Section 15.4 of the Zoning Code.

**STAFF RECOMMENDATION:**

For 607 & 609 11<sup>th</sup> Street W (south side of 11<sup>th</sup> Street), staff recommends approval of the proposed conditional use permit subject to the following conditions resulting from the CPTED review conducted by Cpl. Kimberly Camacho on November 19, 2012:

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. Cardboard or other screening material covering windows must be replaced with glass to allow residents to see outside.
2. The property owner shall insure that the wooden fence in the rear and west side are in good repair.

3. The property owner shall insure that air conditioner units are securely installed to prevent removal and unauthorized entry.
4. Install and maintain wide-angle peep hole viewers in all doors.
5. The property owner shall insure that there are lights at the front and rear doors of the units and that they are in good working condition.
6. Install and maintain dusk to dawn security lighting in the fenced area at the south (rear) and east sides of the building to include either free standing pole lights or wall mounted security lights to illuminate these open areas.
7. The property owner shall maintain unit numbers along 11<sup>th</sup> Street W for better visibility of addresses.
8. The property owner shall more clearly define the parking area with either landscaping or posts similar to the style across the street, painted in a contrast color for definition.
9. Installation of video surveillance is strongly encouraged for parking areas, front and rear of the building, and open area in the east 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.
11. The Owner shall have 90 days from the date of approval of the Conditional Use permit to complete required site improvements.

For 608 & 610 11<sup>th</sup> Street W (north side of 11<sup>th</sup> Street), staff recommends approval of the proposed conditional use permit subject to the following conditions resulting from the CPTED review conducted by Cpl. Kimberly Camacho on November 19, 2012:

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. Cardboard or other screening material covering windows must be replaced with glass to allow residents to see outside.
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 there are lights at the front and rear doors of the units and that they are in good working condition.
5. Install and maintain dusk to dawn security lighting at the rear of the units (northwest side of property) below the tree canopy to include either free standing pole lights or wall mounted security lights to illuminate open areas to the north and west.
6. Provide and maintain motion activated security lights between buildings to illuminate high traffic areas from dusk to dawn.
7. The property owner shall maintain unit numbers along 11<sup>th</sup> Street W for better visibility of addresses.
8. The property owner shall more clearly define the parking area with either landscaping or existing posts painted in a contrast color for definition. Damaged posts must be repaired and missing posts, replaced.
9. Installation of video surveillance is strongly encouraged for parking areas and the front, rear and sides of the buildings 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.
11. The Owner shall have 90 days from the date of approval of the Conditional Use permit to complete required site improvements.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

