BOARD OF COUNTY COMMISSIONERS
GLADES COUNTY, FLORIDA

K. S. Jones, Chairman
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County Attorney

Joe Flint
Clerk of Courts

Sandra H. Brown
Senior Deputy Clerk

July 10, 2008

Mr. Larry Hilton
Deputy County Manager for
Community Development
Moore Haven, Florida 33471

RE: Case R08-08

Dear Mr. Hilton:

The Glades County Board of County Commissioners in regular session on May 27, , 2008, adopted Ordinance No. 2008-14, approving the rezoning application as requested by Moore Haven Estates, Case Number R08-08.

A copy of the ordinance is attached.

If you have any questions, please call me.

Sincerely,

Sandra H. Brown

Sandra H. Brown
Senior Deputy Clerk

Enc.

Post Office Box 10 • Moore Haven, Florida 33471-0010

Telephone: (863) 946.6002 **Facsimile:** (863).946.0560 **E-Mail:** sbrown@gladesclerk.com

ORDINANCE NO. 2008-14
GLADES COUNTY, FLORIDA

AN ORDINANCE OF GLADES COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF GLADES COUNTY BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" FROM AGRICULTURE RESIDENTITAL, RESIDENTIAL GENERAL and C-2 TO PUD ZONING DISTRICT AS REQUESTED BY MOORE HAVEN ESTATES, CASE NUMBER R08-08; AMENDING GLADES COUNTY ORDINANCE NO. 2006-14; AMENDING THE OFFICIAL ZONING MAP OF GLADES COUNTY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Glades County, Florida has adopted Ordinance Number 2006-14 in which a revised Official Zoning Map was adopted for said County; and

WHEREAS, the owner of the property more particularly described hereafter, has heretofore filed a Petition pursuant to the Land Development Regulations of Glades County for the purpose of rezoning a certain tract of land consisting of approximately 74 acres from Agriculture/Residential, Residential General and C-2 to PUD, zoning district and that this request be removed from the boundaries of the above mentioned zone to allow for the processing of the rezoning application; and

WHEREAS, the Board of County Commissioners find such rezoning consistent with the County's Comprehensive Plan and deems it in the best interest of the inhabitants of said County to amend aforesaid revised Zoning Map as herein set forth:

NOW, THEREFORE, BE IT ordained by the Board of County Commissioners of Glades County, Florida that:

SECTION 1: REZONING GRANTED.

The requested rezoning from Agriculture/Residential, Residential General and C-2 to PUD is granted as to the following described real property located in Glades County, Florida, to wit:

Legal Description

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD 78.
AND

THE SOUTH 367.50 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA.

SECTION 2: ORDINANCE NO. 2006-14 AND OFFICIAL ZONING MAP AMENDMENT.

That the Glades County Ordinance 2006-14, which included the Official Zoning Map is hereby amended to reflect the new zoning designation of the subject real property as described in Exhibit "A".

SECTION 3. CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF GLADES COUNTY, FLORIDA THIS 27th day of May, 2008.

BOARD OF COUNTY COMMISSIONERS
OF GLADES COUNTY, FLORIDA

Paul Beck, Chairman

ATTEST:

Joe Flint, Clerk of Court

CIRCUIT CLERK (SEAL) GLADES COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS SEAL GLADES COUNTY, FLORIDA

EXHIBIT A

GLADES COUNTY, FLORIDA

OWNER/PETITIONER: Moore Haven Estates

CASE NUMBER: Case Number RZ08-08

1.PRESENT ZONING DESIGNATION: Agriculture Residential, Residential General and C-2

2. NEW ZONING DESIGNATION: PUD

3.F LUM MAP CHANGE: No

4. Acreage: 74

5. LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD 78.
AND
THE SOUTH 367.50 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
GLADES COUNTY, FLORIDA

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Clerk of Courts

Sandra H. Brown
Senior Deputy Clerk

April 23, 2008

Mr. Larry Hilton
Deputy County Manager for
Community Development
Moore Haven, Florida 33471

RE: Rezoning Case No. RZ08-08

Dear Mr. Hilton:

The Glades County Board of County Commissioners in regular session on April 8, 2008, tabled the public hearing to consider Rezoning Application RZ08-08, Moore Haven Estates, until the May 27, 2008 regular meeting.

If you have any questions, please call me.

Sincerely,

Sandra H. Brown

Sandra H. Brown
Senior Deputy Clerk

Enc.

Post Office Box 10 • Moore Haven, Florida 33471-0010

Telephone: (863) 946.6002 **Facsimile:** (863).946.0560 **E-Mail:** sbrown@gladesclerk.com

AGENDA ITEM SUMMARY
GLADES COUNTY PLANNING COMMISSION

SUBJECT: Case Number RZ08-08. Moore Haven Estates

DEPT/DEPT REQUEST:
The Community Development department received a request to change the present zoning classification of 74 acres from the present zoning classification of Residential General and Agricultural / Residential and C-2 to PUD.

BACKGROUND / DETAIL OF REPORT:
The Community Development Department received a request from Moore Haven Estates, Represented by Larry Bennett. The request is to change 74 acres from the present zoning classification of Residential General, Agricultural / Residential and C-2 to PUD.

The property is located on US 27, west of the City of Moore Haven. The subject property is located in a future land use classification of transitional designation.

Staff recommends that the Planning and Zoning Board recommend that the Board of County Commissioners to grant the request for a zoning change from the subject parcels, as described from Agricultural / Residential, Residential General and C-2 to PUD.

BUDGET IMPACT: Yes/No – If Yes, how much? From where?
No

COORDINATION WITH:
Community Development Department

MOTION:
1. I make a motion to find the requested rezoning is consistent with the Glades County Comprehensive Plan.

2. I make a motion to recommend to the Glades County Board of County Commissioners that Case Number RZ08-08, Moore Haven Estates to rezone 74 acres from Agricultural / Residential, Residential and C-2 to PUD.

REQUEST BY: **Meeting Date:** April 8, 2008

C. Larry Hilton, Deputy County Manager **Agenda #**

AGENDA ITEM SUMMARY
GLADES COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT: RZ08-08 Moore Haven Estates

DEPT/DEPT REQUEST:
The Community Development request that the Board of County Commissioners continue this public hearing until the May 13, 2008 Board of County Commissioners meeting.

BACKGROUND / DETAIL OF REQUEST:
The Community Development Department received a request from Moore Haven Estates, LLC to rezone 74 acres located on the North side of US 27, about one half mile West of Moore Haven, to a PUD zoning district.

During staff review it was discovered that a small portion, 4.77 acres of the request was in the Agricultural Residential land use classification. The applicant has requested that this application be held until the Future Land Use problem can be resolved. Their request was to continue the Planning Commission hearing until the April 15, 2008 meeting. During this meeting the date of the Planning Commission meeting was changed to April 8, 2008. The Planning Commission voted to continue the rezoning hearing until the April 8, 2008 Planning Commission Meeting.

This zoning request was advertised to be heard before the Board of County Commissioners on April 8, 2008.

The Small Scale Comprehensive Plan amendment is being heard by the LPA at their April 8, 2008 meeting and has been advertised to be heard before the Board of County Commissioners on May 13, 2008.

The Community Development Department request that this request be continued until May 27, 2008.

BUDGET IMPACT: Yes/No – If Yes, how much? From where?
No

COORDINATION WITH:
County Attorney, Richard Pringle

MOTION:
To continue RZ08-08 until the May 27, 2008 Board of County Commissioners meeting.

REQUEST BY: **Meeting Date:** April 8, 2008

C. Larry Hilton, Deputy County Manager **Agenda #**

Subject: PUD Application for Moore Haven Lakes project
From: "H.L. Bennett" <HLB@HLBennett.org>
Date: Wed, 12 Mar 2008 15:15:29 -0400
To: <lhilton@myglades.com>

Dear Mr. Hilton:

My clients are requesting that our hearing before the Planning Board scheduled for March 18, be continued until the April 15 meeting.Please call me if you have any questions.

