PLANNING REVIEW CONSIDERING THE APPROPRIATE LAND USE CONTROLS TO BE APPLIED TO

INITIAL EXECUTIVE SUMMARY

PIRATE'S COVE

CITRUS COUNTY, FLORIDA

PREPARED FOR
GEORGE H. DECKER
LUKE CHARLES LIROT, P.A.

PREPARED BY
BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

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ramp, parking and picnic tables. The Ozello Community Park is described as being in "poor condition," and the proposed rebirth of Pirate's Cove includes concrete steps towards improving the condition of the park and creating synergy between the Park and Pirate's Cove particularly with the dedication of the park impact fees to be paid by Pirate's Cove to improvements at the Ozello Community Park.

Within the immediate area of Pirate's Cove are several small undeveloped single family lots. These units are vested for development at one unit per lot and could eventually be so developed. Also in the vicinity of Pirate's Cove is Peck's Old Port Cove, 139 North Ozello Trail, approximately 1,500 feet South of Pirate's Cove. Pecks is a waterfront restaurant such as Pirate's Cove used to be, and offers American and seafood cuisine in a traditional Florida setting.

Other land uses in the area are single family dwellings, most of them relatively new, in a variety of occupancies from permanent owner occupancy to seasonal owner occupancy and rental units. Map 3b at the end of this Initial Executive Summary shows the existing land uses in the vicinity of Pirate's Cove.

B. PLANNING CONTROLS

6. EXISTING CONTROLS

Pursuant to the text of the *Citrus County Comprehensive Plan,* the sites of the restaurant and motel are deemed to be designated Commercial (now Coastal Lakes Commercial). The balance of the Pirate's Cove property and all of the surrounding area except for Pecks is designated Low Intensity Coastal and Lakes, (Map 4). Pecks is designated on the Future Land Use Map as Coastal Lakes Commercial, the Designation sought for Pirate's Cove.

As shown on Map 5, two of the seven parcel in Pirate's Cove are zoned Coastal Lakes Commercial and the balance of the properties in the Pirate's Cove enclave (and in the area), are zoned Coastal Lakes Residential.

7. FUTURE CONTROLS

The applications for the rebirth of Pirate's Cove to be filed with Citrus County will include an amendment to the Future Land Use Map redesignating the property to Coastal Lakes Commercial. This propose amendment is consistent with and supported by all relevant Elements of the *Citrus County Comprehensive Plan*, including:

- Recreation and Open Space Element;
- Conservation Element;
- Coastal, Lakes, River Management Element;
- Future Land Use Element; and
- Economic Development Element.

In particular, the reborn Pirate's Cove is considered to be a water-related land use. Under the Citrus County planning controls, water-related uses have priority over all other land uses except water-dependent and conservation uses.

The applications to be filed with Citrus County will include rezoning the balance of the property to Coastal Lakes Commercial. This Zoning District presently permits the proposed restaurant and retail uses of Pirate's Cove but does not yet permit the proposed resort condominium. An amendment to the text of the Land Development Code is in progress and tourist accommodations including the proposed resort condominium are anticipated to become a permitted use in the Coastal Lakes Commercial Zoning District.

The reborn Pirate's Cove is anticipated to fully comply with the requirements of the Coastal Lakes Commercial except that minor variances to the floor area ratio and height requirements are likely to be needed. These variances and any other site-specific land use controls will be incorporated into and implemented by a Development Agreement between the Developer and Citrus County which Agreement will function as a more detailed Planned Development Overlay zoning technique setting forth detailed parameters for the development of Pirate's Cove.

The proposed rebirth of Pirate's Cove will also be consistent with sound waterfront land use planning principles, including those principles developed by the State of Florida.

C. THE PROPOSAL

The proposed uses for the reborn Pirate's Cove are a restaurant of 5,000 square feet and a resort condominium containing 25 to 30 units anticipated to average approximately 1,000 square feet each. A swimming pool and possibly an outdoor area for the service of food and beverages are also proposed. **A preliminary and illustrative** site plan, floor plan and elevation are provided with this Initial Executive Summary but are subject to change as the project goes through the approval process, including interaction with the project's neighbors.

The restaurant is expected to have a water- and pirate-theme; to be appropriate for its market and to offer alcoholic beverages in the context of a restaurant license. The restaurant is expected to

include a souvenir shop and may include other small scale commercial uses such as a dive shop or the rental of non-motorized boats.