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

**CITY COMMISSION**

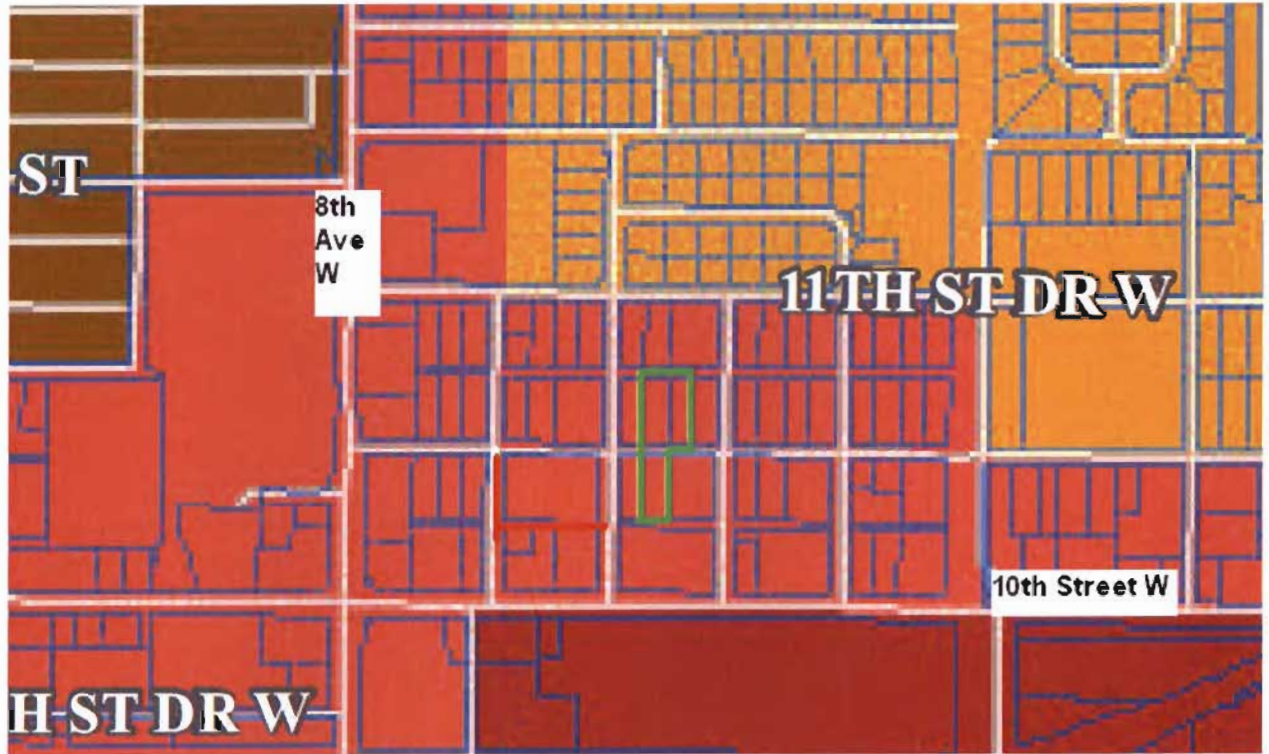
The City Commission shall **APPROVE**, **APPROVE WITH CONDITION(S)** or **DENY** the proposed conditional use permit.

**AERIAL PHOTO**  
**Conditional Use Permits for Farm Worker Housing**  
**CU-2012-08: 607 & 609 11th Street W & 608 & 610 11th Street W**