Thanks,

Larry

H. L. Bennett & Associates, Inc.
P O Box 2137
Labelle, Fla. 33975
(863) 675-8882

No virus found in this outgoing message.
Checked by AVG.
Version: 7.5.518 / Virus Database: 269.21.7/1325 - Release Date: 3/11/2008 1:41 PM

10-5

Hendry-Glades
SUNDAY NEWS

Published weekly in LaBelle, Florida

AFFIDAVIT OF PUBLICATION

State of Florida • County of Hendry

Before the undersigned authority, personally appeared Raoul Bataller who on oath says he is the publisher of the Hendry-Glades Sunday News weekly newspaper in LaBelle, or Tracy Ramirez, Office Manager, in Hendry County, Florida, and that the attached copy of advertisement, being a

_____

in the matter of MH Estates

_____

in the _____ Court, was published in said newspaper in the issues of

February 24, 2008

Affiant further says that the said Hendry-Glades Sunday News is a newspaper published continuously in said Hendry and Glades counties, Florida each week, and has entered as periodical mail matter at the post office in LaBelle in said Hendry County, Florida, for a period of one year next preceeding the first publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm or corportation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me is _____

Date 2/25/08 by Raoul Bataller

Printed name of person acknowledging _____

who is personally known to me or has produced _____

_____ as identification

Type of Identification

_____ and who did (did not) take an oath

Rosalinda H. Franklin
Notary Public

ROSALINDA H. FRANKLIN
Comm# DD0619152
Expires 12/3/2010
Florida Notary Assn., Inc

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF COUNTY ORDINANCE AND NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND

NOTICE IS HEREBY GIVEN THAT in Glades County, Florida a public hearing will be held before the Glades County Planning and Zoning Board on Tuesday, March 18, 2008 at 5:00 pm AND Glades County Board of County Commissioners on April 8, 2008 at 9:00 am. This hearing will be held at the County Commissioners Chambers, Glades County Courthouse, 500 Avenue J, Moore Haven, and Florida 33471. The purpose of this public hearing is to consider the following:

ORDINANCE NO. 2008-_____

AN ORDINANCE OF GLADES COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF GLADES COUNTY BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A FROM Residential General and C-2 TO PUD ZONING DISTRICT AS REQUESTED BY Moore Haven Estates CASE NUMBER RZ08-08; AMENDING GLADES COUNTY ORDINANCE 75-3; AMENDING THE OFFICIAL ZONING MAP OF GLADES COUNTY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD 78.

AND

THE SOUTH 367.50 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH RANGE 32 EAST GLADES COUNTY, FLORIDA.

All interested parties are invited to appear and be heard. Written comments filed on or before said dates will be read and considered.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNTY PLANNING AND ZONING BOARD, OR COUNTY COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND HE OR SHE MAY NEDTO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD.

Submission for Rezone

Moore Haven Lake Estates LLC

Glades County

Prepared by

H. L. BENNETT & ASSOCIATES, INC
Civil Engineering & Land Surveying
241 E. Yeomans Avenue ~ P. O. Box 2137
LaBelle, Florida 33975

February 2008

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Photographs of typical motor coaches

Conceptual Site Plan

H. BENNETT & ASSOCIATES, INC.

◆ CIVIL ENGINEERING ◆ LAND SURVEYING ◆ CONSTRUCTION

P.O. Box 2137
LaBelle, Florida 33975
Phone: (863) 675-8882
hlb@hlbennett.org

241 E. Yeomans Avenue
LaBelle, Florida 33935
Fax: (863) 675-1327

February 5, 2008

Honorable Glades County LPA Members and County Commissioners
Post Office Box 10
Moore Haven, Florida 33471

Re: Moore Haven Estates, LLC Rezone Application

Dear Sirs:

Enclosed please find 20 copies of the application and supporting data for a proposed change of zoning from C-2, and Residential General to Planned Unit Development (PUD). The property consists of 74 acres on the north side of US 27 adjacent to the west city limits of Moore Haven. The property has previously been used for Florida Department of Transportation Borrow Pits, a mobile home park, and commercial uses.

The reason for this request is to allow the development of a Motor Coach and R.V. Resort on 67.9 acres and a commercial center on 6.1 acres. A conceptual site plan of the project is included for your review.

The R.V. Resort will consist of 250 lots with 133 lots being waterfront, two 3,000 square foot clubhouse facilities, an office, 4 bathhouses, a 1 ½ mile walking path, and various recreational amenities including 20.2 acres of lakes.

The commercial portion of the project will encompass 6.1 acres with 1100 feet of frontage along US 27. Access to the property will be provided by a central connection to US 27 and will utilize a frontage road to connect commercial uses that will eliminate individual entrances along US 27.

The developer proposes to connect to public water and wastewater service. In addition to permitting these facilities through the Florida Department of Environmental Protection (FDEP), the project will require an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) and a National Pollutant Discharge Elimination System (NPDES) Permit.

It is the developer's intention to convey title to the individual lots, with an association owning the common areas and being responsible for maintenance. The commercial tract will be platted and individual lots sold with a minimum lot size of 1 acre. This arrangement should result in a significant increase in the advalorem tax returns from this property with minimal demands on County services such as schools, police, and EMS.

We look forward to working with you and County Staff in the development of this project.

Sincerely,

H.L. Bennett, PE, PLS

Application for Rezoning

Glades County **Planning and Zoning Department** **P.O. Box 85, 599 6th Street** **Moore Haven, Florida 33471** **Phone: 863-946-0309** **Fax: 863-946-1535**	**Date:** _____ **Petition No.** RZ08-08 **Fee Paid:** _____ **Rect. #:** _____ **1st Hearing:** _____ **2nd Hearing:** _____ **Publication Dates:** _____ **Notices Mailed:** _____ **Jurisdiction: Unincorporated County**

I. Owner Information

APPLICANT	**Name of property owner(s):** MOORE HAVEN ESTATES, LLC
	Owner Mailing Address: 1896 PALM BEACH LAKES #103 WEST PALM BEACH, FL 33409
	Name of applicant(s) if other than Owner (state relationship) N/A
	Applicant mailing address: N/A
	Name of contact person (state relationship) MR. PATRICK KENNEDY, MEMBER
	Contact person daytime phone(s): 561-687-5404 **Fax:** 561-687-5409
	Email address: pkennedy@firstchoicellc.net

II. Agent Information

AGENT	**Agent:** H.L. BENNETT, PE
	Mailing Address: PO BOX 2137 LABELLE, FLORIDA 33975
	Contact person daytime phone(s): 863-675-8882 **Fax:** 863-675-1327
	Email address: hlb@hlbennett.org

III. Property Information

Property	**Parcel ID Number:** A10-42-32-A00-0040-0000, A10-42-32-A00-004A-0000
	Requested Zoning Classification: PUD & A10-42-32-A00-004B-0000
	Approximate number of acres: 74 **Is property in a platted subdivision?** NO
	Is the subject parcel your total holdings at that location? If not, described the remaining or intended uses: YES
	Current Use of Property: VACANT
	Describe improvements on property, including number/type of dwellings and whether occupied (if none so state): 2 EXISTING COMMERCIAL BUILDINGS -UNOCCUPIED
	Is there a current or recent use of property that is/was a violation of county ordinance? NO
	***Have there been any land use applications concerning all or part of this property in the last year?* If so, indicate date, nature and applicant's name:** NO
	Is a sale subject to this application being granted? NO

IV. Rezoning Information

R E Z O N E	**Current Future Land Use Classification:** RESIDENTIAL
	Current zoning Class: RES.GEN & C-2 **Requested zoning class:** PUD
	What is your desired permitted use under the proposed class: SEE ATTACHED TABLE OF USES.
	If granted, will the new zone be contiguous with a like zone? NO
	Is a small scale land use change necessary prior to the rezoning? NO
	Is a large scale land use change necessary prior to the rezoning? NO
	Is a Special Exception necessary for your intended use? NO
	Is a Variance necessary for your intended use? NO

V. Legal Description of Property: Attached legal description. In addition, enclose a disk or email all legals to estafford@myglades.net.

