



Board of County Commissioners  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
LAND DEVELOPMENT DIVISION  
3600 W. Sovereign Path, Suite 141  
Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

**APPEAL APPLICATION**

Application No.: DA-12-03, SV-13-02, CPA/AA-13-01

Date: May 13, 2014

\*Written authorization is required if Applicant is different than Owner.

**Appellee \***

Name: R. Bruce McLaughlin on behalf of George H. Decker

Address: 900 Gulf Blvd., 303

City: Indian Rocks Beach

State: FL

Zip: 33785

Home No.: 727-595-7634

Cell No.: 727-244-7311

Work No.: 727-595-7964

Fax No.: 727-593-9581

Email: \_\_\_\_\_

**Property Description:** Section: 34 Township: 18 South Range: 16 East

Legal Description: See Attached

Subdivision: Unrecorded Sunny Isles Estates, Unit 1 Lot(s): See Attached Block/Parcel: See Attached

Alternate key #: See Attached Parcel ID: See Attached

Choose one:

☒ Appeal to Board of County Commissioners

☐ Appeal to Special Master\*

\* Note (The Appellant assumes all costs associated with Special Master.)

Decision to be reviewed: Permitted Uses Under Comprehensive Plan Date of Decision: May 13, 2014

Interests of person seeking review:

Property Owner

\*Specific error alleged as grounds for appeal. (Attach additional sheets as necessary.)  
See Attached

I am aware that if the property or decision cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

Revised June, 2012

RECEIVED

A-14-01

MAY 22 2014

Land Development  
Division



**Board of County  
Commissioners**

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LAND DEVELOPMENT DIVISION  
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I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

**I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS  
HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

Signature: \_\_\_\_\_

*[Handwritten Signature]*

STATE OF FLORIDA  
COUNTY OF CITRUS

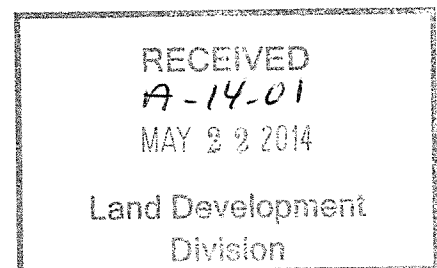
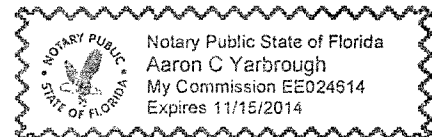
**I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and  
County aforesaid to take acknowledgements, personally appeared**  
Bruce McLaughlin, who is personally known to me or provided  
Florida Drivers as identification and who did  
not take an oath.

WITNESS my hand and official seal this 21<sup>st</sup> day of May, 2014

Aaron C. Yarbrough  
Printed Name

Seal

[Handwritten Signature]  
Notary Public – State of Florida



# BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

900 Gulf Boulevard, Suite 303  
Indian Rocks Beach, Florida 33785  
Ph: 727/595-7634 Fax: 727/593-9581  
Email: BruceSandy@aol.com

May 21, 2014  
1107

Ms. Jenette Collins, AICP  
Director  
Department of Planning and Development  
3600 W Sovereign Path  
Lecanto, FL 34461

Via Overnight Delivery

Dear Ms. Collins,

Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01

**NOTICE OF APPEAL PURSUANT TO  
CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

Thank you for your letter dated May 13, 2014, transmitted from the County Attorney's office the morning of May 14, 2014. This response, and the accompanying appeal, are made without prejudice, and in the interest of resolving the issues between the parties, and of buying peace.

First, I must set the record straight with respect to two matters. My letter of April 23, 2014, was **not** our original request, rather it was a very, very brief recap of the status of the matter together with the partial results of our research as to whether any Comprehensive Plan amendment adopted since July 11, 2006, had amended Policy 4.10.10. Our request was actually made in my letter to you and Ms. Parsons dated February 10, 2014. The suggestion that my April 23, 2014, letter was, in any way, the formal request of the County is, at best disingenuous.

Second, there has not yet been an answer to Mr. Lirot's letter to Ms. Parsons and you, also dated February 10, 2014. If Ms. Parsons agrees with Mr. Lirot, that there was no notice with respect to the Comprehensive Plan "amendment," that there was no opportunity to be heard with respect to said "amendment," and no procedural due process given in the adoption of said "amendment," then this whole matter becomes moot.

It also bears noting that the issue herein is Citrus County's "interpretation" of its Comprehensive Plan, not of the Land Development Code; that there is no provision in the Plan for its interpretation, and that, as pointed out by Mr. Lirot in his February 10<sup>th</sup>, letter, the ability of staff to "interpret" planning documents is less than clear. However, as per your suggestion, we are prepared to proceed with this appeal under section 1403 of the Land Development Code.

We further agree with you that further into the approval process there will be an opportunity to refine the parameters of the use and likely to impose conditions on the approval.

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A-14-01  
MAY 22 2014

Land Development  
Division

However, to ensure that there is no claim that the applicant has “waived” his right to this appeal, we are prosecuting this appeal, which will also allow Mr. Decker to be more precise in planning the project as we go forward from here.

Submitted herewith is the appeal form, an authorization of agent, and a check in the amount of \$600.00 as the appeal fee.<sup>1</sup> Attached to the Appeal form are the following:

1. Legal Description
2. AltKey Numbers
3. Specific Errors Alleged as Grounds for Appeal
4. Authorization of Agent
5. Property Owner’s Original Analysis
6. Decision on Appeal
7. April 23, 2014, recap letter.

As noted in my comments during the “Open to the Public” portion of last week’s BoCC meeting, time is of the essence to my client. To that end, I would point out that Section 1403 G. of the Land Development Code includes the following notice provision:

An appeal, appropriately made to the Board of County Commissioners, shall be heard at a duly advertised public **meeting**. The applicant shall be the party responsible for all costs associated with such notice. [Emphasis Added]

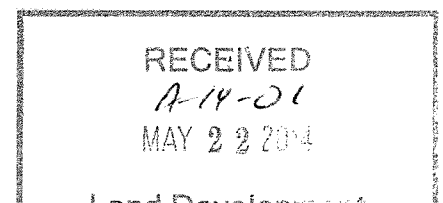
Please note that the requirement is for an “advertised public meeting,” not for a “public hearing.” A legislature is presumed to know the meaning of words, and Citrus County used to term: “public meeting,” for this proceeding, rather than the term: “public hearing.”

It is our position that because the Land Development Code uses the term: “public meeting,” not: “public hearing,” that the public hearing requirements of the Land Development Code were not intended to apply to appeals. Nonetheless, we are prepared to comply with the public hearing notice requirements, as long as those requirements can be fulfilled expeditiously.

Also please note that the appeals form merely requires seven days notice of the public meeting given by posting a sign on the property. For the adoption of most ordinances, Chapter 125, Florida Statutes, requires 10 days notice. Therefore, we would respectfully suggest that if

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<sup>1</sup> At one point, it was indicated that the appeal fee was subsumed into the original application fee. If that is the case, the check can be returned or the fee refunded but we were not going to take a chance on a further delay with a debate about whether the appeal fee is due.



Ms. Jenette Collins, AICP  
Page 4 of 4

May 21, 2014  
1107

inconsistent with the County's "development friendly" posture. We trust that we can work with Citrus County to provide the requisite notice so that this appeal may be heard by the Board on June 10, 2014.

Thank you for your consideration.

Yours very truly,  
Bruce McLaughlin Consulting Services, Inc.



R. Bruce McLaughlin, AICP, MCIP  
President

RBMcL/m

C:\AtWork\Citrus\Decker\Correspondence\1107452a.wpd

Cc E-mail only

Commissioners

[scott.adams@bocc.citrus.fl.us](mailto:scott.adams@bocc.citrus.fl.us),  
[rebecca.bays@bocc.citrus.fl.us](mailto:rebecca.bays@bocc.citrus.fl.us),  
[dennis.damato@bocc.citrus.fl.us](mailto:dennis.damato@bocc.citrus.fl.us),  
[jj.kenney@bocc.citrus.fl.us](mailto:jj.kenney@bocc.citrus.fl.us),  
[joe.meek@bocc.citrus.fl.us](mailto:joe.meek@bocc.citrus.fl.us)

Client: [Deckercoin@aol.com](mailto:Deckercoin@aol.com)

Luke Lirot, Esq.: [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com)

Tom Williford, AIA: [twilliford2009@yahoo.com](mailto:twilliford2009@yahoo.com)

Joanna Coutu, AICP: [Joanna.Coutu@bocc.citrus.fl.us](mailto:Joanna.Coutu@bocc.citrus.fl.us)

Jim Faulkner: [jim.faulkner@bocc.citrus.fl.us](mailto:jim.faulkner@bocc.citrus.fl.us)

Cindy Jones, E.I. [cynthia.jones@bocc.citrus.fl.us](mailto:cynthia.jones@bocc.citrus.fl.us)



May 21, 2014  
1107

notice is completed by May 30, 2014, the matter will be in order to be heard on June 10, 2014, which would coincide with the pre-transmittal hearing on the EAR which would be an excellent background for consideration of this matter.

To facilitate and expedite this matter, we are prepared to assume the responsibility of posting the property with a sign, placing the legal notice in *The Chronicle* and mailing notices to all property owners within 500 feet, although the only notice that appears to be required is the placement of a sign on the property at least seven days prior to the meeting. The sign should probably be prepared by the County but we will place it on the property and document its placement with photographs.

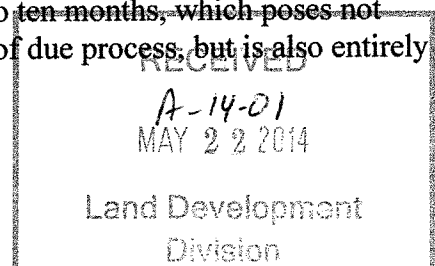
We have a mailing list from the 2012 voluntary neighborhood meetings and we are in the process of updating that list and we will mail notices based on that updated mailing list and provide the County with a "Proof of Mailing." We will ask *The Chronicle* to provide its customary "proof of publication." To ensure that there are no issues with the mailed or published notice, we would request that you provide the language for the notices, including the 286.0105 language and the ADA language, and that you please do so by the end of this week so that the notices can be published and mailed next week.

