

**AGENDA ITEM SUMMARY
BOARD OF COUNTY COMMISSIONERS**

SUBJECT: Moore Haven Estates, LLC

DEPT/DEPT REQUEST:

The Community Development Department received a request to amend the list of permitted uses approved in rezoning case R08-08 Moore Haven Estates LLC

BACKGROUND/DETAIL OF REPORT:

The Community Development Department received a request from Moore Haven Estates LLC to amend the list of permitted uses approved in the PUD Rezoning Case R08-08 by Amending Ordinance 2008-14 to include as permitted uses; Used Car Sales and Service ; Tractor Trailer and Commercial Truck Sales and Service.

At the Planning & Zoning Meeting the applicant requested to withdraw the portion of their request that included "Tractor Trailer and Commercial Truck Sales and Service"

The subject property is located at 1210 US Highway 27 Moore Haven.

This use is a permitted use in our Industrial Light (ID-1) and Industrial Heavy (ID-2) zoning districts. It is also a conditional use in Commercial General (C-2) and not permitted in Commercial Neighborhood (C-1) or in any other zoning districts.

At their February 9, 2010 meeting the Planning and Zoning Board voted that the request is consistent with the Comprehensive Plan and to recommend that the Board of County Commissioners approve the request of Moore Haven Estates, LLC to amend the list of permitted uses approved in rezoning case R08-08 by amending the ordinance 2008-14 to include as permitted uses Used Car Sales and Service.

MOTION RECOMMENDING APPROVAL:

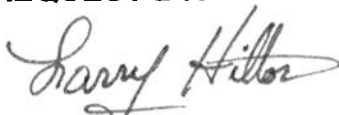
1. "I move to approve the request of Moore Haven Estates, LLC to amend the list of permitted uses approved in Rezoning Case R08-08 by Amending Ordinance 2008-14 to include as permitted uses; Used Car Sales and Service; [state reason for recommending approval].

or

MOTION RECOMMENDING DENIAL:

2. "I move to deny the request of Moore Haven Estates, LLC to amend the list of permitted uses approved in Rezoning Case R08-08 by Amending Ordinance 2008-14 to include as permitted uses; Used Car Sales and Service; because [state reason for recommending denial].

REQUEST BY:



C. Larry Hilton, Deputy County Manager

Meeting Date:

March 9, 2010

January 11, 2010

Moore Haven Estates, LLC.
1896 Palm Beach Lakes BLVD.
West Palm Beach, FL. 33409

Glades County Board of Commissioners
Community Development Department
198 6th Street SW
Moore Haven, FL. 33471

RE: Moore Haven Estates, LLC
Rezone Case R08-08
Current Zoning PUD

This is a Request to Amend the Proposed Uses that are currently listed in the above reference Case #R08-08. The property is located 1210 US Highway 27th, Moore Haven, FL. 33471 Parcel Id #A10-42-32-A00-004A-0000.

In addition to the already Approved Proposed Uses we would like to add the following to the list: Used Car Sales & Services, Tractor Trailers and Commercial Trucks Sales and Services.

Please consider our request to amend the Proposed Uses. Attached you will find a copy of the current list of proposed uses.

Respectfully,


Moore Haven Estates, LLC.

Glades County Community Development Department
P.O. Box 235
198-6th Street
Moore Haven, Florida 33471

Land Use Power of Attorney

Name of Property Owner(s):	MOORE HAVEN ESTATES LLC.
Mailing Address:	1896 Palm Beach Lakes Blvd. West Palm Beach, FL. 33409
Authorized Agent:	MARTHA E. PINO
Mailing Address of Agent:	691 US HWY 27 th STE. #2 MOORE HAVEN, FL. 33471
Property Address:	1210 US HWY 27 th , MOORE HAVEN, FL. 33471
Property ID Number:	A10-42-32-ADD-004A-0000

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 Count of Glades to change the land use of said property. 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 proceeding to 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 12 DAY OF JANUARY, 2010.

Spent Bravel Carolyn Thomas
Owner Witness

Owner

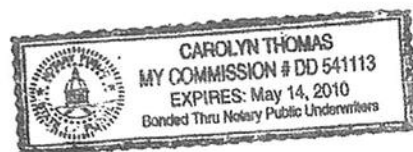
Witness

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 12 day of JAN., 2010.

Carolyn Thomas
Notary Public
Commission Expires: MAY 14, 2010

Seal:



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

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: 9886137194 Date: 06/18/2004 Time: 17:07
Doc Stamp Paid: 6650.00
HC, Joe Flitt, Glades County B:226 P:778

Dorinda H Brown

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of June, 2004 between Frank B. Fyfel, 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-A90-004A-0000
Parcel Identification Number: A10-42-32-A90-004A-0000
Parcel Identification Number: A10-42-32-A90-004B-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*

Frank B. Fyfel (Seal)
Frank B. Fyfel

Frank B. Fyfel
Witness Name: *Frank B. Fyfel*

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of June, 2004 by Frank B. Fyfel, who 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 # 00489716 EXPIRES
March 17, 2006
LONGWOOD TRUSTEES FIRM INSURANCE, INC.