Street Address:	1210 US HWY 27 NW MOORE HAVEN 33471
Subdivision:	N/A

Provide driving directions to the property from the nearest major intersection. Side streets, landmarks, etc. should be included.

FROM THE GLADES COUNTY COURTHOUSE, PROCEED WEST ON US HWY 27 FOR 0.8 MILES PROPERTY IS ON THE NORTH SIDE OF HIGHWAY.

VI. Notice Requirements:

The Community Development Department requires the posting of a sign on the property prior to each meeting. Certified letters stating the requested action to be considered by the Local Planning Board meeting will be mailed by the Planning Board to all property owners within 300 feet of the subject property. The applicant is responsible for obtaining a printout and mailing labels from the Property Appraisers Office (2 sets), indicating all property owners within 300 feet of the property. The printout and labels must be submitted to the Community Development Department with this application. **Please note that the Property Appraisers Office only provides this information; other questions about the application or the process must be directed to the Community Development Department.**

VII. Review Procedure:

1. Once an application has been deemed complete, County staff will review the application for consistency with the Comprehensive Plan and Land Development Code.
2. The Local Planning Board will consider the request at a public hearing and make a recommendation to the Board of County Commissioners.
3. The BCC then sets a date to consider the Planning Board's recommendation.
4. The applicant will be notified as to the date of the meetings.

5. The applicant or his/her representative must attend these meetings.

VIII. Certification and Authorization

1. By my signature hereto, I do hereby certify that this information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this application and/or revocation of any approval based upon this application.

2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by County staff.

4. If applicable, I do hereby authorize the agent described in Part II of this application to act on my behalf in all matters pertaining to this rezoning petition.

MOORE HAVEN ESTATES, LLC
Property Owner (Type or Print)

Signature PATRICK KENNEDY - MEMBER

N/A
Applicant, if Different than Property Owner (Type or Print)

Signature

N/A
Title (if applicable)

Date

Before me the undersigned personally appeared the owners named above whom upon being duly sworn acknowledged before me that they are the owners of the real property described above and they executed the power of attorney for purposes stated therein.

Sworn and subscribed this 1 day of Feb 20 08.

Notary Public AMPARO MARTE
Commission Expires:

Seal

AMPARO MARTE
MY COMMISSION # DD 442607
EXPIRES: October 18, 2009
Bonded Thru Notary Public Underwriters

Glades County Community Development Department
P.O. Box 85, 599 6th Street, Moore Haven, Florida 33471
Phone: (863) 946-0309 – Fax: (863) 946-1535

Land Use Power of Attorney

Name of Property Owner(s):	MOORE HAVEN ESTATES, LLC MR. PATRICK KENNEDY, MEMBER
Mailing Address:	1896 PALM BEACH LAKES #103 WEST PALM BEACH, FLORIDA 33409
Home Telephone:	Work Telephone: 561-687-5404
Property Address:	1210 US HWY 27 NW MOORE HAVEN, FL 33471
Property I.D. Number:	A10-42-32-A00-0040-0000, A10-42-32-A00-004A-0000 & A10-42-32-A00-004B-0000
Name of Applicant:	SAME
Home Telephone:	SAME Work Telephone: SAME

The Undersigned, being the record title owners of the real property described above, do hereby grant unto the Applicant stated above the full right and power of attorney to make application to the County of Glades to change the land use of said property. This land use change may include rezoning of the property, the granting of special exceptions or variances, and appeals of decisions of the Community Development Department. It is understood that conditions, limitations and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. Only a written and notarized statement of such termination effective upon receipt may terminate this power of attorney by the Community Development Department

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEAL THIS 1st DAY OF February 20 08.

Patrick Kennedy

PATRICK KENNEDY
Owner (Printed)

Tammy M Szymanski
Witness Tammy M Szymanski

Owner (Printed)

Witness

Before me the undersigned authority personally appeared the owners named above who upon being duly sworn acknowledged before me that they are the owners of the real property described above and they executed the power of attorney for the purposes stated therein.
Sworn and subscribed this 1 day of Feb 20 08.

Notary Public AMPARO MARTE
Commission Expires:

AMPARO MARTE
MY COMMISSION # DD 442607
EXPIRES: October 18, 2009
Bonded Thru Notary Public Underwriters

12. If someone is acting as an agent for the owner, a notarized Land Use Power of Attorney is required and is included as a part of this application.

13. Provide twenty (20) copies of this application and supporting documentation, along with a filing fee established by the Glades County Board of County Commissioners and as established by **Ordinance 2005-02.**

14. The Community Development Department will prepare a legal advertisement and provide it to the newspaper of general circulation in Glades County. Prior to the Public Hearing, the Community Development Department will obtain proof of publication.

15. The applicant will be given a "Notice of Proposed Change in Land Use" sign that must be posted prominently on the subject property. The Community Development Department will mail the applicant a sign when it has been prepared. The applicant must then **post the sign at least 15 days prior to the public hearing(s).** The sign must remain prominently posted through the final hearing date. The sign must then be removed within 10 days of the final hearing date. An affidavit must be submitted attesting that the sign was appropriately posted on the property.

I do hereby certify that the information given to the Community Development Department in support of this application is true and accurate. I understand that falsification of information given to the Community Development Department will cause the revocation of this application or revocation of any land use actions that may have been granted.

Patrick A Kennedy 2/1/08 Tammy M Szymanski 2-1-08

Applicant's Signature Date Witness's Signature Date

PATRICK KENNEDY Tammy M Szymanski

Printed Name Date Printed Name Date

Standards for Considering Changes in Zoning (Rezones)

Standards, Recommendation of the Community Development Board

When recommending whether to rezone a classification of land, the factors that the Community Development Board shall consider include, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern;
   We believe the change is consistent with established land use patterns by providing commercial uses along the US 27 corridor and by utilizing the existing borrow pits to provide a lakefront setting for a motor coach resort.
2. The proposed change would create an isolated district unrelated to adjacent and nearby districts;
   The proposed commercial uses will not create an isolated district; however, the motor coach resort would not be like anything else in Glades County. The resort would not be incompatible with adjacent land uses, but would be buffered with fencing, landscaping, berms, walls, etc. to protect the privacy of the residents of the project.
3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc;
   The proposed PUD would certainly affect the population/density in the area immediately adjacent to Moore Haven. The project will have minimal or no impact to schools or police. Very little impact is proposed for parks due to the on-site amenities proposed. We would anticipate an increased use of public boat ramps accessing Lake Okeechobee and there would certainly be an increase in traffic on US 27. We have enclosed a Traffic Impact Statement for your review.
   There also would be an impact to utilities. This project would connect to the water line and sewer force main that currently exists along the highway frontage. The developer will be required to pay connection/capacity fees to the utility authority.
   Solid waste collection in the motor coach resort will be handled by the association, so there will be no need for individual collection by a hauler. Waste will be deposited in a dumpster on site. Commercial sites will also have dumpsters.
4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
   Existing district boundaries were not drawn in anticipation of this use. Previous commercial rezoning did not have adequate depth to provide for a frontage road as we have planned.
5. The proposed change would be contrary to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan;
   We believe that this use is compatible with the Future Land Use Plan.