While the foregoing may be somewhat different than the County's usual notice proceeding, as stated above, **all** that the Land Development Code requires is that the appeal be heard in "a duly advertised public meeting." The term used is "meeting," not "hearing" and there appear to be **no** notice requirements other than posting a sign on the property at least seven days before the public meeting, which requirement is found on the application form, not in the Code itself. We believe that our proposal for giving notice will be more than adequate to comply with these minimal requirements and will expedite the hearing of this matter.

With respect to the documentation on which we intend to rely, at this time we plan to rely on my letters of February 10, April 23, and May 13, 2014; Mr. Lirot's letter of February 10, some of the documents presented to you in our meeting on January 24, 2014, an analysis of every Comprehensive Plan amendment adopted since July 11, 2006, and the definitions section of the Florida Building Code as found in First Edition, Chapter 3, Section 311. We may also provide a further summary of the issues before the BoCC in this appeal.

At the appeal hearing, counsel will present legal argument and I will address the planning issues. We also believe that Mr. LaBruzzo will be available to testify in person as to the nature of the proposed development as a hotel within the statutory definition thereof.

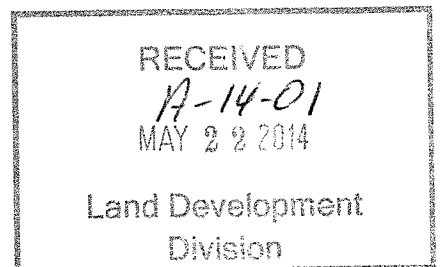
Undisputedly, the occupancy issue first arose no later than mid-August, 2013. Having the appeal heard on June 10, 2014, will still mean a delay of close to ~~ten months, which poses not~~ only an undue burden on the property owner, and deprives him of due process, but is also entirely



Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 1

LEGAL DESCRIPTION



September 21, 2012

A LEGAL DESCRIPTION FOR  
GEORGE H. DECKER OF  
PIRATES COVE IN SECTION 34,  
TOWNSHIP 18 SOUTH, RANGE 16  
EAST, CITRUS COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET; THENCE N59°38'30"W A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE S59°38'33"E A DISTANCE OF 8.33 FEET; THENCE N30°21'30"E A DISTANCE OF 158.82 FEET TO THE PC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 26°06'18" AND A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 154.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S88°35'20"E 153.75 FEET) THENCE N78°32'56"E A DISTANCE OF 156.97 FEET TO THE MEAN HIGH WATER LINE OF SALT WATER BAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1623, PAGE 1125-1127 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; S15°47'08"E 50.74 FEET; N89°56'00"E 12.46 FEET; N67°34'09"E 35.77 FEET; N84°07'29"E 18.45 FEET; S67°16'15"E 39.54 FEET; S80°29'10"E 29.80 FEET; N87°50'07"E 29.42 FEET; N74°19'48"E 39.87 FEET; S53°41'11"E 13.44 FEET; S22°01'26"W 11.64 FEET; S52°33'43"E 10.64 FEET; S86°39'32"W 22.50 FEET; S39°52'48"W 17.93 FEET; S15°11'27"E 15.34 FEET; S35°05'13"E 26.37 FEET; S06°05'31"E 31.55 FEET; S22°53'04"E 24.01 FEET; S33°36'50"W 24.91 FEET; S15°00'43"W 23.19 FEET; S49°35'33"W 20.99 FEET; S75°59'40"W 59.55 FEET; S77°51'53"W 50.52 FEET; S81°24'19"W 36.74 FEET; N52°48'44"W 24.29 FEET; S81°56'05"W 35.53 FEET; S22°45'05"W 24.87 FEET; S02°08'17"W 22.59 FEET; S30°46'55"E 14.79 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF LANDS IN OFFICIAL RECORD BOOK 109, PAGE 532 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 28°38'05" AND A RADIUS OF 50.00 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDRY LINE A DISTANCE OF 24.99 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S16°29'13"E 24.73 FEET); THENCE S58°45'17"W ALONG SAID BOUNDARY LINE A DISTANCE OF 46.89 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; N51°19'09"W 19.61 FEET; N58°31'30"W 19.35 FEET; N61°48'45"W 20.95 FEET; N70°22'29"W 13.41 FEET; S89°32'03"W 20.13 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTHEASTERLY BOUNDARY OF AFOREMENTIONED LANDS IN OFFICIAL RECORD BOOK 1623, PAGES 1125-1127; N59°38'30"W A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S30°23'25"W 125.03 FEET; THENCE N59°37'06"W 281.50 FEET; TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE N30°28'38"E

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A-14-01  
MAY 22 2014

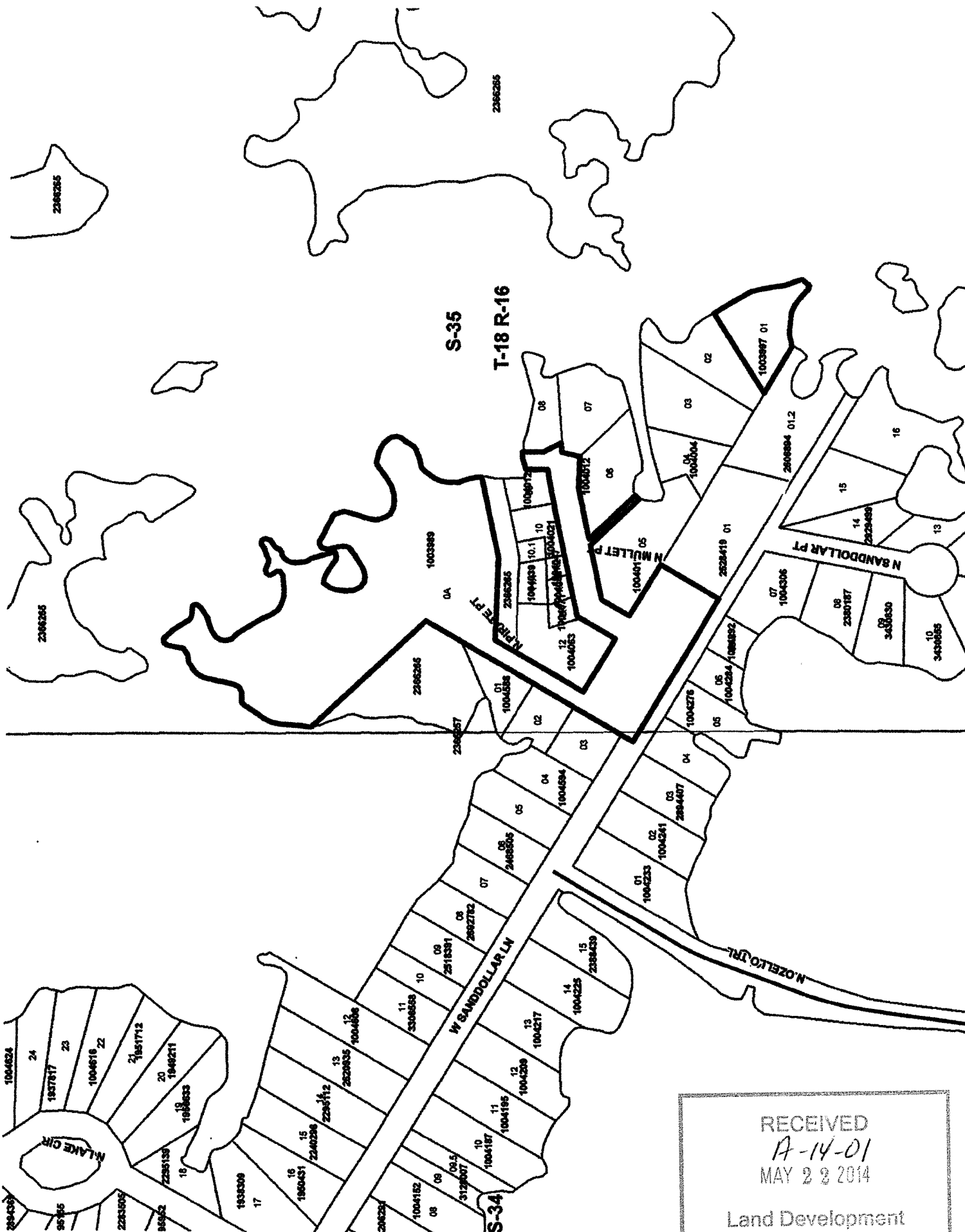
Land Development  
Division



ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET TO THE  
POINT OF BEGINNING. CONTAINING 3.60 ACRES MORE OR LESS. SUBJECT  
TO PRESCRIPTIVE RIGHT-OF-WAY OF WEST SANDDOLLAR LANE AND NORTH  
MULLET POINT.

