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December 27, 2012
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Ms. Jenette Collins, AICP
Director
Department of Development Services
3600 W Sovereign Path
Lecanto, FL 34461

Overnight Delivery

Dear Ms. Collins,

Re. *Pirate's Cove* – D.A. 12-03

I am writing further to our application for consideration of entering a Development Agreement between Citrus County and Pirate's Cove, approved by the Board of County Commissioners on February 15, 2012; our earlier conversations, and to our informal pre-application meetings. Please find herewith a completed application package for approval of a Development Agreement to permit the contemplated development of Pirate's Cove. An original and nine copies are provided herewith; additional copies can be provided as required.

The request to move forward in negotiations towards a Development Agreement is made to resolve the issues arising from recent actions related to Pirate's Cove in a cooperative and amicable fashion while preserving the County's and the applicant's previous positions, with all parties specifically preserving any and all pre-existing legal rights, with the submission of this request is not to be considered, directly or indirectly, as any waiver of any claim.

It is our understanding that there is no further fee due beyond that paid in January. If there is a further fee due, please advise and it will be paid immediately.

The format of the draft Development Agreement follows the format of the "standardized" form being adopted by the County with appropriate adaptations to the Pirate's Cove situation and some minor deviations which we believe represented improvements over your standard draft while achieving the same results.

Submitted with the application at 24 x 36 are the following:

Master Site Plan
Landscaping Plan
Draining, Grading, and Utilities Plan

Of course, we will be pleased to provide additional copies as required by Citrus County and should be able to have additional copies delivered essentially overnight. Once you have

received this application, these documents can also be e-mailed to you in PDF so you can make additional copies in house.

Provided at 11 x 17 are the Survey (with one copy provided at 24 x 36), the Demolition Plan and the Tentative Design Plans. Additional 24 x 36 copies of the survey, and 24 x 36 copies of the Demolition Plan and the Tentative Design Plans can be provided on request.

Three documents are not yet provided: the Signage List, the Lighting Plan and the Conceptual Park Improvement Plan. While we recognize the importance of the Signage List and especially the Lighting Plan, the improvements to be constructed based on these documents are relatively light construction and will be based on approval of the Master Plan.

It did not seem prudent to spend the effort and funds on drafting the Signage List and the Lighting Plan based on a Master Plan that has not yet been finalized. As soon as there is general agreement on the Master Plan, the Signage List and Lighting Plans will be submitted.

With respect to the Conceptual Park Improvement Plan, its preparation will require the expenditure of some resources, including meetings with County staff. We want to be certain that the basic proposals of the draft Development Agreement – dedication of the park impact fees, provision of water and sewer to the park, pedestrian connections and improvements to and maintenance of the park were mutually acceptable. Once that threshold issue is confirmed, we will prepare the Conceptual Park Improvement Plan.

As you are aware, we are also seeking to vacate that portion of the Sunny Isles Estates Unit I plat still apparently owned by the County and located within the middle of the Pirate's Cove property. Legal notices of our Intent to Petition for this Vacation have been published and CenturyLink Telephone, Citrus County Mosquito Control and WREC have signed off on the request.

We are working with Ozello Water to reconfirm that the water line serving the adjacent residence does not traverse the area to be vacated. Once Ozello Water signs off on the requested vacation, we will submit that application and ask that the three applications – Approval of the Development Agreement, FLUM/Atlas Amendment and Plat Vacation – proceed together.

A detailed Planning Review is in preparation and should be submitted within the next 10 days. This Planning Review will further substantiate the appropriateness of the proposed development.

Finally, with respect to timing, it has taking somewhat longer than expected to perfect this application and that for the FLUM/Atlas Amendment and we hope that we can work with

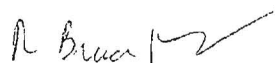
Citrus County staff to move along these applications, now that they are perfected. We do understand that there is a substantial amount of material to review and that application review meetings will include a large number of staff, including some senior staff.

However, we are hopefully that the first Application Review Meeting of this application and the concurrent application for the FLUM/Atlas Amendment can be held either early the week of January 14, 2013, or the week of January 21, 2013. The week of January 28th is problematic for both Mr. Decker and me and we do not want to let this slip further into February.

As you are aware, Mr. Decker travels from Northeast Tennessee for these meetings and while we try to include meetings on other issues on these trips, their prime purpose is the meetings with staff. We have also undertaken to host one more community meeting between the Application Review meeting(s) and the Planning Commission meeting. This community meeting will require coordination after the first Application Review meeting, once we determine what meeting – likely a further Application Review meeting – will follow. Essentially, what we are requesting is close coordination with staff to schedule the first and subsequent Application Review meetings as promptly as possible fully and efficiently coordinating the meetings with your staff and the developer and his representatives.

With many thanks for your consideration and we are looking forward to working with you and your colleagues on this matter.

Yours very truly,
Bruce McLaughlin Consulting Services, Inc.



R. Bruce McLaughlin, AICP, MCIP
President

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