6. Changed or changing conditions made the passage of the proposed amendment necessary;
   The developer feels that the growth in the Moore Haven area will require additional commercial zoning in the near future, and the US 27 corridor close to town is a logical place for it. The motor coach resort is planned due to a demand that is foreseen because of the aging conventional r/v parks in the state and the need to accommodate the larger executive motor coaches that require larger lots.
7. The proposed change will adversely influence living conditions in the neighborhood;
   The proposed change will not adversely influence living conditions in the neighborhood, but will provide builder ready commercial sites, controlled access, and a use that does not significantly increase demands on public services.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;
   See attached Traffic Impact Statement.
9. The proposed change will create a drainage problem;
   The proposed project will be designed and permitted through the South Florida Water Management District and treated stormwater will discharge to the existing canal on the east side of the project. Due to the size of the internal lakes, there will be less stormwater discharged from the completed project than there is currently.
10. The proposed change will seriously reduce light and air to adjacent areas;
    No impacts of this type are anticipated.
11. The proposed change will adversely affect property values in the adjacent area;
    We believe the development of this property will enhance property values in the adjacent area.
12. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
    We believe that the development of this project will encourage the development of adjacent properties.
13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;
    We believe this project will increase the taxable value of Glades County by approximately 28 million dollars with minimal impacts to public services. None of the lots will be homesteaded.
14. There are substantial reasons why the property cannot be used in accord with existing zoning;
    The property can be used in accordance with the existing zoning, however, we feel that the proposed use provides less impacts to public services with a higher taxable value than could be achieved with existing zoning.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the County;
    There is a need for commercial activity in Glades County. This project will provide buildable commercial sites and also a project population that will help support it. Owners of the proposed motor coach lots should provide a positive economic benefit to existing businesses as well.
16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use;
    We believe this location is well suited to the needs of the development such as transportation and utilities. Its location close to Moore Haven eliminates traffic impacts on County Roads. The proximity to Lake Okeechobee and the Caloosahatchee also make this site desirable for this use.

Prepared by and return to:
John C. Schneider, Esq.
Mosher and Schneider, P.A.
1550 Clearlake Centre
250 Australian Avenue South
West Palm Beach, FL 33401
File Number: 1671

Inst:0000137104 Date:06/18/2004 Time:17:07
Doc Stamp-Deed : 6650.00
DC,Joe Flint,Glades County B:226 P:770
Sandra H Brown

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of June, 2004 between **Frank B. Pytel, a single person** whose post office address is **1210 N. U.S. Highway 27, Moore Haven, FL 33471**, grantor, and **Moore Haven Estates, L.L.C., a Florida limited liability company** whose post office address is **11380 Prosperity Farms Road, #215, Palm Beach Gardens, FL 33410**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Glades County, Florida** to-wit:

See Exhibit "A" attached

Parcel Identification Number: A10-42-32-A00-0040-0000
Parcel Identification Number: A10-42-32-A00-004A-0000
Parcel Identification Number: A10-42-32-A00-004B-0000

Subject to taxes for 2004 and subsequent years; the rights of tenants in possession; and all covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2003**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

John C. Schneider
Witness Name: JOHN C. SCHNEIDER

Witness Name: ROY PYTEL

Frank B Pytel (Seal)
Frank B. Pytel

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of June, 2004 by Frank B. Pytel, who [X] is personally known ~~or [ ] has produced _____ as identification~~.

[Notary Seal]

John C. Schneider
Notary Public

Printed Name: _____

My Commission Expires: _____

John C. Schneider
MY COMMISSION # DD085976 EXPIRES
March 19, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

DoubleTime

Inst:0000137104 Date:06/18/2004 Time:17:07
Doc Stamp-Deed : 6650.00
_____DC,Joe Flint,Glades County B:226 P:771

Exhibit "A"

West ¾ of the Southwest ¼ of the Northeast ¼ of Section 10, Township 42 South, Range 32 East, less and except State Road Right-of-Way, Borrow Pit Easement and Drainage Easement in favor of State of Florida, for use and benefit of the State Road Department of Florida.

AND

The South 367.5 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 10, Township 42 South, Range 32 East, subject to Borrow Pit Easement to the State of Florida for the use and benefit of the State Road Department of Florida.

AND

The East ¼ of the Southwest ¼ of the Northeast ¼ of Section 10, Township 42 South, Range 32 East, less State Road Right-of-Way and Easement.

AND

The Southeast ¼ of the Northeast ¼ of Section 10, Township 42 South, Range 32 East, subject to Borrow Pit Easement in favor of the State Road Department and subject to Road-Right-of-Way, Drainage Easement and Effective Limitations of Record.

Said lands lying and being in Glades County, Florida.

Processing Fee

Name Moore Haven Estates #1034

Account No

Date 2.4.08

63-515/670
52

Pay to the Order of Glades Co. Board of Co Comm. $1,500.00xx

One thousand five hundred Dollars

Seacoast
NATIONAL BANK
LABELLE, FLORIDA 33935

For

[redacted]

Certified List of Adjacent Property Owners

A10-42-32-A00-0010-0000
William Ronnie & Mary Jane Robison
P. O. Box 1282
Clewiston, Florida 33440

A10-42-32-A00-0030-0000
J. W. & Crystal W. Drake
P. O. Box 736
Moore Haven, Florida 33471

A10-42-32-A00-003A-0000
Neal & Clinie Cleghorn
901 Daniels Road, SE
Moore Haven, Florida 33471

A10-42-32-A00-003C-0000
Celino Concepcion
7103 West 4 Court
Hialeah, Florida 33014

A10-42-32-A00-0050-0000
Charlotte L. Baxter & Douglas Brian Korinke
Ina Marie Korinke *JTROS*
P. O. Box 219
Moore Haven, Florida 33471

S10-42-32-002-0000-043A
Kenneth B. Morgan
155 Wagon Trail, SW
Moore Haven, Florida 33471

S10-42-32-002-0000-0440
Harris Storage Systems
P. O. Box 392
Moore Haven, Florida 33471

S11-42-32-003-0128-002A
John Ahern
P. O. Box 176
Moore Haven, Florida 33471

S11-42-32-001-0051-0010
Moore Haven Commons LTD
c/o Winterwood, Inc.
342 Waller Avenue Suite 1
Lexington, KY 40504

S11-42-32-003-0128-0020
Ahern-Griner LLC
P. O. Box 176
Moore Haven, Florida 33471

S11-42-32-001-0027-0010
William S. & Jacquelyn T. Fuller
1550 Old Hwy. 27
Tropical MHV #94
Clewiston, Florida 33440

S11-42-32-001-0027-0020
Moore Haven Development Corp.
P. O. Box 430
Moore Haven, Florida 33471

S11-42-32-001-0028-0010
Moore Haven Development Corp.
P. O. Box 430
Moore Haven, Florida 33471

S11-42-32-003-0128-0030
R. D. Lundy, Jr. & John Ahern
P. O. Box 176
Moore Haven, Florida 33471

S11-42-32-003-0129-0010
Second Home Development, Inc.
27707 South Dixie Hwy.
Naranja, Florida 33032

S10-42-32-002-0000-0010
First Bank Corporation
P. O. Box 1237
Clewiston, Florida 33440

S10-42-32-002-0000-0070
Eddie D. Roberts
P. O. Box 720
Moore Haven, Florida 33471

S10-42-32-002-0000-0080
Lou's Properties, Inc.
1345 North Hwy. 27
Moore Haven, Florida 33471

S10-42-32-002-0000-008A
Earnest E. Roberts
P. O. Box 656
Moore Haven, Florida 33471

S10-42-32-002-0000-009A
Lou's Properties, Inc.
1345 North Hwy. 27
Moore Haven, Florida 33471

S10-42-32-002-0000-009B
Louis Alvarez
1345 North Hwy. 27
Moore Haven, Florida 33471

S10-42-32-002-0000-010A
Ronald John Bougard & Kelly Croft Bisson *JTROS*
180 Pony PL
Moore Haven, Florida 33471