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*A-14-01*  
MAY 22 2014

Land Development  
Division



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17-14-01  
MAY 22 2014  
Land Development  
Division

Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 2

ALTKEY NUMBERS

1004055

1004047

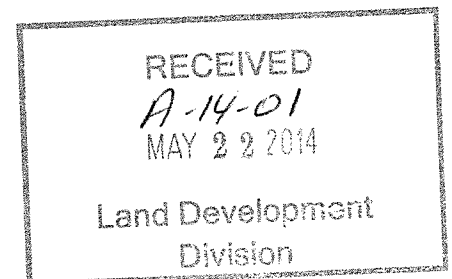
1004039

1004021

1004063

1004012

1004071



LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:45 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004055

Current Owner:  
DECKER GEORGE

Parcel Status: Active  
Millage Code: 0000 Coastal

Parcel ID: 34 18S 16E 2B0A0 0113  
Neighborhood: 2330

PO BOX 784  
KODAK TN

37764

Zoning: CLR Coastal Lakes &amp; Rvrs

PC Code: 00 Vacant Single Family Residence

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

Location: 00379 N Mullet Pt Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004055			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	2,975	2,975	0	2,975	51.44		3,500	0	3,500	0	0
2012 00	2,805	2,805	0	2,805	44.16		3,500	0	3,500	0	0
2011 01	15,265	15,265	0	15,265	266.19		3,500	18,987	22,487	17,700	0
2010 01	17,755	17,755	0	17,755	299.34		4,500	18,700	23,200	22,300	0
2009 01	20,339	20,339	0	20,339	354.21		4,500	19,421	23,921	27,400	0
2008 01	25,240	25,240	0	25,240	430.98		5,000	20,735	25,735	31,500	0
2007 01	24,900	24,900	0	24,900	415.03		5,000	21,452	26,452	32,400	0
2006 01	26,300	26,300	0	26,300	453.14		5,000	20,494	25,494	28,800	0

## Special Tax District Info For Altkey 1004055

District	Units	Rate per Unit	Taxable Amount
0131 Fire Services Assessment	2.78	\$1.00	\$2.78
Total Special Tax Amount:			\$2.78

## Sales History For Altkey 1004055

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1791 0715	JUN / 2004	14 Sale / More Than 1 Parcel	0 None	I	\$30,000
1523 0580	JUL / 2002	02 Min Doc Stamp (\$100)	0 None	I	\$100
1445 0651	AUG / 2001	02 Min Doc Stamp (\$100)	0 None	I	\$100
1143 1600	JUL / 1996	03 Same Family/Deed Fol	0 None	I	\$100
0854 0080	APR / 1990	00 Warranty Deed	0 None	I	\$25,000
0660 1836	JAN / 1985	00 Warranty Deed	0 None	I	\$18,000
0621 1647	APR / 1979	02 Min Doc Stamp (\$100)	0 None	I	\$100
0508 0607	JUL / 1978	00 Warranty Deed	0 None	I	\$10,000

## Land Description For Altkey 1004055

PT OF SEC 34-18-16 KNOWN AS PCL 2B0A0-0113 ON CITRUS CO ASSESSMENT MAP 71C COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CITRUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16, TH RUN DUE N 1786.05FT, TH RUN N 51DEG 16M 51S W 14.98 FT, TH RUN N 30DEG 21M 3 0S E 139.30 FT, TH RUN S 59DEG 38M 30S E 200.00FT, TH RUN N 30DEG 21M 30S E 150.00 FT, TH RUN N 59DEG 38M 30S W 25.00 FT, TH RUN N 30DEG 21M 30S E 81.13 FT, TH RUN N 78 DEG 21M 30S E 36.13 FT TO THE AFORESAID BEG PT,

## Planning and Building Permits For Altkey 1004055

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
STM96-0	\$10	01 Oct 1996			01 Nov 1996	00	--- RPL ELEC OUTLETS ---

## Land Value Computation &amp; Summary for Altkey 1004055

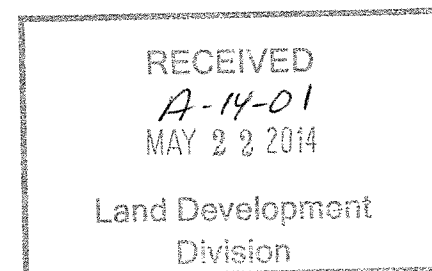
LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments -----					TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot	
001 0008 Nonw tr	48'	0 / 0	45/0		1	1	100	100	100	100	100	1	HxLink: I
Zone Info: CLR Coastal Lakes & Rvrs													100

## Inspection Data for Altkey 1004055

Appraiser ID: 042      Inspection Date: 22 May 2012      Review ID: 042      Review Date: 22 May 2012

## Notes for Altkey 1004055

SDRB 5/22/12-INQ#17310-DELETED 1955 BLDG ID#000168 AND ALL ATTACHMENTS. EVIDENCE OF MUNICIPLE WATER AND SEWER (RAS)



LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:46 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004047

Current Owner:  
DECKER GEORGE

Parcel Status: Active  
Millage Code: 0000 Coastal

Parcel ID: 34 18S 16E 2B0A0 0112  
Neighborhood: 2330

PO BOX 784  
KODAK TN

37764

Zoning: CLR Coastal Lakes &amp; Rvrs

PC Code: 00 Vacant Single Family Residence

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

Location: 00381 N Mullet Pt Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004047			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	2,975	2,975	0	2,975	51.44		3,500	0	3,500	0	0
2012 00	2,805	2,805	0	2,805	44.16		3,500	0	3,500	0	0
2011 01	15,265	15,265	0	15,265	266.19		3,500	18,987	22,487	17,700	0
2010 01	17,755	17,755	0	17,755	299.34		4,500	18,700	23,200	22,300	0
2009 01	20,339	20,339	0	20,339	354.21		4,500	19,421	23,921	27,400	0
2008 01	25,240	25,240	0	25,240	430.98		5,000	20,735	25,735	31,500	0
2007 01	24,900	24,900	0	24,900	415.03		5,000	21,452	26,452	32,400	0
2006 01	26,300	26,300	0	26,300	453.14		5,000	20,494	25,494	28,800	0

## Special Tax District Info For Altkey 1004047

District	Units	Rate per Unit	Taxable Amount
0131 Fire Services Assessment	2.78	\$1.00	\$2.78
Total Special Tax Amount:			\$2.78

## Sales History For Altkey 1004047

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1791 0715 JUN / 2004 14	Sale / More Than 1 Parcel	0 None	I	\$30,000	
1523 0580 JUL / 2002 02	Min Doc Stamp (\$100)	0 None	I	\$100	
1445 0651 AUG / 2001 02	Min Doc Stamp (\$100)	0 None	I	\$100	
1143 1599 JUL / 1996 03	Same Family/Deed Fol	0 None	I	\$100	
0854 0086 APR / 1990 15	Undefined	0 None	I	\$10,000	
0854 0085 APR / 1990 15	Undefined	0 None	I	\$10,000	
0722 0145 DEC / 1986 11	Undefined	0 None	I	\$100	
0668 0465 APR / 1985 17	Undefined	0 None	I	\$22,000	

## Land Description For Altkey 1004047

PT OF SEC 34-18-16 KNOWN AS PCL 2B0A0-0112 ON CITRUS CO ASSESSMENT MAP 71C COM AT A SQ CEDAR STAKE AT THE SE COR T18S, R16E, CITRUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16; TH RUN DUE N 1786.05 FT; TH RUN N 51 DEG 16M 51S W 14.98 FT; TH RUN DUE N 30 DEG 21M 30S E 139.30 FT; TH RUN S 59 DEG 38M 30S E 200.00 FT; TH RUN N 30 DEG 21M 30S E 150.00 FT; TH RUN N 59 DEG 38M 30S W 25.00 FT; TH RUN N 30 DEG 21M 30S E 81.13 FT; TH RUN N 78 DEG 21M 30S E 79.13 FT TO THE AFORESAID BEG PT;

## Planning and Building Permits For Altkey 1004047

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
STM96-0	\$10	01 Oct 1996			01 Nov 1996	00	--- RPL ELEC OUTLETS ---

## Land Value Computation &amp; Summary for Altkey 1004047

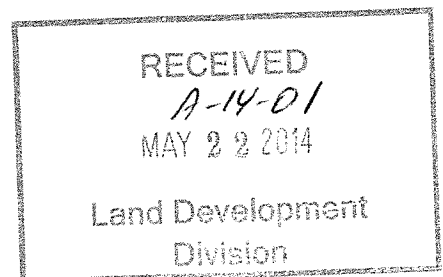
LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments -----					TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot	
001 0008 Nonw tr	37	0 / 0	39	0	1	1	100	100	100	100	100	1	HxLink: I
Zone Info: CLR Coastal Lakes & Rvrs													100

## Inspection Data for Altkey 1004047

Appraiser ID: 042      Inspection Date: 22 May 2012      Review ID: 042      Review Date: 22 May 2012

## Notes for Altkey 1004047

SDRB 5/22/12-INQ#17308-DELETED 1955 BLDG ID #000167 AND ALL ATTACHMENTS. EVIDENCE OF MUNICIPLE WATER AND SEWER (RAS).



LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

**PROPERTY RECORD CARD**

Reported On: Thursday May 22 2014 2:48 PM

2014 Tax Roll in Work

From: WEB

**Alternate Key: 1004039**

**Current Owner:**  
DECKER GEORGE

Parcel Status: Active

Parcel ID: 34 18S 16E 2B0A0 0111

PO BOX 784  
KODAK TN

37764

Millage Code: 0000 Coastal

Neighborhood: 2330

Zoning: CLR Coastal Lakes &amp; Rvrs

**PC Code: 00 Vacant Single Family Residence**

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

**Location: 00383 N Pirate Pt Crystal River**

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004039			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	2,975	2,975	0	2,975	51.44		3,500	0	3,500	0	0
2012 00	2,805	2,805	0	2,805	44.16		3,500	0	3,500	0	0
2011 01	19,109	19,109	0	19,109	326.91		3,500	24,584	28,084	22,200	0
2010 01	25,541	25,541	0	25,541	419.63		9,000	24,188	33,188	32,200	0
2009 01	28,882	28,882	0	28,882	492.48		9,000	25,129	34,129	38,800	0
2008 01	35,925	35,925	0	35,925	602.86		10,000	26,941	36,941	44,600	0
2007 01	35,300	35,300	0	35,300	577.94		10,000	27,929	37,929	45,700	0
2006 01	37,500	37,500	0	37,500	635.48		10,000	26,645	36,645	40,900	0

**Special Tax District Info For Altkey 1004039**

District

0131 Fire Services Assessment

Units Rate per Unit Taxable Amount

2.78 \$1.00 \$2.78

Total Special Tax Amount: \$2.78

**Sales History For Altkey 1004039**

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1773 0638	OCT / 2004 00	Warranty Deed	0 None	I	\$40,000
1043 1956	JUL / 1994 01	Corrective/Qc/Td/Cot	0 None	V	\$22,300
0834 2035	OCT / 1989 00	Warranty Deed	0 None	I	\$22,500
0743 1048	JUN / 1987 01	Corrective/Qc/Td/Cot	0 None	I	\$100
0664 1958	MAR / 1985 17	Undefined	0 None	I	\$30,000
0574 1925	APR / 1981 14	Sale / More Than 1 Parcel	0 None	I	\$25,000