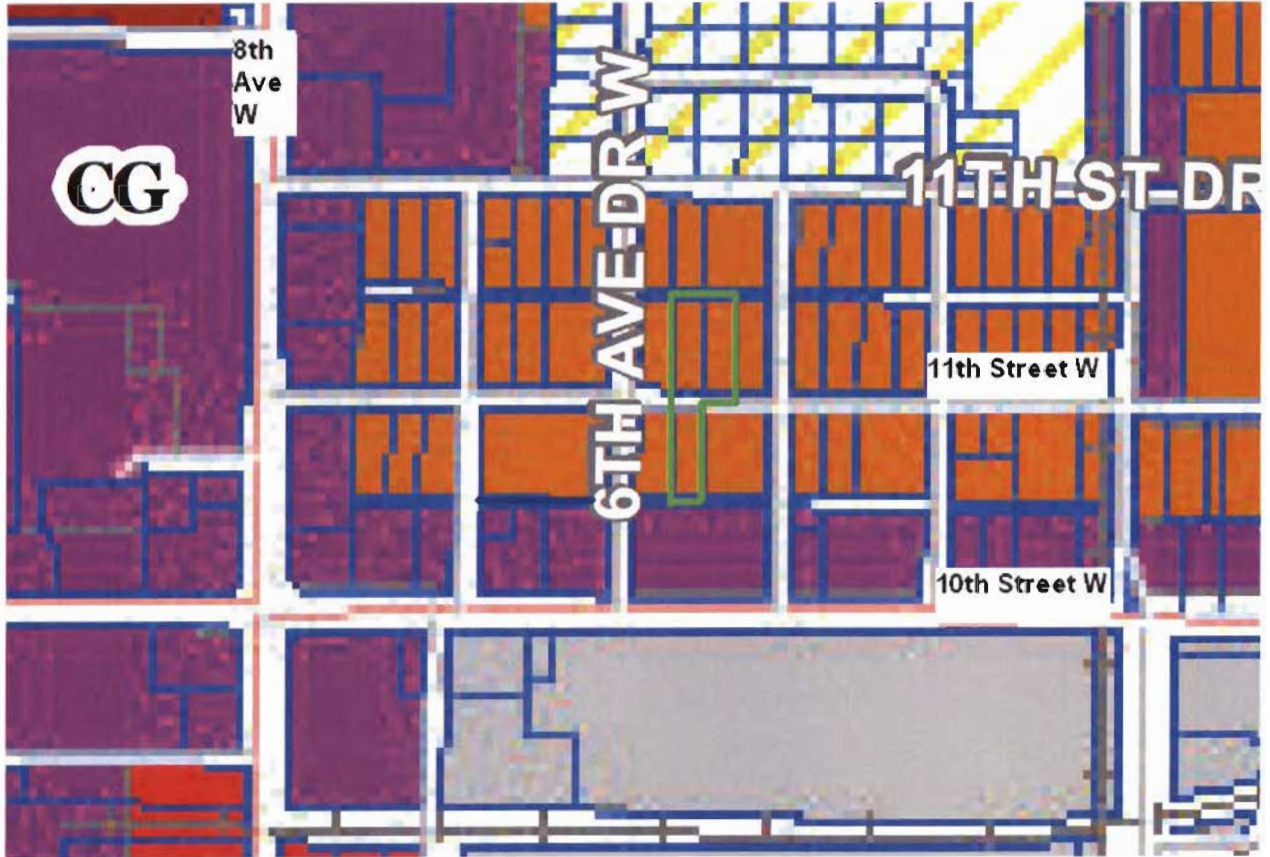


**FUTURE LAND USE PLAN MAP**  
**CU-2012-08: 607 & 609 11th Street W & 608 & 610 11th Street W**



**Plan category: GCOM**

**ZONING MAP**  
**Conditional Use Permits for Farm Worker Housing**  
**CU-2012-08: 607 & 609 11th Street W & 608 & 610 11th Street W**



**Zoning: RM-6**

Telephone: 722-2460  
 LEO MILLS—Surveyor  
 LEO MILLS, JR.—Surveyor  
 RICHARD HICKMAN—Surveyor  
 Associate Engineers

# Leo Mills & Associates, Inc.

LAND PLANNING—SURVEYING

Office: 620 - 8th Ave.  
 PALMETTO, FLORIDA 33561

MEMBER

Florida Society Professional Land Surveyors  
 Menasota Chapter, Professional Land Surveyors

LOTS 3 BLOCK C  
 Subdivision T.A. HOWZE  
 According to the Plats 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: FOY-TAYLOR FARMS

### SURVEYOR'S CERTIFICATE:

I, The Undersigned Registered Land Surveyor, do hereby certify that this Plat is a true representation of the lands described and shown hereon to the best of my knowledge and belief and meets the minimum technical standards for surveying in the state of Florida. (Chapter 21 HH-6, F.A.C.)

By [Signature]  
 Registered State of Florida Professional Land Surveyor No. 3513  
 Date 2-29-88

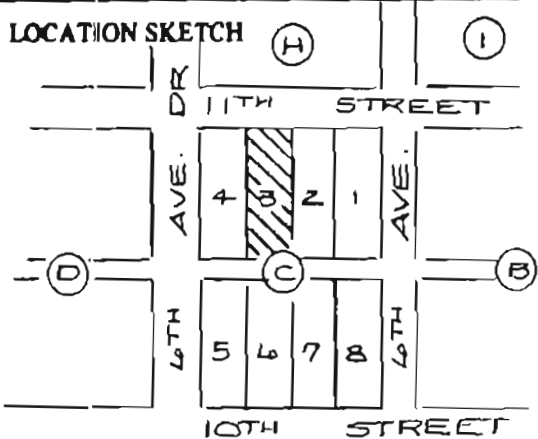
### RECHECK CERTIFICATE

The buildings shown on attached survey plat checked (.....) and found located as shown.

Not valid unless embossed with seal.