S10-42-32-002-0000-0150
Charlotte L. Baxter & Douglas Brian Korinke &
Ina Marie Korinke *JTROS*
P. O. Box 219
Moore Haven, Florida 33471

S11-42-32-001-0027-0040
Tony Cunningham, Jr.
P. O. Box 532
Moore Haven, Florida 33471-1941

S11-42-32-001-0027-0050
Moore Haven Development Co., Inc.
P. O. Box 430
Moore Haven, Florida 33471

A10-42-32-A01-0050-0000
Heron Bay Investment Group, Inc.
10100 W. Sample Rd. 3rd Floor
Coral Springs, Florida 33065

A10-42-32-A01-0060-0000
Joao A. Gutierrez
8801 NW 177th Terrace
Miami, Florida 33018

S11-42-32-003-0127-0010
Richard J. Sawicki
3150 Lakeview Dr.
Naples, Florida 34112

S10-42-32-002-0000-0160
Charlotte L. Baxter(50%, Douglas Brian Korinke &
Ina Marie Korinke (50%)
P. O. Box 219
Moore Haven, Florida 33471

S10-42-32-002-0000-0170
Derek Beck & Earl Beck
Rt. 6, Box 799
Okeechobee, Florida 34974

S10-42-32-002-0000-0270
Gilberto & Juana I. Cardoso
175 Saddle Lane
Moore Haven, Florida 33471

S10-42-32-002-0000-0280
Earle W. Peterson, Jr.
Trustee Carmen G. Peterson Family Trust
P. O. Box 586
Lady Lake, Florida 32158

S10-42-32-002-0000-0300
Guadalupe & Maria R. Alvarado
4945 Conley Place
Ft. Pierce, Florida 34951

S11-42-32-001-0038-0010
Moore Haven Development Co., Inc.
P. O. Box 430
Moore Haven, Florida 33471

S11-42-32-001-0039-0010
Second Home Development, Inc.
27707 South Dixie Hwy.
Naranja, Florida 33032

S11-42-32-001-0040-0010
Moore Haven Development Co., Inc.
P. O. Box 430
Moore Haven, Florida 33471

Glades County Zoning Map

NOT FOR OFFICIAL USE!

Zoom In | 81°6.736' W:26°50.159' N

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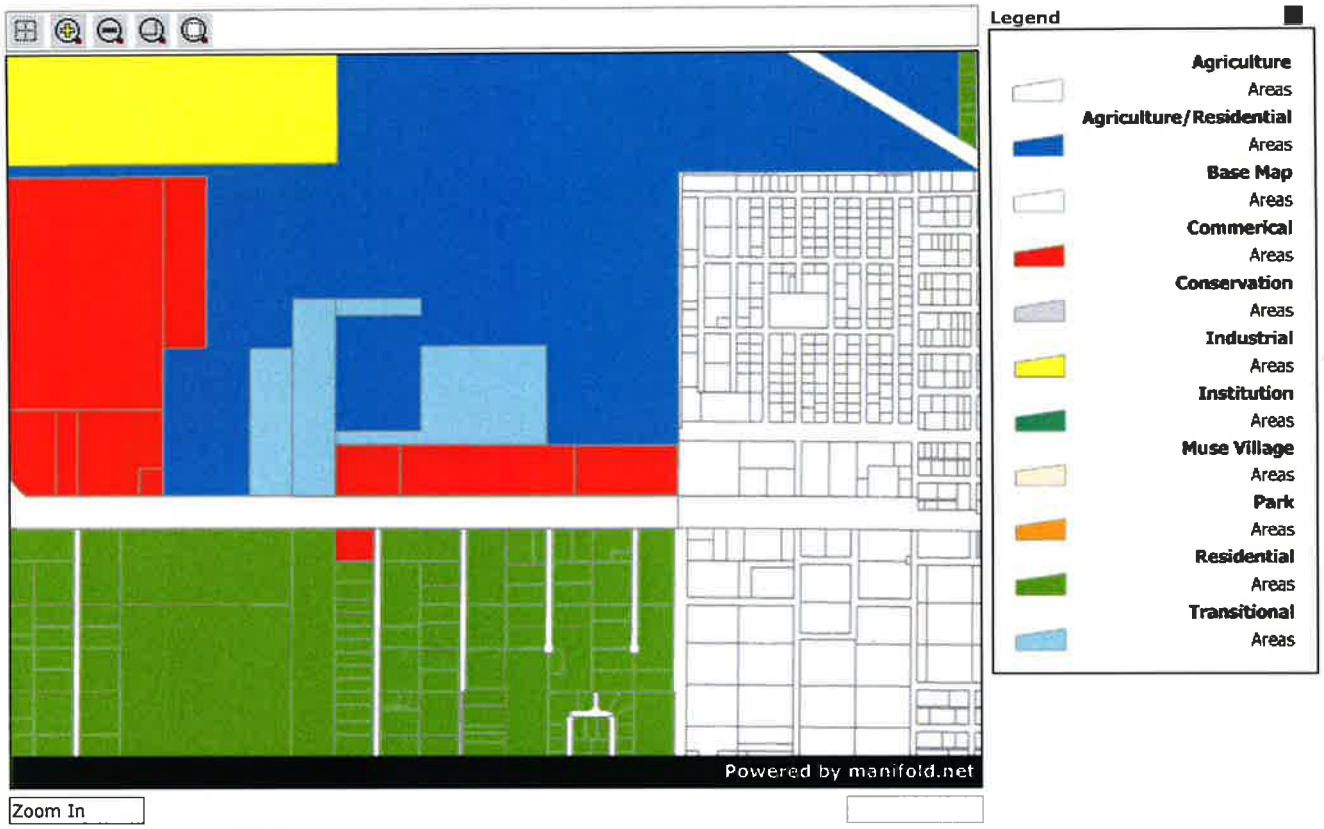
Glades County Future Land Use Map