**Land Description For Altkey 1004039**

A TRACT IN GL 1 IN SEC 34-18-16 COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CITRUS COUNTY, TH RUN DUE N 1786.05 FT; TH RUN N 51DEG 16M 51S W 14.98 FT; TH RUN N 30DEG 2 1 M 30S E 139.30 FT; TH RUN S 59DEG 38M 30S E 200.00 FT; TH RUN N 30DEG 21M 30S E 150.00 FT; TH RUN N 59DEG 38M 30S W 25.00 FT; TH RUN N 30DEG 21M 30S E 81.13 FT; TH RUN N 78DEG 2 1M 30S E 79.13 FT; TH N 15DEG 32M 35S W 42.15 FT TO THE AFO RESAID BEG PT; TH CONTINUING N 13DEG 32M 35S W 62.96 FT; TH RUN N 84DEG 27M 01

**Planning and Building Permits For Altkey 1004039**

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
201107432	\$2,000	21 Oct 2011			22 May 2012	00	DEMOLITION PERMIT FOR (4)

**Land Value Computation & Summary for Altkey 1004039**

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments							TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot			
001 0008 Nonw tr	72' 0' / 0	62' 0'			1	1	100	100	100	100	100		1	HxLink: I	
LAND NOTES															

Zone Info: CLR Coastal Lakes &amp; Rvrs

Type Lot

LAND NOTES

100

**Inspection Data for Altkey 1004039**

Appraiser ID: 042

Inspection Date: 22 May 2012

Review ID: 042

Review Date: 22 May 2012

**Notes for Altkey 1004039**

SDRB 5/22/12-INQ#17309-DELETED 1955 BLDG ID#000166 AND ALL ATTACHMENTS. EVIDENCE OF MUNICIPLE WATER AND SEWER(RAS).

RECEIVED

A-14-01

MAY 22 2014

Land Development  
Division

LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:49 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004021

Current Owner:  
DECKER GEORGE

Parcel Status: Active

Parcel ID: 34 18S 16E 2B0A0 0101

PO BOX 784  
KODAK TN

37764

Millage Code: 0000 Coastal

Neighborhood: 2330

Zoning: CLR Coastal Lakes &amp; Rvrs

PC Code: 00 Vacant Single Family Residence

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

Location: 00398 N Pirate Pt Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004021			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	2,975	2,975	0	2,975	51.44		3,500	0	3,500	0	0
2012 00	2,805	2,805	0	2,805	44.16		3,500	0	3,500	0	0
2011 01	18,853	18,853	0	18,853	322.88		3,500	24,059	27,559	22,000	0
2010 01	21,950	21,950	0	21,950	364.18		4,500	23,675	28,175	27,900	0
2009 01	25,374	25,374	0	25,374	435.70		4,500	24,591	29,091	34,700	0
2008 01	31,555	31,555	0	31,555	532.56		5,000	26,351	31,351	40,000	0
2007 01	31,200	31,200	0	31,200	513.72		5,000	27,311	32,311	41,100	0
2006 01	32,700	32,700	0	32,700	557.32		5,000	26,063	31,063	36,100	0

## Special Tax District Info For Altkey 1004021

District

0131 Fire Services Assessment

Units	Rate per Unit	Taxable Amount
2.78	\$1.00	\$2.78

Total Special Tax Amount: \$2.78

## Sales History For Altkey 1004021

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1791 0715	JUN / 2004 14	Sale / More Than 1 Parcel	0 None	I	\$30,000
1523 0580	JUL / 2002 02	Min Doc Stamp (\$100)	0 None	I	\$100
1445 0651	AUG / 2001 02	Min Doc Stamp (\$100)	0 None	I	\$100
1143 1598	JUL / 1996 03	Same Family/Deed Fol	0 None	I	\$100
0854 0078	APR / 1990 00	Warranty Deed	0 None	I	\$38,000
0615 1986	APR / 1983 03	Same Family/Deed Fol	0 None	I	\$100
0566 1568	NOV / 1980 00	Warranty Deed	0 None	I	\$21,500
0448 0715	DEC / 1976 00	Warranty Deed	0 None	I	\$4,700

## Land Description For Altkey 1004021

COM AT SQUARE CEDAR STAKE AT SE COR, TH W 10650 FT TO SE COR OF SEC 34, TH N 1786.05 FT, TH N 51 DEG 16M 51S W 14.98 FT, TH N 30 DEG 21M 30S E 139.30 FT, TH S 59 DEG 38M 30S E 200 FT, TH N 30 DEG 21M 30S E 150 FT, TH N 59 DEG 38M 30S W 25 FT, TH N 30 DEG 21M 30S E 81.13 FT, TH N 78 DEG 21M 30S E 116.13 FT TO SW COR OF LT 10, TH AL W LN OF LT 10, N 11 DEG 38M 30S W 36 FT TO POB, TH N 11 DEG 38M 30S W 64 FT, TH N 78 DEG 21M 30S E 53 FT, TH S 5 DEG 26M 20S E 71.26 FT, TH S 87 DEG 1M 15S W 47 FT TO

## Planning and Building Permits For Altkey 1004021

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
STM96-0	\$10	01 Oct 1996			01 Nov 1996	00	--- RPL ELEC OUTLETS ---

## Land Value Computation &amp; Summary for Altkey 1004021

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments -----					TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot	
001 0008 Nonw tr	53'	0 / 0	68/0		1	1	100	100	100	100	100	1	HxLink: I

Zone Info: CLR Coastal Lakes &amp; Rvrs

Type Lot

LAND NOTES

## Inspection Data for Altkey 1004021

Appraiser ID: 042

Inspection Date: 22 May 2012

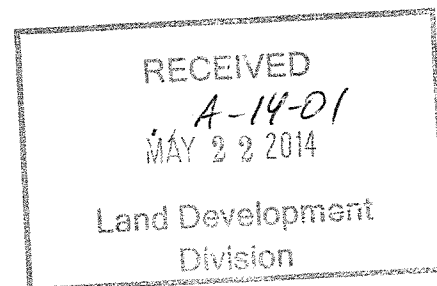
Review ID: 042

Review Date: 22 May 2012

## Notes for Altkey 1004021

SDRB \*\*TAX DEED APP TC#0056 OF 1998(97)\*\*

5/22/12-INQ#17307-DELETED 1955 BLDG ID#000165 AND ALL ATTACHMENTS. EVIDENCE OF MUNICIPLE WATER AND SEWER (RAS).



LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

## PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:50 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004063

Current Owner:  
DECKER GEORGE H

Parcel Status: Active

Parcel ID: 34 18S 16E 2B0A0 0120

PO BOX 784  
KODAK TN

37764

Millage Code: 0000 Coastal

Neighborhood: 2330

Zoning: CLR Coastal Lakes &amp; Rvrs

PC Code: 00 Vacant Single Family Residence

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

Location: 00371 N Pirate Pt Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004063			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	7,984	7,984	0	7,984	138.01		9,000	393	9,393	0	0
2012 00	7,500	7,500	0	7,500	118.06		9,000	423	9,423	0	0
2011 00	7,200	7,200	0	7,200	113.75		9,000	0	9,000	0	0
2010 00	12,758	12,758	0	12,758	197.13		15,750	0	15,750	0	0
2009 00	12,758	12,758	0	12,758	206.50		15,750	0	15,750	0	0
2008 00	24,300	24,300	0	24,300	390.87		30,000	0	30,000	0	0
2007 00	24,300	24,300	0	24,300	380.64		30,000	0	30,000	0	0
2006 00	24,900	24,900	0	24,900	405.36		30,000	0	30,000	0	0

## Special Tax District Info For Altkey 1004063

District

0131 Fire Services Assessment

Units	Rate per Unit	Taxable Amount
2.78	\$1.00	\$2.78

Total Special Tax Amount: \$2.78

## Sales History For Altkey 1004063

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
2459 0491	NOV / 2011 02	Min Doc Stamp (\$100)	0 None	V	\$100
1764 2234	AUG / 2004 00	Warranty Deed	0 None	V	\$35,000
1674 2180	DEC / 2003 03	Same Family/Deed Fol	0 None	V	\$100
1337 2023	NOV / 1999 14	Sale / More Than 1 Parcel	0 None	V	\$32,500
0837 2110	DEC / 1989 14	Sale / More Than 1 Parcel	0 None	V	\$100
0666 0785	APR / 1985 14	Sale / More Than 1 Parcel	0 None	V	\$35,000
0625 1641	SEP / 1983 00	Warranty Deed	0 None	V	\$5,000
0522 0289	NOV / 1978 00	Warranty Deed	0 None	V	\$2,000

## Land Description For Altkey 1004063

SUNNY ISLES ESTS UNREC SUBD IN GL1 SECTION 35-18-16 LOT 12 - LESS AND EXCEPT THT PART OF LOT 12 SOLD TO WESLEY L SMITH IN OR BK 284/185 DESCR AS FOL: COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CITRUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16; TH RUN DUE N 1786.05 FT; TH RUN N 51DEG 16M 51S W 14.98 FT; TH RUN N 30DEG 21M 30S E 139.30 FT; TH RUN S 59DEG 38M 30S E 200.00 FT; TH RUN N 30DEG 21M 30S E 150.00 FT; TH N 59DEG 38M 30S W 25.00 FT; TH RUN N 30DEG 21M 30S E

## Planning and Building Permits For Altkey 1004063

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
200303734	\$221,350	12 Aug 2003				00	SFD REPLACEMENT--***FLOOD
200306475	\$0	03 Jul 2003			29 Oct 2004	00	DEMO OF EXSISTING SFD ---

## Land Value Computation &amp; Summary for Altkey 1004063

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments -----					TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot	
001 0008 Nonw tr	159'	0 / 0	99/0		1	1	100	100	100	100	100	1	HxLink: I
Zone Info: CLR Coastal Lakes & Rvrs													
Type Lot LAND NOTES LG LOT 100													

## Inspection Data for Altkey 1004063

Appraiser ID: 043

Inspection Date: 19 Dec 2012

Review ID: 042

Review Date: 22 May 2012

## Notes for Altkey 1004063

10/08/07-NO CONSTRUCTION STARTED(RS). 12/01/08-FOUND ONLY FOUNDATION COLUMNS FOR STILT HOUSE, NO OTHER STRUCTURES ON LOT (SS). VISITED JOB NOT COMPLETE 15-DEC-2009 033 12/15/09-NO PERM. STRUCTURE(MA). VISITED JOB NOT COMPLETE 19-JUL-2011 042 VISITED JOB NOT COMPLETE 01-DEC-2011 052 5/22/12-INQ#17304(RAS). VISITED JOB NOT COMPLETE 19-DEC-2012 052 12/19/12-VISITED JOB-NOT COMPLETE(ES).

