

BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

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December 27, 2012
1107

Mr. Eric Williams
Director
Geographic Resources and
Community Planning
3600 W Sovereign Path
Lecanto, FL 34461

Overnight Delivery

Dear Mr. Williams,

Re. *Pirate's Cove* – D.A. 12-03– FLUM/Atlas Amendment

I am writing further to our earlier conversations, and to our informal pre-application meetings. Please find herewith a completed application package for approval of an Amendment to the Future Land Use Map and an Amendment to the Land Development Code Atlas to permit the contemplated development of Pirate's Cove. As discussed with your staff, only the original is provided herewith; additional copies can be provided as required.

The request to move forward in negotiations with these Amendment Applications 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.

Check number 1310 from George H. Decker, owner of Pirate's Cove, in the amount of \$1,240.00 is submitted herewith for the cost of the FLUM and Atlas Amendments.

Also submitted herewith are the following:

Legal Description
AltKey and Parcel IDs
Project Description
Directions to Property
Site Plan
Written Authorization
Signed Appeal Notice
Survey

The site plan and survey are provided at both 24 x 36 and 11 x 17. If you require additional copies at 24 x 36 please advise and they will be provided.

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 taken somewhat longer than expected to perfect this application and that for the Development Agreement and we hope that we can work with staff to move these applications along, 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 Development Agreement 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.

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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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Enc.

CC. Jenette Collins (w/o Enc.)
Client (w/ Enc.)
Thomas Williford, AIA, (w/ Enc.)
Luke Lirot, Esq., (w/Enc.)