Draft - Not for Official Use



Zoom In

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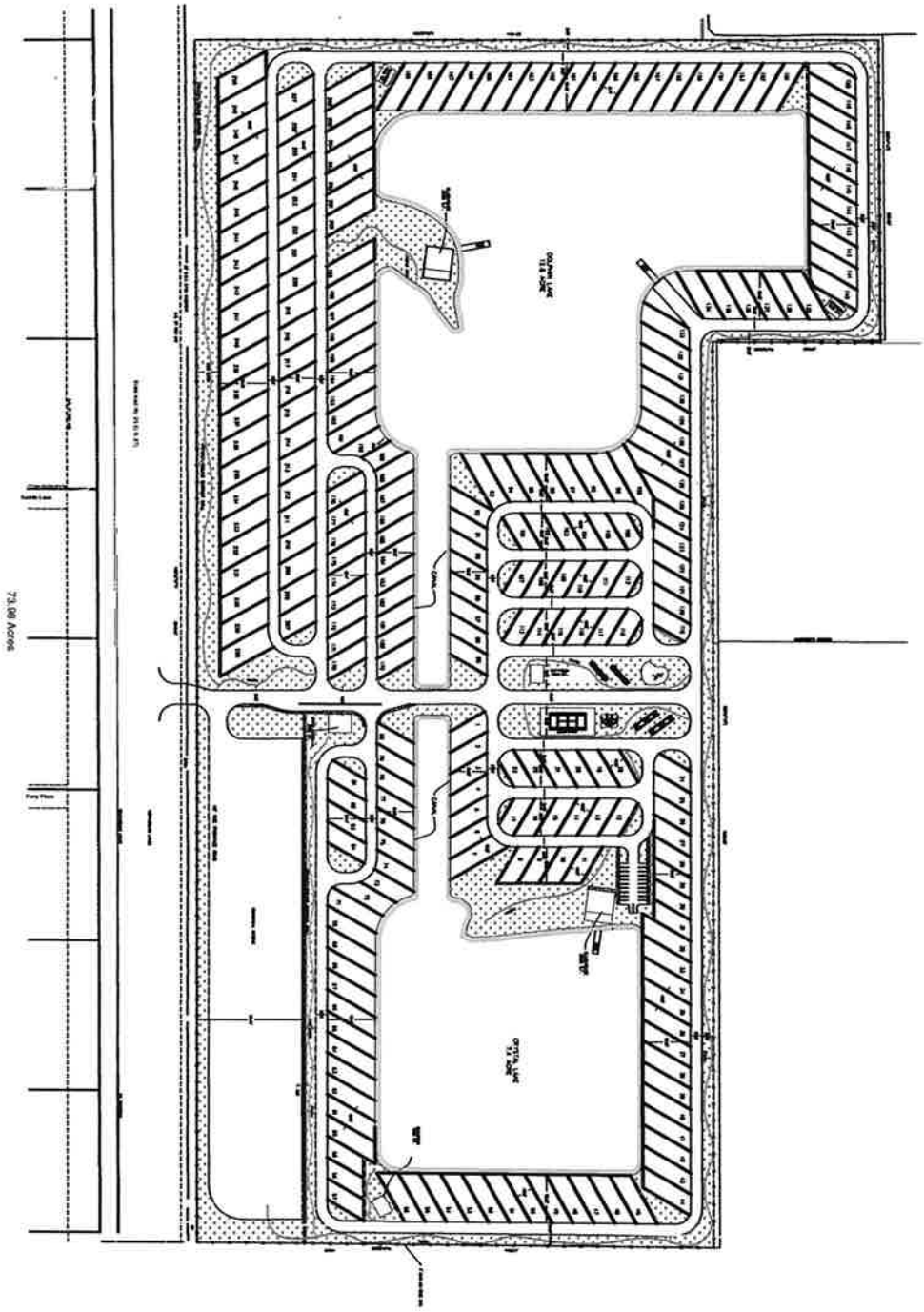
H. L. BENNETT & ASSOCIATES, INC.
P. O. DRAWER 2137
LABELLE, FLORIDA 33975
(863)675-8882
L.B. #27746

LOCATION MAP
FOR
MOORE HAVEN R.V. PARK
GLADES COUNTY

N



SITE PLAN FOR MOORE HAVEN R.V. PARK

HLB

H. L. BENNETT

241 YEOMANS AVENUE – P.O. DRAWER 2137

LABELLE, FLORIDA 33975 PH. (863) 675-8882

FAX (863) 675-1327

Design	Drawn	Checked
DWF	DWF	HLB

Approved by	HLB
Scale:	1" = 400'
Job No.	07000
Date Issued	01/21/08
Sheet No.	1

TABLE 4 - 9

GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES FOR FLORIDA'S RURAL UNDEVELOPED AREAS AND CITIES OR DEVELOPED AREAS LESS THAN 5,000 POPULATION*

RURAL UNDEVELOPED AREAS

FREEWAYS

Lanes	A	B	C	D	E
	Level of Service				
2	1,220	2,020	2,740	3,240	3,600
3	1,890	3,110	4,230	5,000	5,560
4	2,560	4,210	5,720	6,770	7,520

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	120	230	420	730	1,470
2	Divided	940	1,540	2,200	2,830	3,140
3	Divided	1,410	2,310	3,330	4,240	4,710

PASSING LANE ADJUSTMENTS
(alter corresponding two-lane LOS A-D volumes indicated percent)

Passing Lane Spacing	Adjustment Factors
5 mi.	+25%
10 mi.	+10%

ISOLATED SIGNALIZED INTERSECTIONS

Lanes	A	B	C	D	E
	Level of Service				
1	**	100	430	580	650
2	**	160	940	1,240	1,360
3	**	240	1,460	1,910	2,320

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 55 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by directional roadway lanes to determine maximum service volume.)

Paved Shoulder/ Bicycle Lane Coverage	A	B	C	D	E
0-49%	**	**	**	**	340
50-84%	**	**	**	**	950
85-100%	**	**	210	>210	***

CITIES OR RURAL DEVELOPED AREAS LESS THAN 5000

FREEWAYS

Lanes	A	B	C	D	E
	Level of Service				
2	1,220	2,020	2,740	3,240	3,600
3	1,890	3,110	4,230	5,000	5,560
4	2,560	4,210	5,720	6,770	7,520

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	160	460	810	1,110	1,400
2	Divided	950	1,540	2,230	2,890	3,280
3	Divided	1,430	2,310	3,350	4,330	4,920

INTERRUPTED FLOW ARTERIALS

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	120	590	740	800
2	Divided	**	290	1,360	1,570	1,660
3	Divided	**	450	2,100	2,360	2,500

NON-STATE SIGNALIZED ROADWAYS
(signalized intersection analysis)

Lanes	A	B	C	D	E
	Level of Service				
1	**	**	100	410	540

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 45 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	A	B	C	D	E
	Level of Service				
0-49%	**	**	150	370	>370
50-84%	**	110	180	930	>930
85-100%	150	210	>210	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometric at 45 mph posted speed and traffic conditions, not number of pedestrian using the facility.) (Multiply motorized vehicle volumes shown by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	A	B	C	D	E
	Level of Service				
0-49%	**	**	**	240	760
50-84%	**	**	**	430	960
85-100%	**	**	500	>500	***

05/17/07

Source: Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450

http://www.dot.state.fl.us/planning/systems/sm/los/default.htm

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS
(alter corresponding volume by the indicated percent)

Lanes	Median	Left Turn Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

* Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

MOORE HAVEN RV RESORT
TRIP GENERATION CALCULATIONS

1. Proposed Uses:

LUC 416 Recreational Vehicle Park	(250 Units)
LUC 710 General Office, per 1,000 sf	(5,000 sf)
LUC 814 Specialty Retail, per 1,000 sf	(6,000 sf)
LUC 832 Restaurant (Sit Down), per 1,000 sf	(3,600 sf)
LUC 912 Bank, per 1,000 sf	(3,500 sf)

2. Average Daily Volume

Using ITE Trip Generation, the average daily volume will be:

		ADT	AM Peak Hr.	PM Peak Hr.
LUC 416 Recreational Vehicle Park	(250 Units)	443	80	120
LUC 710 General Office, per 1,000 sf	(5,000 sf)	55	8	7
LUC 814 Specialty Retail, per 1,000 sf	(6,000 sf)	244	38	30
LUC 832 Resturant (Sit Down), per seat	(3,600 sf)	469	53	70
LUC 912 Bank, per 1,000 sf	(3,500 sf)	928	123	179
		2139	302	406

Proposed Uses

Appliance Sales & Service
Banking & Financial Services
Book/Magazine/Newspaper Sales & Distribution
Business & Office Supplies
Business Office Facility
Clothing Sales
Communication Equipment, Supplies, Services & Sales
Construction Sales & Service
Convenience Store with Fuel
Crafts Sales & Services
Department & Retail Sales
Ecological & Environmental Services
Electrical Equipment Sales & Supplies
Employment Services
Entertainment Facilities, Services & Sales
Executive Motor Coach Resort incl. office, clubhouse, bath house, recreational amenities
Exercise Facility & Services
Farm Supplies & Equipment Sales & Service
Food Services Sales & Specialty Items
Footwear Sales
Freight Services
Funeral Services
Furniture & Decor Sales & Services
Gift Sales
Hardware Sales & Service
Household Services-Laundry, Dry Cleaning
Jewelry & Accessories Sales & Services
Lawn & Garden Sales & Services
Medical Facilities & Services
Personal Care incl., but not limited to: Barber, Stylist, Nail Salon, Massage, Tattoo, etc.
Pool Sales & Services
Postal Services
Professional Services incl., but not limited to: Accountant, Architect, Advertising, Appraiser, Chiropractor, Doctor, Dentist, Drafting, Engineer, Insurance, Lawyer, Printing, Surveying,
Religious Facility
RV Sales & Service
Specialty Stores Sales & Services
Sporting Goods Sales & Service
Storage Facility
Technological Equipment Sales & Service
Trades Sales & Services
Travel & Transportation Sales & Service
Veterinary Facility Sales & Service