## Miscellaneous Data for Altkey 1004063

BNbr	MNbr	Type	Description	L	x	W	Units	Type	Grade	Roll Yr	Added	Eff Yr	Blt	Life	HX	Repl Cost	Est. Value
00	001	CLF	Chain Link Fence	140	x	4	560	SF	1	2012	2011	2001		20	I		

Totals:

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Division



LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

## PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:51 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004012

Current Owner:  
DECKER GEORGE H

Parcel Status: Active

Parcel ID: 34 18S 16E 2B0A0 0050

PO BOX 784  
KODAK TN 37764

Millage Code: 0000 Coastal

Neighborhood: 0094

Zoning: CLR Coastal Lakes &amp; Rvrs

PC Code: 36 Rv/Campgrounds

Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

Subdivision:

Location: 00360 N Mullet Pt Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004012			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 36	193,130	193,130	0	193,130	3,338.23		224,000	3,220	227,220	0	0
2012 36	193,101	193,101	0	193,101	3,039.15		224,000	3,178	227,178	0	0
2011 36	200,065	200,065	0	200,065	3,160.89		232,260	3,111	235,371	0	0
2010 39	230,911	230,911	0	230,911	3,567.91		232,260	39,400	271,660	0	0
2009 39	230,814	230,814	0	230,814	3,735.96		232,260	39,286	271,546	0	0
2008 39	230,376	230,376	0	230,376	3,705.66		232,300	38,730	271,030	0	0
2007 39	160,500	160,500	0	160,500	2,514.03		151,500	37,407	188,907	0	0
2006 39	161,600	161,600	0	161,600	2,630.67		151,500	34,332	185,832	0	0

## Special Tax District Info For Altkey 1004012

District	Units	Rate per Unit	Taxable Amount
0131 Fire Services Assessment	55.00	\$1.00	\$55.00
Total Special Tax Amount:			\$55.00

## Sales History For Altkey 1004012

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1623 1125	MAY / 2003	14 Sale / More Than 1 Parcel	0 None	I	\$300,000
1363 0406	APR / 2000	00 Warranty Deed	0 None	I	\$150,000
1326 1246	SEP / 1999	01 Corrective/Qc/Td/Cot	0 None	I	\$100
1100 0398	OCT / 1995	00 Warranty Deed	0 None	I	\$472,600
1077 2065	APR / 1995	00 Warranty Deed	0 None	I	\$476,000
0966 2017	JAN / 1993	03 Same Family/Deed Fol	0 None	V	\$100
0604 1339	SEP / 1982	10 Deeds Conveying Partial Interest	0 None	I	\$100
0604 1337	SEP / 1982	10 Deeds Conveying Partial Interest	0 None	I	\$100

## Genealogy For Altkey 1004012

Subject AK	Subject Status	Trans Type	Related Altkey	Related Status	Effective Date
2389541	Combined	Combined into Rel AK	1004012	Active	26 May 1995

## Land Description For Altkey 1004012

SUNNY ISLES ESTS UNIT 1 UNREC SUB LOTS 5, 6, 7, 8 & 9 & PT OF LOT 10 AND PARCELS A & B IN SEC 35-18-16 DESCR AS FOL: COM AT THE SE COR OF T18S, R16E, CITRUS COUNTY, TH W 10560 FT TO THE SE COR OF SEC 34-18-16, TH N 1786.05 FT, TH N 51DEG 16M 51S W 14.98 FT, TH N 30DEG 21M 30S E 139.30 FT, TH S 59DEG 38M 30S E 200 FT, TH N 30DEG 21M 30S E 150 FT TO POB, SAID PT BEING ON THE NELY LINE OF LANDS DESC IN DEED REC IN OR BK 685 PG 1819 & 1820, PUBLIC RECORDS OF CITRUS COUNTY, SAID PT BEING ON A SE

## Planning and Building Permits For Altkey 1004012

Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description
200501886	\$8,000	08 Feb 2005			01 Feb 2006	00	SAFETY REPAIR OF UNDERMIN
200508333	\$25,300	15 Jun 2005			01 Feb 2006	00	REROOF
201003325	\$0	04 May 2010			21 Feb 2011	00	DEMOLITION OF THE TWO BUI

## Land Value Computation &amp; Summary for Altkey 1004012

LL Land Use / Zoning	Actual / Std / Eff			Actual / Std		Units/	Adj'd Unit	Rate	Adjustments -----							TEFU	Value Est
	Front			Depth					Dpth	Siz	Loc	Shp	Phy	Lot			
001 1000 Offhwy	600'	0	/0	0/0		350	350		100	100	100	80	100	100	280	HxLink: O	
Zone Info: CLR Coastal Lakes & Rvrs				Type	Effective Front Foot	LAND NOTES N-C IRREG											

Zone Info: CLR Coastal Lakes &amp; Rvrs

Type Effective Front Foot LAND NOTES N-C IRREG

## Inspection Data for Altkey 1004012

Appraiser ID: 023

Inspection Date: 21 Feb 2011

Review ID: 025

Review Date: 15 May 2006

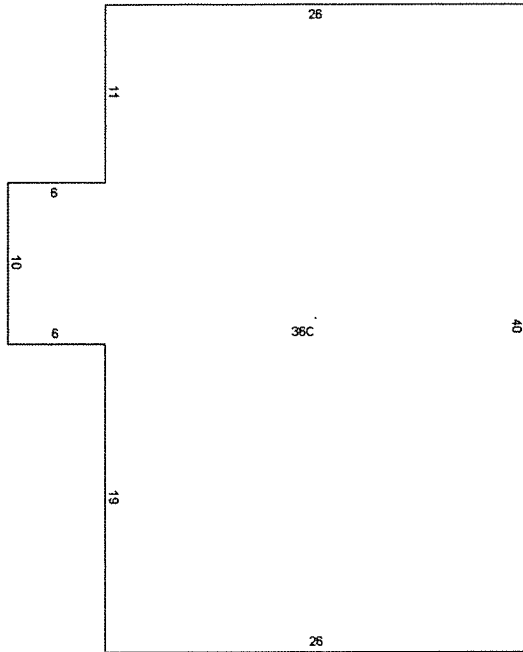
## Notes for Altkey 1004012

PIRATE'S COVE 1/25/2004 BLDGS ARE IN POOR CONDITION.(TE) 6/14/2005 50% FUNC OBSOL ON BLDGS DUE TO POOR CONDITION.(TE) 5/15/2006 CHANGED FUNC OBSOL TO 90% ON BLDG #2(NK).  
7/27/2006 BLDGS ARE VERY RUN DOWN/PUT ON A 90% FUNC OBSOL.(TE)  
2/21/11-DELETED BLDGS(ID #000163&000164)& MISC-DEMOLISHED(HM).

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Altkey: 1004012 Building ID: 072803

01 of 01 Location: 00360 N Mullet Pt Crystal River

**Building Characteristics**

Occupancy	COMMERCIAL	Qual Grde	200
Impr Type	C, Commercial	Condition	1
	Concrete/Masonry Walls	Econ Obsol	00
Arch Code	0, None	Func Obsol	90
Year Built (Act)	1962		
Year Built (Eff)	1962		
Bath 2/3/4/X	0/0/4/0		

**Building Computations**

HxLink	O
Total Fnsd Area	1100
Total Under Roof	1100

Elevators	0
Elev Landings	0
Fireplaces	0
Rental Units	4
Perimeter	144
Grnd Fir Fnsd Area	1100
Condo/Villa	/ / /
Ext. Walls1	07, Concrete Block
Ext. Wall 1 Pct	100

**Commercial Building Section Data for Altkey 1004012 Building 01 of 01**

Bldg#	Sec#	Wall Ht	Ttl Area	Floors	Finish
01	01	8	1100	1	36C Camp Buildings

%	Sprklr	A/C
100	No	No

Yr Blt	Eff Yr Blt	Roll Yr
1962	1962	2003

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MAY 22 2014

Land Development  
Division

LES COOK, CFA  
CITRUS COUNTY PROPERTY APPRAISER

\* Note \* Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

## PROPERTY RECORD CARD

Reported On: Thursday May 22 2014 2:52 PM

2014 Tax Roll in Work

From: WEB

Alternate Key: 1004071

Current Owner:  
DECKER GEORGE

Parcel Status: Active  
Millage Code: 0000 Coastal

Parcel ID: 34 18S 16E 2B0A0 0121  
Neighborhood: 2330

PO BOX 784  
KODAK TN

37764

Zoning: CLR Coastal Lakes & Rvrs  
Parcel Map Location: Sec: 35 Twp: 18S Rng: 16E

PC Code: 00 Vacant Single Family Residence

Subdivision:

Location: 13965 W Sanddollar Ln Crystal River

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 1004071			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied						
2013 00	2,975	2,975	0	2,975	51.44		3,500	0	3,500	0	0
2012 00	2,805	2,805	0	2,805	44.16		3,500	0	3,500	0	0
2011 00	2,800	2,800	0	2,800	44.24		3,500	0	3,500	0	0
2010 00	7,290	7,290	0	7,290	112.64		9,000	0	9,000	0	0
2009 00	7,290	7,290	0	7,290	118.00		9,000	0	9,000	0	0
2008 00	24,300	24,300	0	24,300	390.87		30,000	0	30,000	0	0
2007 00	24,300	24,300	0	24,300	380.64		30,000	0	30,000	0	0
2006 00	24,900	24,900	0	24,900	405.36		30,000	0	30,000	0	0