### BOUNDARY SURVEY

### LOCATION SKETCH

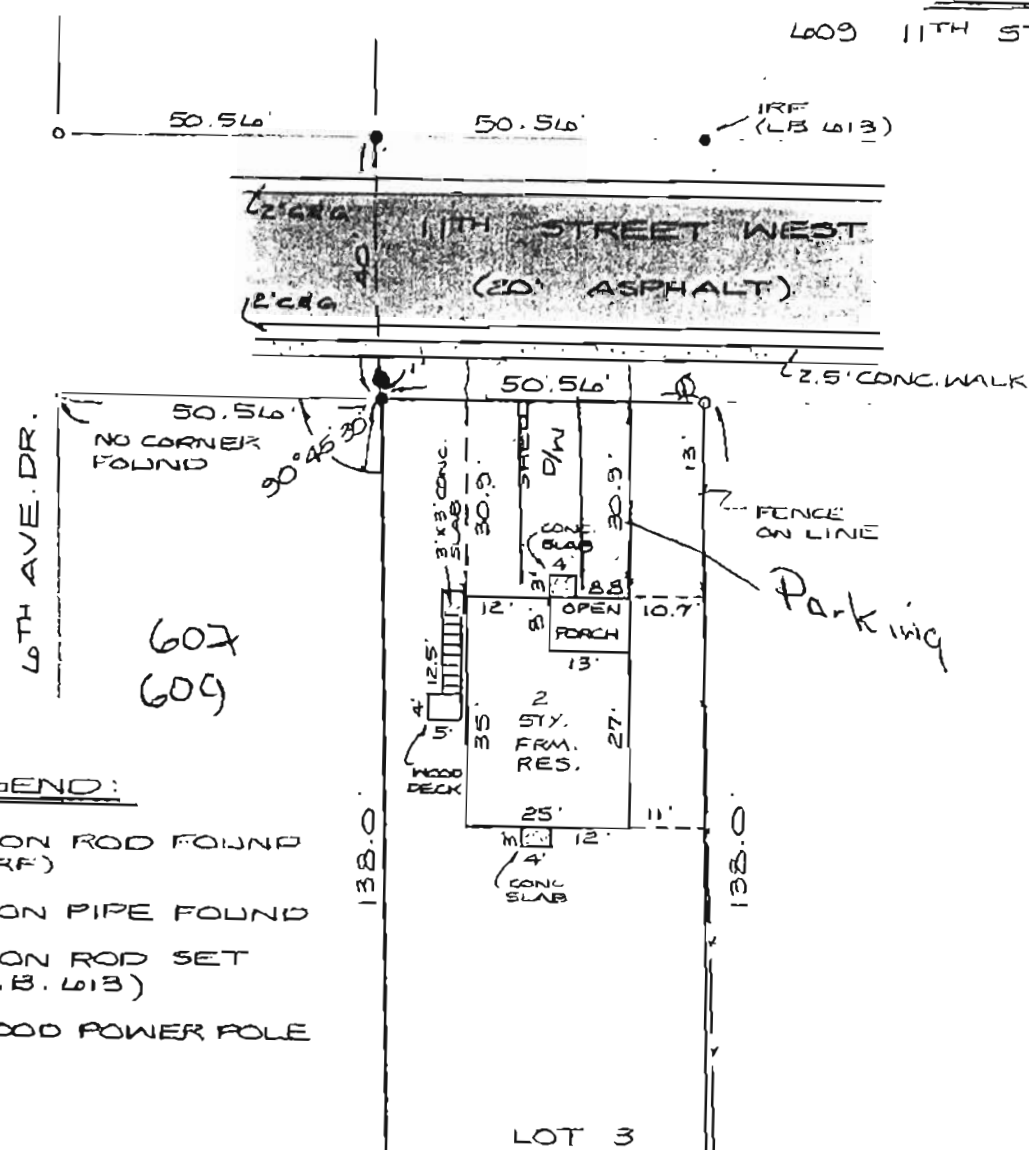


### CERTIFIED TO:

- (1) C.R.S. NATIONAL BANK
- (2) FOY-TAYLOR FARMS

### ADDRESS:

609 11TH STREET WEST



### LEGEND:

- - IRON ROD FOUND (IRF)
- - IRON PIPE FOUND
- - IRON ROD SET (L.B. W13)
- ⊕ - WOOD POWER POLE

LOT 3

Telephone: 722-2460  
 LEO MILLS—Surveyor  
 LEO MILLS, JR.—Surveyor  
 RICHARD HICKMAN—Surveyor  
 Associate Engineers

**Leo Mills & Associates, Inc.**  
 LAND PLANNING—SURVEYING  
 Office: 620 - 8th Ave.  
 PALMETTO, FLORIDA 33561

MEMBER  
 Florida Society Professional Land Surveyors  
 Manatee Chapter, Professional Land Surveyors

LOTS 7 BLOCK H  
 Subdivision T.A. HOWZE - SECOND PLAT  
 According to the Plats 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: FOY-TAYLOR FARMS

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By [Signature]  
 Registered State of Florida Professional Land Surveyor No. 39213  
 Date 2-29-88

**RECHECK CERTIFICATE**

The buildings shown on attached survey plat checked (.....) and found located as shown.