Dimensional and Density Requirements

R/V and Motor Coach Area

Minimum Lot Size	**2600 square feet**
Minimum Frontage	**40 feet**
Minimum Depth	**65 feet**
Maximum Height	**35 feet**

Setbacks

Front	**10 feet**
Side	**5 feet**
Rear	**10 feet**

Dimensional and Density Requirements

Commercial Area

Minimum Lot Size	1 acre
Minimum Frontage	100 feet
Minimum Depth	200 feet
Maximum Height	35 feet
Maximum Building Coverage	50%

Setbacks

Front	25 feet
Side	10 feet
Rear	20 feet

TRAFFIC IMPACT STATEMENT

For:

Moore Haven R.V. Park

Glades County, Florida

By:

H.L. Bennett & Associates, Inc.
P.O. Drawer 2137
241 Yeomans Ave.
LaBelle, Florida 33975
PH: 863-675-8882 FAX: 863-675-1327

January 2008

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EXECUTIVE SUMMARY

PROJECT DESCRIPTION

EXISTING GEOMETRIC CONDITIONS

SITE GENERATED TRAFFIC

DISTRIBUTION AND ASSIGNMENT

CONCLUSION

THIS IS TO CERTIFY THAT THIS TRAFFIC IMPACT STATEMENT HAS BEEN PREPARED BY ME OR UNDER MY IMMEDIATE SUPERVISION AND THAT I HAVE EXPERIENCE AND TRAINING IN THE FIELD OF TRAFFIC AND TRANSPORTATION ENGINEERING.

H.L. Bennett, P.E. #32534

2/5/08

Date

List of Exhibits

1. Project Location Map
2. Traffic Counts
3. Trip Generation
4. Table 4-9 Generalized Peak Hour Direction Volume
5. Peak Hour Background Traffic
   Peak Hour Site Generated Trip Assignments
   Peak Hour Total Traffic

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1. Traffic Volumes
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4. LOS Table

EXECUTIVE SUMMARY

H. L. Bennett was commissioned to provide a Traffic Impact Statement (TIS) for the proposed Moore Haven R.V. Park. The development is located west of Moore Haven on the north side U.S. 27 in Glades County (see **Exhibit 1).**

The proposed Moore Haven R.V. Park will be 74± acres in size and consist of a 250 unit R.V. park and mixed use commercial development.

The Level of Service (LOS) analysis show that the development, as proposed, is not projected to produce significant or adverse impacts to the LOS of the adjacent roadway system with this project.

PROJECT DESCRIPTION

INTRODUCTION

The development will consist of a 250 unit R.V. park and a 6.1 ± acre parcel along U.S. 27 for varied commercial uses. Project completion is anticipated by the end of 2010. Exhibit 1 illustrates the project's site location in relation to the regional transportation system and the surrounding area.

The site consists of a 74± acre undeveloped parcel. The proposed zoning will allow for the R.V. Park and the commercial parcel The commercial area will probably be retail or professional uses, maybe a bank.

The purpose of this TIS is to provide a technical traffic analysis to support the Zoning request. The PM Peak Hour Volumes were analyzed for this study. Only the adjacent roadway was studied. Like all traffic engineering studies, this TIS provides estimates of projected conditions based on probable site-generated trips.

EXISTING CONDITIONS

The site consists of 74± acres. The area currently is sparsely populated with scattered residential and mainly agricultural uses in the study area.

EXISTING GEOMETRIC CONDITIONS

The property is located west of Moore Haven on the north side U.S. 27 in Glades County (see **Exhibit 1).** U.S. 27 is a four lane divided highway at the project location.

PLANNED ROADWAY IMPROVEMENTS

At this time, there are no planned roadway improvements in the project area that will significantly affect this project.

EXISTING TRAFFIC VOLUMES

Existing traffic volume data were derived from 2006 FDOT traffic counts for S.R. 25/U.S. 27.

Table 1

Historical & Projected Traffic Volumes

Road Segemnt	2006 AADT	Growth	2010 AADT
S.R. 25/U.S. 27	9,200	8.7%	10,000

SITE-GENERATED TRAFFIC

We can only speculate as to the exact businesses that will occupy the commercial parcel as it is developed. It is anticipated that as each business is developed a Traffic Impact Statement for that use will be required.

Site-generated trips were estimated using the average trip generation rate from the Institute of Transportation Engineers (ITE) Trip Generation 7th Edition. Below are the average trip rates for the selected categories.

R. V. Park (LU 416):
ADT: 1.77 trips
AM Peak Hour: 0.32 trips
PM Peak Hour: 0.48 trips

General Office (LU 710):
ADT: 11.01 trips
AM Peak Hour: 1.56 trips
PM Peak Hour: 1.49 trips

Specialty Retail (LU 814):
ADT: 40.67 trips
AM Peak Hour: 6.41 trips
PM Peak Hour: 4.93 trips

Restaurant (Sit Down) (LU 832):
ADT: trips 130.34
AM Peak Hour: 14.62 trips
PM Peak Hour: 19.38 trips

Bank (LU 912):
ADT: trips 265.21
AM Peak Hour: 35.18 trips
PM Peak Hour: 51.23 trips

Table 2 shows the resulting estimated site-generated trips for the development. The PM Peak trip generation estimates will be used in the LOS table presented elsewhere in this report.

Table 2 Site Generated Trips

Land Use		ADT	AM Peak	PM Peak
LUC 416 Recreational Vehicle Park	(250 Units)	443	80	120
LUC 710 General Office, per 1,000 sf	(5,000 sf)	55	8	7
LUC 814 Specialty Retail, per 1,000 sf	(6,000 sf)	244	38	30
LUC 832 Resturant (Sit Down), per seat	(3,600 sf)	469	53	70
LUC 912 Bank, per 1,000 sf	(3,500 sf)	928	123	179
		2139	302	406

DISTRIBUTION AND ASSIGNMENT

The pattern of site traffic distribution is based upon a manual assignment. The trip distribution was based on local knowledge of the project vicinity. The trip distribution is shown in **Table 3.**

Table 3

Site-generated Trip Distribution

Road Segment	Dir. Dist
U.S. 27 west of site access	30%
U.S. 27 east of site access	70%

Data from the FDOT Generalized Peak Hour Directional Volume Table 4-9 were used to determine whether the projected Total Peak Hour directional volumes would still be within the established LOS Standards. The PM Peak Hour was the only period studied because it is projected to have the higher hourly site-generated volume. **Table 3 re**presents the LOS analysis results. The studied roadway segment is projected to continue to operate at an acceptable level of service.

Table 4

LOS 2010 PM Peak Hour

2010 Traffic Generalized Link Service Flow rates

Roadway	Direction	Bkgd.	Proj.	Total	LOS A	LOS B	LOS C	LOS D	LOS E	Bkgd.	Total	Project Traffic as % LOS A
U.S. 27 east of site	Peak	208	284	492	940	1,540	2,200	2,830	3,140	A	A	51.91%
	Off-Peak	208	63	271								
U.S 27 west of site	Peak	208	122	330	940	1,540	2,200	2,830	3,140	A	A	34.89%
	Off-Peak	208	27	235								

Link-specific Service Volumes from FDOT Generalized Volumes
Table 4-9

CONCLUSION

The proposed zoning change will not have any adverse impact on the transportation infrastructure that will be in place at the time of build-out of this project.