## Special Tax District Info For Altkey 1004071

District	Units	Rate per Unit	Taxable Amount
0131 Fire Services Assessment	2.78	\$1.00	\$2.78
Total Special Tax Amount:			\$2.78

## Sales History For Altkey 1004071

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
2459 0491	NOV / 2011	02 Min Doc Stamp (\$100)	0 None	V	\$100
1674 2180	DEC / 2003	03 Same Family/Deed Fol	0 None	V	\$100
1337 2023	NOV / 1999	14 Sale / More Than 1 Parcel	0 None	V	\$32,500
0837 2110	DEC / 1989	14 Sale / More Than 1 Parcel	0 None	V	\$53,455
0666 0785	APR / 1985	14 Sale / More Than 1 Parcel	0 None	V	\$54,444
0615 1021	APR / 1983	00 Warranty Deed	1 Right Of Survivorship	V	\$31,111
0534 0964	MAR / 1979	00 Warranty Deed	0 None	V	\$38,500

## Land Description For Altkey 1004071

PARCEL 1: A TRACT OF LAND IN GL 1 SEC 35-18-16 DESCR AS FOL: COM AT A SQUARED CEDAR STAKE AT THE SE CORN OF TWP 18 RGE 16 AND RUN W 10560 FT TO THE SE CORN OF SEC 34-18-16 TH DUE NORTH 1786.05 FT TH N 51D 16M 51S W 14.98 FT TH RUN 30D 21M 30S E 139.30 FT TH S 59D 38M 30S E 200 FT TH N 30D 21M 30S E 150 FT TH N 59D 38M 30S W 25 FT TH N 30D 21M 30S E 81.13 FT TO THE AFORESD BEG PT TH N 78D 21M 30S E 36.13 FT TH N 18D 46M W 44.33 FT TH N 0D 32M 32S E 5 FT TH S 87D 01M 15S W 45 FT TH S 1

## Land Value Computation &amp; Summary for Altkey 1004071

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units/ Adj'd Unit	Rate	Adjustments -----					TEFU	Value Est
	Front	Depth					Dpth	Siz	Loc	Shp	Phy	Lot	
001 0008 Nonw tr	36/ 0 /0	55/0			1 1		100	100	100	100	100	1	HxLink: 1
Zone Info: CLR Coastal Lakes & Rvrs			Type	Lot			LAND NOTES LG LOT 100						

## Inspection Data for Altkey 1004071

Appraiser ID: 904

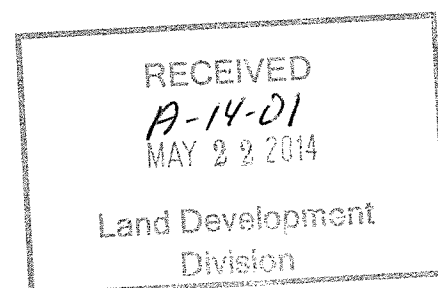
Inspection Date: 11 Jun 2010

Review ID: 053

Review Date: 12 Jun 2009

## Notes for Altkey 1004071

1/27/89 DELETED ALL IMPROVEMENTS PER PETE

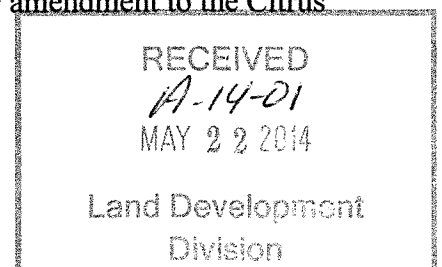


Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 3

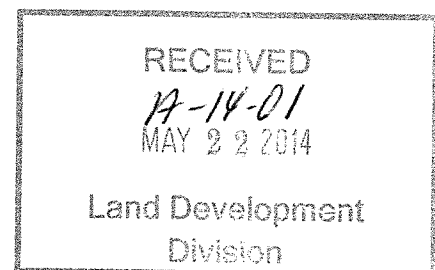
SPECIFIC ERRORS ALLEGED AS GROUNDS FOR APPEAL

1. It is staff's position that an amendment to the Florida Building Code between the 2004 version which applied to the Riverside Resort, approved by Ordinance 2006-A13, on July 11, 2006, and the 2010 Building Code, currently applicable to Pirate's Cove, created the definition of "transient" with a 30 day maximum "transient" occupancy. This position is in error.
2. The term "transient" was undefined in the 2004 Building Code applicable to the Riverside Resort and is now defined with the 30 day maximum occupancy for a dwelling unit or sleeping unit. Because the proposed units at Pirate's Cove may be "dwelling units" as defined by Section 202 of the Building Code, it is the County's position that the new definition of "transient" requires limiting the occupancy of the Pirate's Cove units to a maximum of 30 days. This position is in error.
3. The version of the Florida Building Code referenced in the Citrus County Comprehensive Plan is **specifically and solely**, the First Edition, Chapter 3, Section 311. Thus, in applying any provisions of the Florida Building Code other than those in the First Edition, adopted by administrative rule in January, 2001, and effective on March 1, 2002, staff erred.
4. The staff interpretation ignores the fact that there is no reference in the Comprehensive Plan to Chapter 509, Florida Statutes, and, if that Chapter of the Florida Statutes comes into play, it should be via the definitions in found in § 509.013 (12) and (15) or via the classification of uses defining a "hotel" or of a "vacation rental" in § 509.242, F.S. Since there is no reference to Chapter 509 in either Chapter 4, Coastal, Lakes, River Management Element, or Chapter 10, Future Land Use Element of the Comprehensive Plan, this effort is unsupported by the Citrus County land use planning documents. This position is in error.
5. Citrus County is erroneously applying the above Building Code provision on the theory that the Citrus County Comprehensive Plan "rolls forward" any provisions of referenced codes, authorities or documents applying the 30 day maximum "transient" occupancy to the cross-referenced R2 category adopted in Policy 4.10.10 of the Citrus County Comprehensive Plan.
6. This "roll forward" interpretation creates an undue burden on the owner's property rights, and deprives him of substantive and procedural due process rights.
7. This "roll forward" interpretation creates a *de facto* and *de jure* amendment to the Citrus County Comprehensive Plan that was adopted:



- a. Without notice to the public;
- b. Without an opportunity for the public to be heard;
- c. In violation of the public's civil right to procedural due process;
- d. In violation of the Planning and and Development Commission Board's public notice policies; and
- e. In violation of the Board of County Commissioners' public notice and hearing process.

8. This "roll forward" provision impermissibly delegates Citrus County's legislative authority to the Florida Building Code Commission.



Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 4

AUTHORIZATION OF AGENT

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*A-14-01*

MAY 22 2014

Land Development  
Division



## AUTHORIZATION

### APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration  
☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment  
☐ Atlas Amendment ☒ Other (specify): Appeal

### LEGAL DESCRIPTION OF PROPERTY:

Section 34 Township 18 Range 16 Alternate Key # See Attached

Lot/Parcel See Attached Block See Attached

Subdivision Unrecorded Sunny Isles Estates, Unit 1

I, George H. Decker, owner of the above described property,  
(Name of Owner)

authorize R. Bruce McLaughlin of Bruce McLaughlin Consulting Services, Inc. to  
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: George H. Decker  
(Signature of Owner)

STATE OF TENNESSEE  
COUNTY OF SEVIER

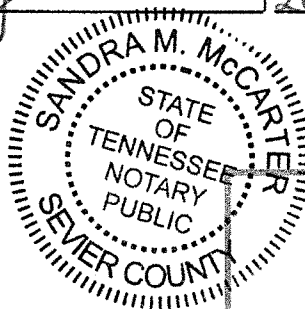
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared George H. Decker, who is personally known to me or provided Tennessee Drivers License # 880035764 as identification and who did not take an oath.

WITNESS my hand and official seal this 19<sup>th</sup> day of May, 2014.

Sandra M. McCarter  
Printed Name

Sandra M. McCarter  
Notary Public - State of Florida

Seal



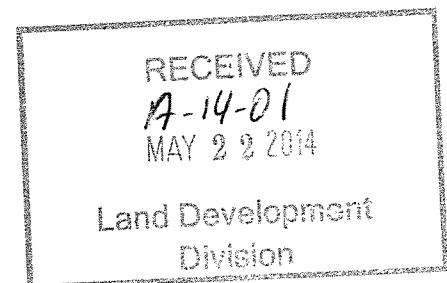
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Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 5

PROPERTY OWNER'S ORIGINAL ANALYSIS





# BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

900 Gulf Boulevard, Suite 303  
Indian Rocks Beach, Florida 33785  
Ph: 727/595-7634 Fax: 727/593-9581  
Email: BruceSandy@aol.com

February 10, 2014  
1107

Ms. Jenette Collins, AICP  
Director  
Department of Planning and Development  
via E-mail  
[JENETTE.COLLINS@bocc.citrus.fl.us](mailto:JENETTE.COLLINS@bocc.citrus.fl.us)  
and via U.S. Mail  
3600 W Sovereign Path  
Lecanto, FL 34461

Kerry Parsons, Esq.  
County Attorney  
via E-mail  
[Kerry.parsons@bocc.citrus.fl.us](mailto:Kerry.parsons@bocc.citrus.fl.us)  
and via U.S. Mail  
100 North Apopka Avenue  
Inverness, FL 34450

Dear Ms. Collins and Ms. Parsons,

## Re. Pirates Cove

I am writing further to our meeting of January 24, 2014. First I would like to thank you both, Ms. Coutu, Mr. Faulkner and Ms. Jones for your time and input at the meeting. Second, thank you for confirming your receipt of our concurrency submittal and the sufficiency thereof.

Third, with respect to "the elbow," I write to confirm that the County is no longer concerned that there might be a third party with a claim to ownership of the elbow and that the County will process the pending applications on the premise that the elbow is owned either by Citrus County or by Mr. Decker and no-one else. Also with respect to the ownership issue, I would also confirm that the County makes no claim to County ownership of the other parcels shown as such on the attached map, provided to us at an early stage of the project. Thus, the status of these issues is that the only ownership within the Pirate's Cove property that Citrus County might claim in this area is "the elbow."