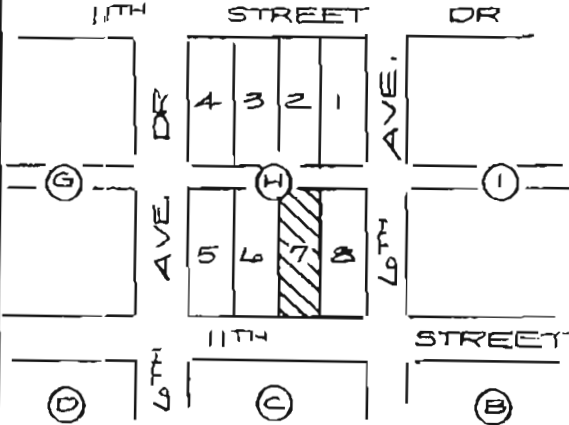
Not valid unless embossed with seal.

BOUNDARY SURVEY

ADDRESS:

608 & 608-A 11TH ST. W.

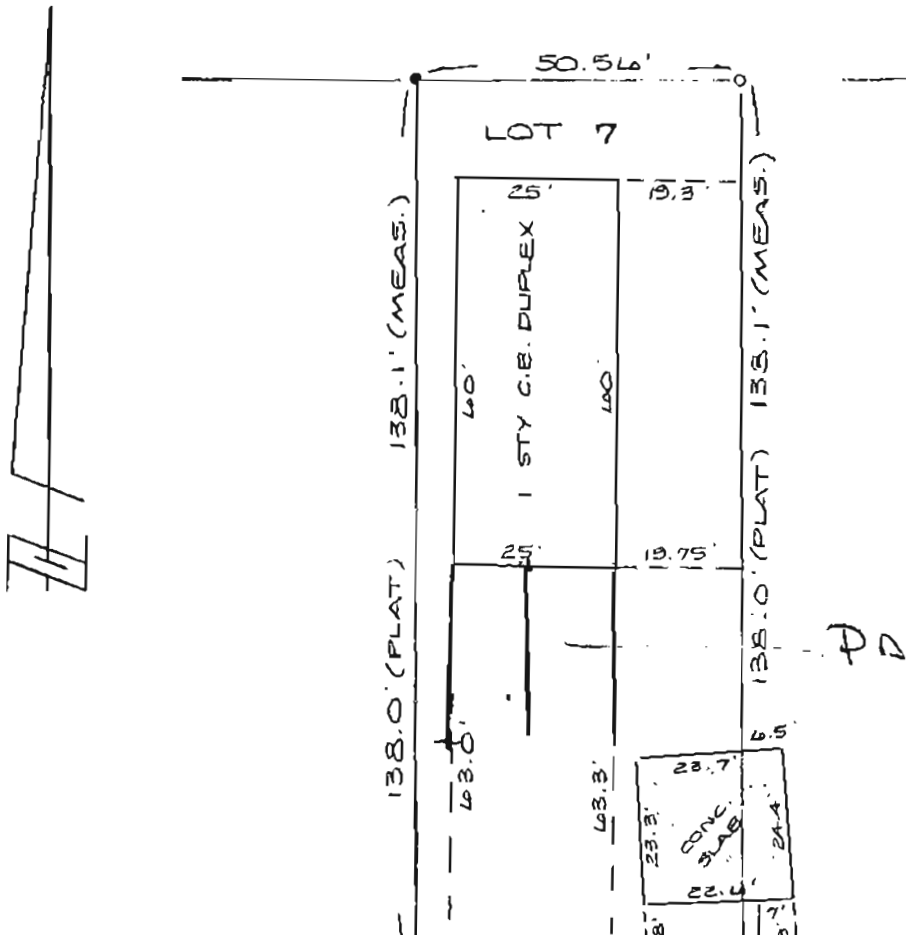
**LOCATION SKETCH**



**CERTIFIED TO:**

- (1) C & S NATIONAL BANK
- (2) FOY-TAYLOR FARMS

20' PLATTED ALLEY



LEGEND:

- - IRON ROD FOUND (IRF)
- - IRON ROD SET (L.B. 613)

Parking

89° 14' 10"

Telephone: 722-2480  
 LEO MILLS — Surveyor  
 LEO MILLS, JR. — Surveyor  
 GEORGE ASPINALL — Surveyor  
 Associate Engineers

# Leo Mills & Associates, Inc.

Office: 620 - 8th Ave.  
 LAND PLANNING — SURVEYING  
 PALMETTO, FLORIDA 33561

MEMBER

Florida Society Professional Land Surveyors  
 Manasota Chapter, Professional Land Surveyors

LOTS 6 BLOCK H  
 Subdivision T. A. HOWZE SECOND PLAT  
 According to the Plats thereof recorded in Plat Book No. 1 Page 202-A  
 Section 14, Township 34 South, Range 17 East  
 Public Records of MANATEE County, Florida  
 Date 7-6-82 For SAM CORNWELL

### SURVEYOR'S CERTIFICATE:

I, The Undersigned Registered Land Surveyor, do hereby certify that this Plat is a true representation of the lands described and shown hereon to the best of my knowledge and belief.

By: Leo Mills Sr.  
 Registered State of Florida Professional Land Surveyor No. 3513

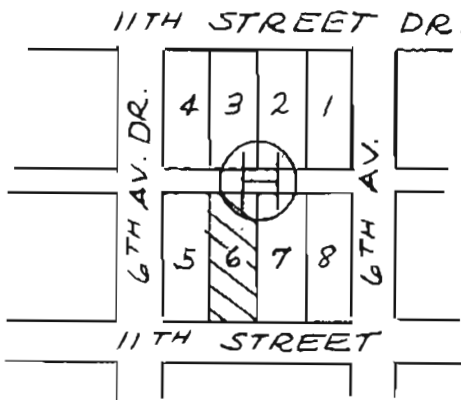
### RECHECK CERTIFICATE:

The buildings shown on attached survey plat checked ( 7-6-82 ) and found located as shown.

Leo Mills Sr.

