



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

February 19, 2008

Mr. Anthony Pugliese
Land County of Osceola County, LLC
101 Pugliese's Way
Delray Beach, Florida 33444

Re: Proposed Destiny Project, Osceola County, Florida

Dear Mr. Pugliese:

I enjoyed meeting you on Thursday, January 10, 2008. During my meeting with you, Mr. Randy Johnson, and Mr. Paul Bradshaw, you indicated that you would like to meet with the Department's staff to discuss a possible Osceola County Comprehensive Plan Amendment for the above-referenced project. I encouraged you then and I urge you now to hold such a meeting. An early discussion of potential issues can help to avoid problems later in the planning process.

In several meetings which I have attended, your representatives have described Destiny as a new city of one hundred thousand residential units and a population of about 250,000 people. A city of this size would be larger than the present city of Orlando. Excluding the consolidated city of Jacksonville, only three Florida cities, St. Petersburg, Tampa, and Miami are presently larger than the proposed city of Destiny. Approval of a new city of this size would be unprecedented in the history of Florida's Growth Management Act.

As I have indicated in several meetings with you or your representatives, the proposed city of Destiny, as it has been described to us, does not appear to be an appropriate rural land stewardship area project. For this reason, I suggested that you may have a better chance of getting more of what you want under a conventional comprehensive plan amendment rather than the rural land stewardship area program. However, I also stated that it is not easy to obtain approval of projects of this magnitude, and that there are no guarantees of what will be approved under any process. Further, I informed you that under any entitlement process available to you, there will be some difficult issues, including the issue of demonstrated need, which will have to be addressed.

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For these reasons, I think it would be prudent for you to meet with Department staff at your earliest convenience to discuss issues which are likely to arise in whatever entitlement process you use for this proposed project. Prior to such a meeting, it would also be prudent for your representatives to provide Department staff with copies of any analyses or studies which have been conducted to support and justify your proposal. This would give Department staff an opportunity to review them and be better prepared for a meeting with your representatives.

To schedule a meeting with Department staff, please contact Mr. Mike McDaniel at (850) 922-1806 at your convenience.

Sincerely yours,



Thomas G. Pelham
Secretary

TGP/wd

cc: Mr. Randy Johnson
Mr. Paul Bradshaw ✓
Mr. Mike McDaniel