Also as discussed, it is acknowledged that a portion of the County park property is within Mr. Decker's legal descriptions. The proposed Development Agreement calls for Mr. Decker to deed that property to Citrus County. Although it no longer seems appropriate to pursue a Development Agreement, if a mutually acceptable form of development is approved, we will recommend to Mr. Decker that he convey this parcel to the County in any event.

Turning to the occupancy issue, it is apparently staff's position that an amendment to the Florida Building Code between the 2004 version which applied to the Riverside Resort and the 2010 Building Code, currently applicable to Pirate's Cove, created the definition of "transient" with a 30 day maximum "transient" occupancy. The term "transient" was undefined in the 2004 Building Code applicable to the Riverside Resort and is now defined with the 30 day maximum occupancy for a dwelling unit or sleeping unit. Because the proposed units at Pirate's Cove will be "dwelling units" as defined by Section 202 of the Building Code, it is the County's position that the new definition of "transient" requires limiting the occupancy of the Pirate's Cove units to a maximum of 30 days.

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A-14-01  
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Division

February 10, 2014  
1107

However, this concept ignores the fact that there is no reference in the Comprehensive Plan to Chapter 509, Florida Statutes, and, if that Chapter of the Florida Statutes comes into play, it should be via the definitions in found in § 509.013 (12) and (15) or via the classification of uses defining a “hotel” or of a “vacation rental” in § 509.242, F.S. Since there is no reference to Chapter 509 in either Chapter 4, Coastal, Lakes, River Management Element, or Chapter 10, Future Land Use Element of the Comprehensive Plan, this effort to bolster the County’s position seems especially tortuous.

Citrus County is applying this Building Code provision on the theory that the Citrus County Comprehensive Plan “rolls forward” any provisions of referenced codes, authorities or documents applying the 30 day maximum “transient” occupancy to the cross-referenced R2 category adopted in Policy 4.10.10 of the Citrus County Comprehensive Plan. We respectfully disagree with this interpretation.

In addition to the significant statutory interpretation inconsistencies, notice and hearing deficiencies, and delegation of legislative authority issues which Mr. Lirot is setting forth in a separate letter of today’s date, there is no support for this position in the Comprehensive Plan.

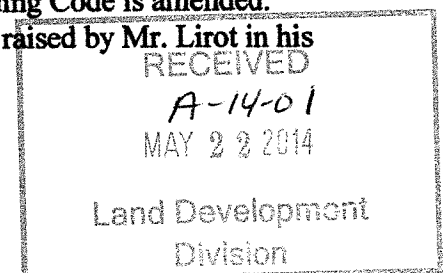
To confirm the foregoing, I have downloaded the current online version of the Comprehensive Plan and reviewed each policy element as found on the County’s website. I paid special attention to Chapter 4, Coastal, Lakes, River Management; Chapter 10, Future Land Use Element; and Chapter, 11, Intergovernmental Coordination Element. I have also reviewed the Introduction which includes Ordinances 89-04 and 90-A37, Monitoring Procedures, Consistency and Public Participation documents, as well as Appendix F, Methodologies.

Policy 4.10.1 (which refers to an out of date Building Code), provides:

The County shall continue to amend its building codes to reflect coastal hazard concerns and the amendments to the Southern Standard Building Code.

Note that this provision does **not** say that the Comprehensive Plan shall be amended or is amended with every change to whatever Building Code should be referenced, but just the opposite. It certainly does **not** say that the Comprehensive Plan is deemed amended with every change to the governing Building Code. It simply says that the (wrong) Building Code shall be amended.

Chapter 18 of the Citrus County Code does have a provision in § 18-1 (d) that deems the County’s Building Code to be amended every time the Florida Building Code is amended. Although I suspect that the notice and hearing and delegation issues raised by Mr. Lirot in his



February 10, 2014  
1107

letter submitted concurrently herewith (and which I also raised in my October 12, 2013 letter to Mr. Caution on the occupancy issue), would apply to this provision, in fact, the Florida Building Code is of statewide application, so its amendments would automatically apply to Citrus County with or without this code provision.

In contrast, the Comprehensive Plan's Public Participation Procedures, while not adopted as a Plan Element, but adopted by Board of County Commissioners Resolution 88-47, provide:

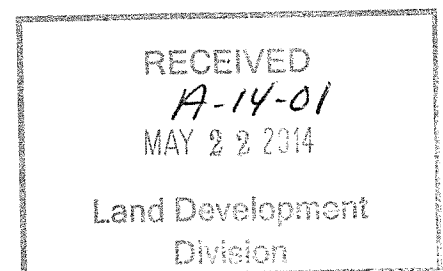
1. The Board of County Commissioners does hereby formally recognize and encourage public participation in the comprehensive planning process by the adoption of these procedures.
2. The Board of County Commissioners will publish notice for all affected real property owners and the general public of all workshops, public hearings, and special meetings concerning the Comprehensive Plan[,] **amendments to the Comprehensive Plan,** and all evaluations and appraisals of the Comprehensive Plan. Notification shall be provided in the official newspaper of the Board of County Commissioners, which presently is the Citrus County Chronicle, and which always is a newspaper of general circulation announcing, at a minimum, the meeting date, time, place, subject of the meeting, and places where proposals may be inspected. The advertisements shall not be placed in a portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be placed in the newspaper at least seven (7) days prior to regularly scheduled meetings, unless otherwise provided by Chapter 163, Florida Statutes. Advertisements shall also advise that interested parties may appear at the meeting and be heard regarding the transmittal or adoption of the Comprehensive Plan or Plan amendment.

Citrus County Board of County Commissioners, Resolution 88-47, ¶¶ 1 and 2. [Emphasis Added]

Similarly, the adopted procedures provide:

I. Purpose

The purpose of these procedures is to encourage public



February 10, 2014  
1107

participation in the Citrus County planning process and to satisfy the requirements of Chapter 9J-5, Florida Administrative Code. These procedures will be followed during the Comprehensive Plan Revision Process, per Section 163.3181, Florida Statutes, and Chapters 9J-5 and 9J-12, Florida Administrative Code, **amendments to the Comprehensive plan, [sic]** and evaluation and appraisal reports.

## II. Notice to Real Property Owners and the General Public

The Local Planning Agency shall notify real property owners, and the general public, of all workshops, public hearings, and general and special meetings concerning the Comprehensive Plan, **amendments to the Comprehensive Plan**, and all evaluations and appraisals of the Comprehensive Plan.

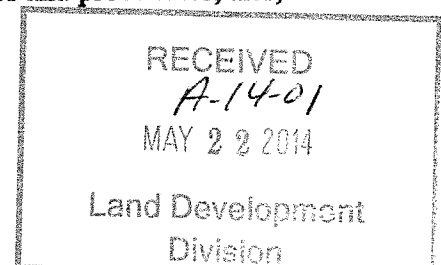
Citrus County Planning Agency, (Planning Agency), Public Participation Procedures for Revision to the Citrus County Comprehensive Plan: 1988, ¶¶ I and II [Emphasis Added]

Thus, the constructive amendment of the Comprehensive Plan on which the County's theory determining the occupancy at Pirate's Cove is based results in a violation of the County's own procedures.

The enormity of the impact of this construction by staff is demonstrated by the events of July 11, 2006. That day, the Board of County Commissioners approved an ordinance of 1304 pages adopting the first cycle EAR amendments to the Comprehensive Plan.

Shortly thereafter, the Board of County Commissioners approved an ordinance permitting the Homosassa Riverside Resort with maximum occupancies of 180 days for owners and tenants. This approval was found by staff, the Planning and Development Review Board and the Board of County Commissioners to be permitted by, and consistent with, the Citrus County Comprehensive Plan.

Then, with the adoption of the 2010 Florida Building Code, without the knowledge or consent of the Board of County Commissioners, without the knowledge or consent of the PDRB, and apparently without the knowledge of staff, since the occupancy issue at Pirate's Cove was not raised for close to two years of development reviews, the Comprehensive Plan is deemed to be constructively amended by considering the new definition of "transient" as a limitation of occupancy under the Plan. This interpretation defies all planning practices and procedures, and,



February 10, 2014  
1107

as Mr. Lirot points out in his letter, defies the law and is not supported by any valid planning or legal theory.

Nothing in the Citrus County Comprehensive Plan supports the theory that referenced codes and documents, particularly the Florida Building Code, "roll forward" to constructively amend the Comprehensive Plan every time one of the referenced documents is amended. The Citrus County Comprehensive Plan makes no such provision and such an application would be directly contrary to the public participation procedures established in the Plan. As Mr. Lirot's letter conclusively demonstrates, this theory of "constructive amendment" would also violate Florida law, both under common law and statutory laws.

In contrast, applying the **only** applicable Comprehensive Plan proscription that "the occupants are [**not**] primarily permanent in nature," is fully supported by the lawfully adopted Comprehensive Plan.

Further, the permitted uses in the Coastal High Hazard Area specifically include "hotels" and you have both a professional, expert opinion, and the definition of a hotel <sup>1</sup> in § 509.242 (a), F.S. which supports the proposed use. Likewise, Policy 4.10.13 supports Mr. Decker's proposal:

Recreational Vehicle (RV) parks, campgrounds, **resorts**, motels, **hotels**, and similar temporary lodging facilities are commercial uses. Such uses shall not be allowed to convert to permanent residential uses. ...[Emphasis Added]

Accordingly, every properly adopted Comprehensive Plan provision, and the only reasonable interpretation of the Plan, is that the proposed Pirate's Cove development is as a hotel and compels the conclusion that Pirate's Cove will be a hotel whose rooms will not be the sole or even the primary residence of their occupants. As such the use of the property as a hotel is consistent with, and permitted by, the Comprehensive Plan and is not barred by a "rolled forward" application of the Florida Building Code creating a constructive but improper amendment to the Citrus County Comprehensive Plan.

It is frankly most troubling that this issue has even arisen, especially at such a late time in the project and especially given how tortuous the route is to the County's position. We trust that this letter will decisively resolve this issue and allow the development to proceed as proposed.