610 11TH STW

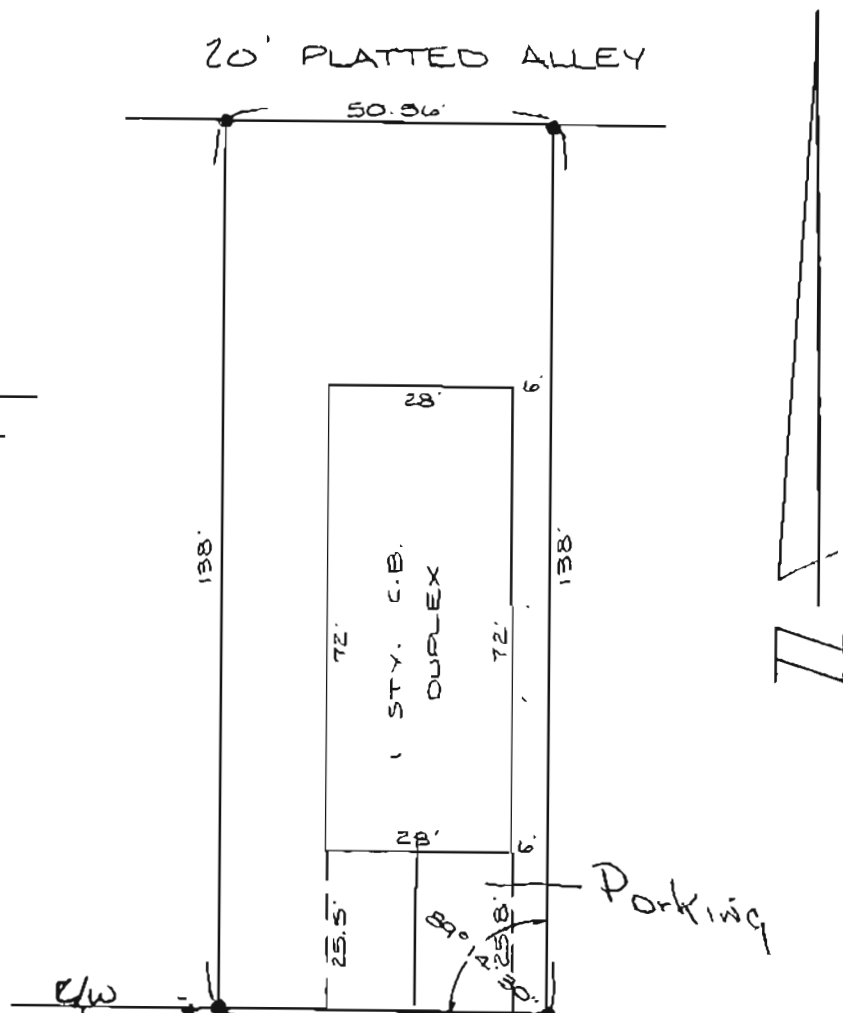
### LOCATION SKETCH



20' PLATTED ALLEY

50.36'

LEGEND  
 O - IRON ROD SET



Security Survey for

**607 & 609 11<sup>th</sup> Street West**

November 19th, 2012

Prepared by Cpl. Kimberly Camacho  
Palmetto Police Department  
1115 10<sup>th</sup> Street West  
Palmetto, FL 34221  
(941) 723-4587  
scamacho@palmettopolice.com

The purpose of this survey is to provide basic CPTED and security recommendations for the apartments at 607 & 609 11<sup>th</sup> 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 these addresses 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.

I toured the above addresses on November 19th. The property at 607 & 609 11<sup>th</sup> Street West consists of a two story building. The building aligned north and south. The front door for 609 (bottom apartment) is north facing and the back door is to the south. On 607 (top apartment) the front door is oriented to the west. There did not appear to be a back door for 607. There is a common grass area on the south side of the building. The property line is surrounded with fencing on the south, east, and west sides of the property. The front is open for park. The fencing is open faced fencing on the east & west side and privacy fence to the south side of the property, the open fencing contributes to excellent natural surveillance and territory reinforcement. Parking for the apartments is on the north side in front of the building.

There is little landscaping and the apartments are generally open.

The following is a list of CPTED/ Security recommendations for 607 & 609 11<sup>th</sup> Street West:

1. Ensure that all exterior doors are solid core external grade doors.
2. Ensure there is good working hardware on all of the windows and doors to include: thumb latch dead bolt locks as well as door locks, 3" screws in the strike plates and non-removable pin hinges.
3. Ensure that all doors and windows are in good working order and will open and close. All windows should have screens that fit securely and have no holes. Many of the windows at this property are boarded up or have cardboard over them;
4. The apartments have window air conditioners in the windows. Many of these window units aren't very secure having more than cardboard or loose boards on the window unit. If the window units belong to the apartment owner, these should be securely installed in the windows to better prevent being removed and allowing unauthorized entry. If the residents installed these units, they should be required by the property owner to better secure the window units;
5. Install wide angle "peep hole" viewers in all exterior doors;
6. Ensure that there are 2 emergency exits to each apartment. One to the front of the apartment and one to the back of the apartment.
7. All security lighting should be High Intensity Discharge (HID) Metal Halide lights. HID Metal Halide lights are very efficient, give good optical control and excellent color rendition.
8. Ensure that there are security lights at the front and back door of each unit.
9. Ensure each light is work and have appropriate housing over the light. Many of the units did not have any housing over the bulbs.
10. Place a dusk to dawn HID Metal Halide security lighting at the rear of the units (south side of the property) below the tree canopy to illuminate the south side green space. This lighting could be a free standing pole light. These lights could be connected to a photo cell for energy efficiency.