The resort condominium is a new but increasing popular and present form of land use. In a resort condominium the rooms available to the public are owned in fee simple by individual owners. Those owners are free to use their condominium units at their leisure for a period, presently expected to be approximately six months, or, alternatively, to place their unit into a resort management program for the entire year. When the units are not owner occupancy, they will be available for rent to the general public.

The resort management and staff will do most maintenance on the property, and will provide all traditional hotel functions including reservations, registration, check-in, check-out, bell services, etc. While not likely to be a major source of guests, walk-in guests will be welcome depending on availability.

All units will be fully furnished and equipped with cooking and dining items. Room service, maid service and a concierge will be provided. The other details of other amenities are still being determined, but a fitness center, business center and meeting rooms are all expected to be provided.

The preliminary full time employment at the reborn Pirate's Cove is expected to be approximately 50 staff. The construction cost is estimated at $7 million to $8 million. Property taxes for general County government are estimated at approximately $50,000 - $55,000 per year.

D. PHYSICAL FEATURES

Soil sampling is underway as this Initial Executive Summary is being prepared. However, onsite soils were suitable for the previous uses of the property, including a large septic tank, and are not expected to be an obstacle to the rebirth of Pirate's Cove. The topography is shown on Map 3, the Preliminary Survey, and is largely flat.

The site is in the V-14 Velocity Zone according to FEMA's Flood Insurance Rate Maps. All construction will be elevated and otherwise comply with FEMA's requirements for new construction in a Velocity Zone.

E. SERVICES AND UTILITIES

A six inch water maintain from the Ozello Water Association serves the site and provides available and adequate quantities and flows for domestic use and for fire suppression.

An onsite package sewage treatment plant is proposed with a green area reserved for a drain field for the plant. Currently the plant and drain field are sized only to serve the Pirate's Cove resort but as the development approval process progresses, the size of the plant and drain field may be increased to accommodate possible public restrooms on the adjacent Ozello Community Park or possibly other residential uses in the vicinity.

Stormwater retention will be accomplished on site in accordance with County and State rules.

Electric power and telephone service are available to the site. Television service will be accomplished with a commercial satellite service serving the entire property.

The Citrus County Sheriff's Office routinely patrols the area and would have an emergency response time of approximately eight to nine minutes. Fire suppression and emergency medical services are provided from stations in Crystal River and Homosassa and are available and adequate for the proposed reborn Pirate's Cove.

Ozello Trail (C.R. 494) is classified as a Minor Collector road (type C, Connector), from the Crystal River urban boundary to Sanddollar Lane adjacent to Pirate's Cove. The road's design Level of Service is C with an Average Daily Traffic capacity of 8,100 and a PM Peak Hour capacity of 870. The reborn Pirate's Cove will generate 7.18% of Ozello Trail's Average Daily Traffic Level of Service C capacity and 8.16% of the PM Peak capacity of the Ozello Trail.

The rebirth of Pirate's Cove will not adversely affect the Level of Service of the Ozello Trail nor will it adversely affect the Evacuation Level of Service on the Ozello Trail. Although Concurrency is no longer a factor in the development review process, the rebirth of Pirate's Cove will not adversely affect the concurrently available government services including transportation, utilities and services.

SUMMARY AND CONCLUSIONS

The rebirth of Pirate's Cove as proposed as a resort condominium and restaurant is consistent with, and supported by, the *Citrus County Comprehensive Plan*, is consistent with sound waterfront planning principles and will be consistent with the Coastal Lakes Commercial Zoning

District as already proposed to be amended, and subject to variances to be incorporated into a Development Agreement. The reborn Pirate's Cove will be compatible with the existing neighborhood and will provide an opportunity for Citrus County to make improvements to the adjacent Ozello Community Park, also allowing for a synergistic interaction between the resort and the Park.

The site is physically suited for the proposed rebirth of Pirate's Cove and services and utilities are available and adequate to serve the site. The traffic impact of the resort will be *de minimis*, generating less than 10% of the Level of Service C capacity of Ozello Trail both daily and in the PM Peak hour. The rebirth of Pirate's Cove will not adversely affect the evacuation level of service of Ozello Trail nor the adequate and concurrent provision of utilities and services.

The rebirth of Pirate's Cove will be an asset to its neighborhood and to Citrus County.