FLORIDA DEPARTMENT OF TRANSPORTATION
2006 Annual Average Daily Traffic Report - Report Type: ALL

County: 05 GLADES

Site	Site Type	Description	Direction 1		Direction 2		AADT Two-Way	"K" Fctr	"D" Fctr	"T" Fctr
0003		SR 25/US 27, E OF SR 78 AT MAINS CORNER	W	4500	E	4400	8900 C	9.91F	60.75F	47.09A

Site Type : P= Portable; T= Telemetered
AADT Flags : C= Computed; E= Manual Est; F= First Yr Est P= Prior Year; S= Second Yr Est; T= Third Yr Est; X= Unknown
"K/D" Flags : A= Actual; F= Volume Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; W= One-Way Road
"T" Flags : A= Actual; F= Axle Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; X= Cross-Reference

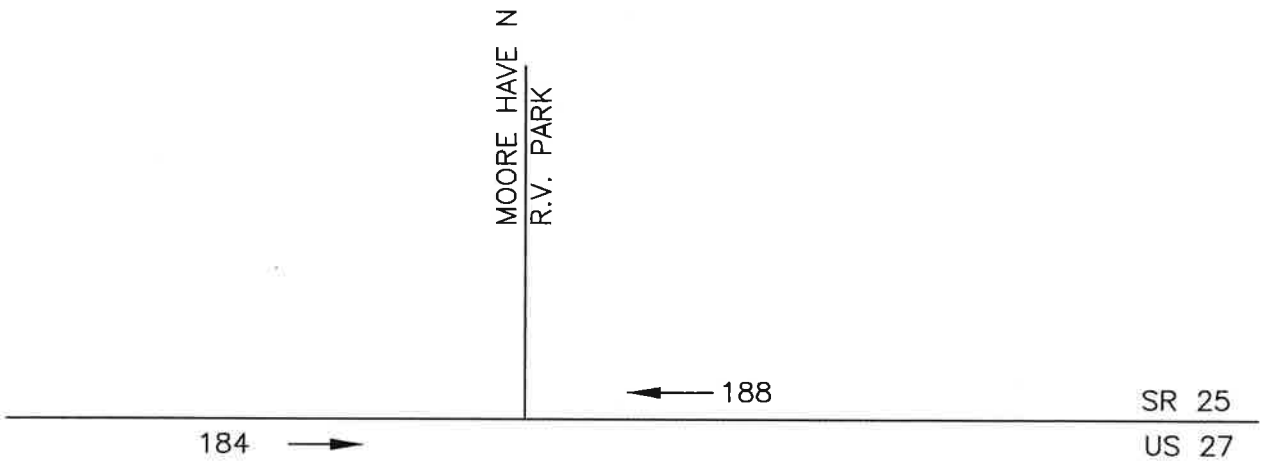
Printed on: 01/03/2008

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2006 AADT FORECAST

COUNTY: 05 GLADES

SITE	DESCRIPTION	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
0003	SR 25/US 27, E OF SR 78 AT MAINS CORNER	9,200	9,400	9,700	10,000	10,200	10,500	10,700	11,000	11,300	11,500

Future year AADT estimates are projections using from 4 to 13 years of data. A straight line is fitted between the average of the earliest and latest 3 years of data--for example the 1991-1993 average and the 2001-2003 average. If 13 years of history are available, the AADT is projected for a maximum of 10 years; if only 4 years of data are available, the AADT is only projected for 1 year. If there are less than 3 years of history at a station, future year AADTs are not calculated.



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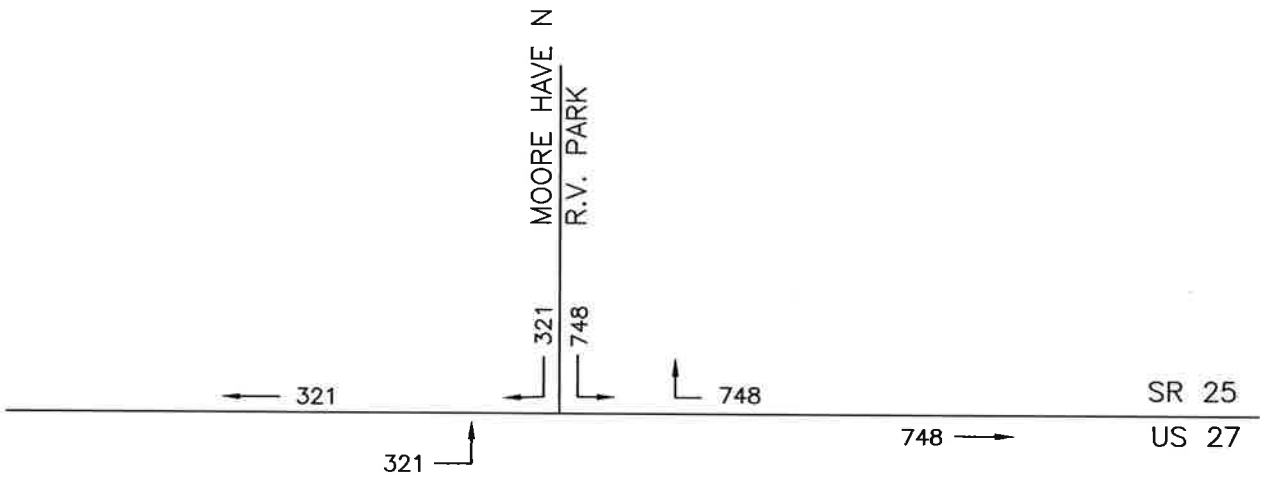
LABELLE, FLORIDA 33975
(863)675-8882
L.B. #27746

2008 PEAK HOUR BACKGROUND TRAFFIC FOR MOORE HAVEN R.V. PARK GLADES COUNTY

N



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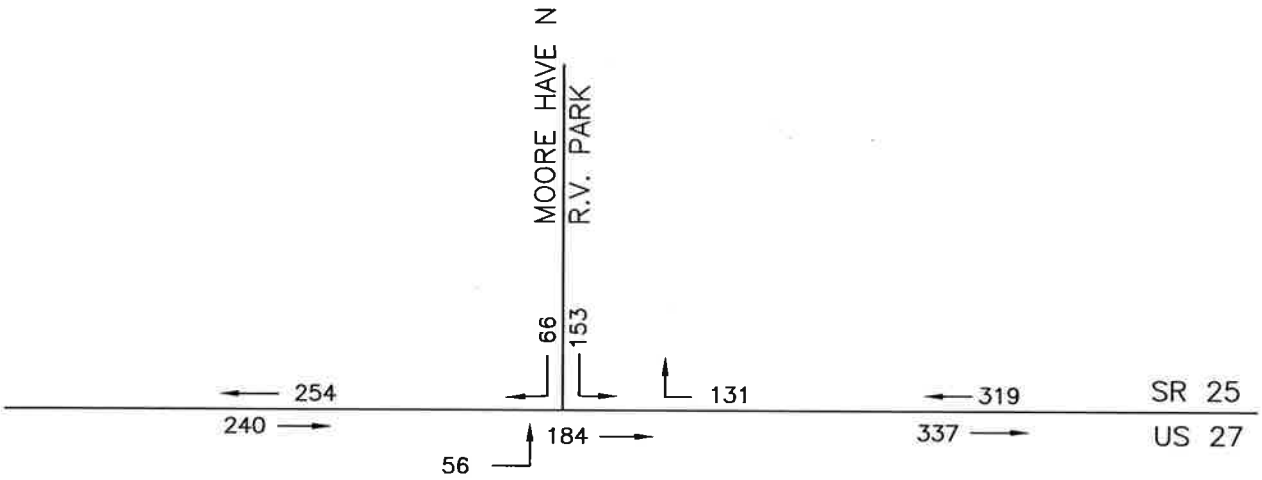
SITE GENERATED TRIP ASSIGNMENTS
FOR
MOORE HAVEN R.V. PARK
GLADES COUNTY

N



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2008 PEAK HOUR TRAFFIC FOR MOORE HAVEN R.V. PARK GLADES COUNTY

N