

THE REBIRTH OF PIRATE'S COVE



NEIGHBORHOOD MEETING

George Decker, the owner of the Pirate's Cove property at the North end of the Ozello Trail, is proposing the development of the property to include a new restaurant and a resort condominium. Various Citrus County approvals are required for this proposal and those approvals will be sought from the County and will be subject to at least two public hearings.

A neighborhood meeting will be held on Monday, February 13, 2012, at Peck's Old Port Cove, 139 North Ozello Trail, to present the plans and supporting materials. An "open house" will begin at 6.30 p.m. and continue to 8.00 p.m., with a brief presentation of the project at approximately 7.15 p.m.

Copies of a preliminary site plan, preliminary architectural plans and the Executive Summary of a Planning Review prepared to support the requested approvals may be viewed at Peck's; the Crystal River Chamber of Commerce, 28 NW Highway 19; and the Crystal River Public Library, 8619 West Crystal Street, after February 8, 2012.

For More Information Please E-Mail: PCReborn@aol.com

Rebirth of Pirate's Cove

Alternatives to Consider:

FWC, Coast Guard, or Citrus County acquires property. When any government body obtains property, it comes off the tax rolls, therefore, our taxes go up to make up the difference. Do we want FWC and/or Coast Guard housed here in Ozello full time?

If the owner simply abandons the project, the property could become abandoned and not maintained therefore, attracting mischief, fire hazard, and possibly undesirable activities.

The property is not going to be developed by the current owner. The property would, first, have to be sold to someone willing to pay the listing price, then invest the millions of dollars it would take for construction. This project does not appear to be in the immediate future.

Pirate's Cove was once a restaurant, motel and campground which, at times, was in full operation and booked to full capacity. March No Name videos showed the campground full with RV's. Did Pirate's Cove have a negative impact on the community then? Was there too much traffic back then with the free fish fries, busy restaurant, motel and campground?

Advantages:

JOBS: Fifty (50) jobs could be created for local residents. How many would like to be able to work on the island? Or is Ozello a retirement community?

Generate Sales: Breakfasts, lunches, gas and convenience item sales at the Island Outpost. Bait and tackle sales for Byron.

Upscale development.

Those desiring Sunday Worship would attend Ozello Island Church.

Another choice of nice restaurants on the island.

Attract tourism.

Generate much needed real estate sales in our community.

Eliminate the possibility of government offices in Ozello.

Please weigh the advantages against the disadvantages.

Thoughts About Pirate's Cove

Pirate's Cove was once a busy restaurant with 18 full RV hook-up sites, several primitive camp-sites, 8 motel rooms, and 5 cabins (total of 35 units) all of which were, at times, booked to full capacity. There was, also, free fish fry dinners held on weekends which drew a very large crowd from all over the county and surrounding areas. With this in mind, the new proposed Pirate's Cove should not create any more of an impact than the previous one.

Advantages:

JOBS: Fifty (50) full time jobs would be created for local residents. There are many residents in Ozello who need to work and it would be advantageous to be able to work on the island. Has Ozello become strictly a retirement community with a lack of consideration and ability to co-exist with the working members of our community?

Generate Sales: Breakfasts, lunches, gas, bait/tackle and convenience item sales at local island businesses.

Upscale development that will have to adhere to the strictest codes and restrictions set forth by today's standards by local, state, and federal regulatory departments to protect the environment and the current quality of life. *Any* new project on this property, whatever it may be, should not have the same problems and issues that the old Pirate's Cove had. Sewer, water, and environmental issues will be pre-resolved.

Another choice of nice restaurants on the island.

Attract tourism.

Generate much needed real estate sales in our community.

Eliminate the possibility of government offices in Ozello.

Please weigh the advantages along with the disadvantages.

Other Considerations:

At some point in time some sort of building, most likely commercial, will be built on the property whether we approve of it or not.

If the owner simply abandons the project, the property could become abandoned and not maintained, therefore, attracting mischief, fire hazard, and possibly undesirable activities.

Again, are we a retirement community or a diverse community with different needs?