11. There is also no dusk to dawn security lighting on the east side of the apartments. HID Metal Halide Lighting should be installed to illuminate these areas. One energy efficient option would be motion activated security lights. This HID Metal Halide lights would be in addition to the front and rear door lights that are activated from inside the apartment.
12. The Address numbers are affixed to north side of the residence but should be cleaned and repainted for higher visibility.
13. The parking area should be given good territorial reinforcement. Some post could be used to mirror the look of the apartments across the street. The post need to be painted in a contrasting color so they are visible and do not blend into the ground cover but not so contrasting in color to be offensive.
14. There is no advertisement for 24 hour video surveillance at the apartments, I encourage the owner to place cameras with a good digital system that could monitor: the parking areas; front and rear and sides of the apartments.

Security Survey for

**608 & 610 11<sup>th</sup> Street West**

November 19th, 2012

Prepared by Cpl. Kimberly Camacho  
Palmetto Police Department  
1115 10<sup>th</sup> Street West  
Palmetto, FL 34221  
(941) 723-4587  
[scamacho@palmettopolice.com](mailto:scamacho@palmettopolice.com)

The purpose of this survey is to provide basic CPTED and security recommendations for the apartments at 608, & 610 11<sup>th</sup> 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 these addresses 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.

I toured the above addresses on November 19th. The property at 608 & 610 11<sup>th</sup> Street West consists of two individual duplexes, with the building aligned north and south & on 610 the front doors are to the west and back doors are to the east. On 608 the front doors are oriented to the east and the back doors are at each end of the building to the north and south.

There is a common grass area on the west and on the north side of the duplexes that is wide open (which contributes to excellent natural surveillance). Parking for the apartments is on the south side in front of 610 and on the east side of 608.

There is little landscaping and the apartments are generally open, except for small posts approximately 2' tall that runs along the perimeter of the property and parking areas. The posts are low and they separate the apartments from the parking area and the property from the public area of the street (contributes to natural access control and territorial reinforcement).

The following is a list of CPTED/ Security recommendations for 608 & 610 11<sup>th</sup> Street West:

1. Ensure that all exterior doors are solid core external grade doors.
2. Ensure there is good working hardware on all of the windows and doors to include: thumb latch dead bolt locks as well as door locks, 3" screws in the strike plates and non-removable pin hinges.
3. Ensure that all doors and windows are in good working order and will open and close. All windows should have screens that fit securely and have no holes. Many of the windows at this property are boarded up or have cardboard over them;
4. Some of the apartments have window air conditioners in the windows. Many of these window units aren't very secure and have nothing more than cardboard or loose boards on either side of the window unit. If the window units belong to the apartment owner, these should be securely installed in the windows to better prevent being removed and allowing unauthorized entry. If the residents installed these units, they should be required by the property owner to better secure the window units;
5. Install wide angle "peep hole" viewers in all exterior doors;
6. All security lighting should be High Intensity Discharge (HID) Metal Halide lights. HID Metal Halide lights are very efficient, give good optical control and excellent color rendition.
7. Ensure that there are security lights at the front and back door of each unit.
8. Ensure each light is work and have appropriate housing over the light. Many of the units did not have any housing over the bulbs.
9. Place a dusk to dawn HID Metal Halide security lighting at the rear of the units (northwest side of the property) below the tree canopy to illuminate the north and west open areas. This lighting could be a free standing pole light. These lights could be connected to a photo cell for energy efficiency.
10. There is also no dusk to dawn security lighting between the apartments. HID Metal Halide Lighting should be installed to illuminate these high traffic areas. One energy efficient option would be motion activated security lights. These lights would be in addition to the front and rear door lights that are activated from inside the apartment.

11. The Address numbers are affixed to south side of the residence but should be cleaned and repainted for higher visibility.
12. The parking area and property perimeter are surrounded by 2' post, giving good territorial reinforcement. Some post were missing, loose, or damaged. The post need to be either repaired or replaced and painted a contrasting color so they are visible and do not blend into the ground cover but not so contrasting in color to be offensive.
13. There is no advertisement for 24 hour video surveillance at the apartments, however there are cameras mounted to the top of each building. The appearance of video surveillance and, especially, monitored video surveillance where there is none could be a potential liability for the apartment owner because it may create a false sense of security. If the video cameras are not functioning, I encourage the owner to replace the cameras with a good digital system that could monitor: the parking areas; front and rear of the apartments, and the open areas.