---

<sup>1</sup> In an earlier letter, I incorrectly applied the parenthetical adjective "transient" to hotels in Comprehensive Plan Policy 4.10.10 applicable to R1 occupancies. In fact, "transient" modifies "boarding housing," not hotels.

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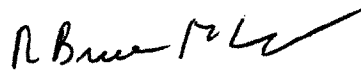
Ms. Jenette Collins, AICP  
Kerry Parsons, Esq.  
Page 6 of 6

February 10, 2014  
1107

We request and expect a response from you with respect to this analysis by February 24, 2014.

With many thanks for your consideration,

Yours very truly,  
Bruce McLaughlin Consulting Services, Inc.



R. Bruce McLaughlin, AICP, MCIP  
President

RBMcL/m

C:\AtWork\Citrus\Decker\Correspondence\1107412b.wpd

CC. Via E-mail only

Client: [Deckercoin@sol.com](mailto:Deckercoin@sol.com)

Luke Lirot, Esq.: [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com)

Tom Williford, AIA: [twilliford2009@yahoo.com](mailto:twilliford2009@yahoo.com)

Joanna Coutu, AICP: [Joanna.Coutu@bocc.citrus.fl.us](mailto:Joanna.Coutu@bocc.citrus.fl.us)

Jim Faulkner: [jim.faulkner@bocc.citrus.fl.us](mailto:jim.faulkner@bocc.citrus.fl.us)

Cindy Jones, E.I. [cynthia.jones@bocc.citrus.fl.us](mailto:cynthia.jones@bocc.citrus.fl.us)

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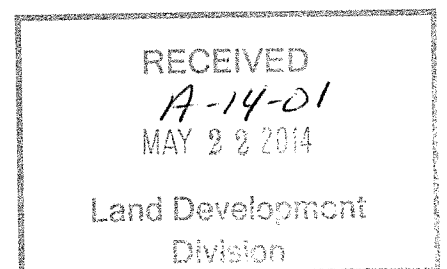
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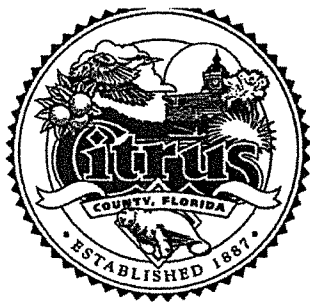
Land Development  
Division

Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 6

DECISION ON APPEAL





**Board of County Commissioners**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
3600 W. Sovereign Path, Lecanto, FL 34461-8070  
Toll Free (352) 489-2120 TTY (352) 527-5312  
Web Address: [www.bocc.citrus.fl.us](http://www.bocc.citrus.fl.us)

In reply, refer to:

DS-14-011

May 13, 2014

Mr. R. Bruce McLaughlin  
Bruce McLaughlin Consulting Services, Inc.  
900 Gulf Boulevard, Suite 303  
Indian Rocks Beach, FL 33785

**RE: Pirate's Cove – DA-12-03, SV-13-02, CPA/AA-13-01**

Dear Mr. McLaughlin:

This letter is in response to your April 23, 2014 correspondence to Joanna Coutu regarding the above-captioned applications. It also responds to your second correspondence dated April 23, 2014 to myself and Kerry Parsons, Esquire.

First, your letter to Ms. Coutu requests that application CPA/AA-13-01 be removed from the proposed agenda with the Planning and Development Commission scheduled for June 5, 2014. This will acknowledge that the application has been removed from that agenda, and we will place the application on hold at this time.

Your second correspondence to me and Ms. Parsons once again asserts that staff is incorrectly interpreting the Comprehensive Plan, and specifically the definition of "transient" as it is utilized in policies relating to uses in the Coastal High Hazard Area (CHHA) such as Policy 4.10.10. In addition, you appear to be stating that although R-2 and R-4 occupancies are prohibited in the Coastal High Hazard Area and the proposed use is classified as an R-2 occupancy as determined by the Building Official, that standard does not apply because the use may, in a previous Florida Building Code (prior to submittal of your applications with our office), have been considered in a different occupancy classification.

Your request stems from your client's desire to locate a "hotel" within a CLC, Coastal and Lakes Commercial District (pending approval of your submitted Comprehensive Plan Amendment/Atlas Amendment application). Since the property under consideration is located in the designated CHHA, it therefore becomes relevant to identify the residency terms of the "hotel". We have reviewed the backup information you submitted (*Draft Partial Declaration of*

Administration	Building	Code Compliance	Geographic Resources & Community Planning	Land Development
Suite 109 (352) 527-5220 FAX 527-5317	Suite 111 (352) 527-5310 FAX 527-5394	Suite 147 (352) 527-5350 FAX 527-5523	Suite 140 (352) 527-5544 FAX 527-5252	Suite 141 (352) 527-5239 FAX 527-5428

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Land Development  
Division



*Condominium for Pirates Cove of Ozello* as Exhibit "G" of the Development Agreement application) which identifies the proposed use as a resort condominium ownership (under the provisions of Chapter 718, Florida Statutes,) with occupancy provisions allowing for continuous occupancy up to 180 days. In a previous letter you have indicated that your client's proposed use is supported by Policy 4.10.13 of the Citrus County Comprehensive Plan with reference to "resorts" and "hotels."

I have reviewed your request for interpretation starting with the requirements of the Citrus County Land Development Code, Section 3540. Coastal High Hazard Area (CHHA), which prohibits R2 and R4 Residential Occupancy within the CHHA. Policy 4.10.10 identifies the residential occupancy uses as defined by Florida Building Code that are prohibited in the CHHA. It further establishes those residential occupancy uses that are allowed within the Coastal High Hazard Area, specifically... "R1: Residential occupancies where the occupants are primarily **transient** in nature, including: Boarding housing (transient), hotels, and motels, ...".

I am sure you are aware that staff must adhere to the Comprehensive Plan as written. In determining adherence with the Land Development Code, and absent a definition of transient within the Comprehensive Plan, staff must utilize those definitions available within Florida Statutes. Section 1500.F, Definitions, of the Citrus County Land Development Code states that definitions are based on the meaning given to them according to the following order:

1. Comprehensive Plan
2. Florida Statutes
3. Florida Administrative Code
4. Adopted County Ordinances
5. Merriam-Webster's Collegiate Dictionary, Eleventh Edition

As such, it is my determination that "transient" as utilized within Comprehensive Plan Policy 4.10.10 is as defined in Florida Statute 509.013,:

"Transient public lodging establishment" -

*any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.*

Such a definition is also consistent with the definition within the Florida Building Code, as utilized by the County Building Official, which defines transient as "occupancy of a dwelling unit or sleeping unit for not more than 30 days." I do not agree with your assertion that a change to a definition within the Florida Statutes or Florida Building Code necessitates a corresponding change within the Comprehensive Plan which utilizes these definitions by reference. I counter your argument by referring you to Chapter 163.3177. (e) which states:

Administration	Building	Code Compliance	Geographic Resources & Community Planning	Land Development
Suite 109 (352) 527-5220 FAX 527-5317	Suite 111 (352) 527-5310 FAX 527-5394	Suite 147 (352) 527-5350 FAX 527-5523	Suite 140 (352) 527-5544 FAX 527-5252	Suite 141 (352) 527-5239 FAX 527-5428

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Land Development  
Division


*(e) When a federal, state, or regional agency has implemented a regulatory program, a local government is not required to duplicate or exceed that regulatory program in its local comprehensive plan.*

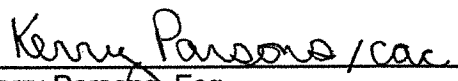
Please be advised that this interpretation has been made in accordance with the provisions of Section 1401. Interpretation, of the LDC. Such decision may be appealed within 30 days in accordance with Section 1403. Appeals, of the LDC. Nevertheless, staff is aware of your concerns for this project. As we have previously discussed, while staff provides a recommendation on the applications, the ultimate decision-making authority lies solely with the Board of County Commissioners. If you choose to proceed with a Planned Unit Development application staff would recommend that the site be limited to transient uses as defined in Florida Statutes and the Florida Building Code. However, that proposed condition would be considered and could be accepted, modified, or completely removed by the Board of Commissioners at their discretion during the public hearing for this project.

At this time, we will place the noted applications on hold at your request until such time as you advise that you would like to proceed with public hearings. This hold will be in effect for six (6) months from the date of this letter, at which time we will close the files if there has been no activity.

Sincerely,

With concurrence from:

  
Jenette Collins, AICP  
Director  
Department of Planning and Development

  
Kerry Parsons, Esq.  
County Attorney  
County Attorney's Office

JBC/JLC/jah

Attachment

cc: Carl Jones, Building Official; Building Division  
Joanna L. Coutu, AICP, Director; Land Development Division  
Cynthia L. Jones, Senior Planner; Geographic Resources and Community Planning  
Luke Lirot, Esq, [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com) (via email)

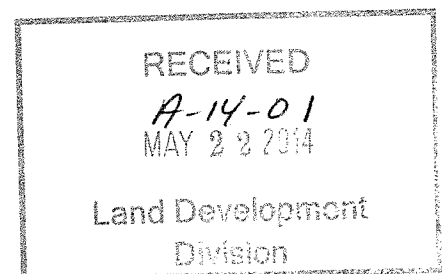
Administration	Building	Code Compliance	Geographic Resources & Community Planning	Land Development
Suite 109 (352) 527-5220 FAX 527-5317	Suite 111 (352) 527-5310 FAX 527-5394	Suite 147 (352) 527-5350 FAX 527-5523	Suite 140 (352) 527-5544 FAX 527-5252	Suite 141 (352) 527-5239 FAX 527-5428

RECEIVED  
A-14-01  
Land Development  
Division

Re. Pirate's Cove: DA12-03, SV 13-02, CPA/AA 13-01  
**NOTICE OF APPEAL PURSUANT TO**  
**CITRUS COUNTY LAND DEVELOPMENT CODE, § 1403**

ATTACHMENT 7

RECAP LETTER, AUGUST 23, 2014



# **BRUCE McLAUGHLIN CONSULTING SERVICES, INC.**

900 Gulf Boulevard, Suite 303  
Indian Rocks Beach, Florida 33785  
Ph: 727/595-7634 Fax: 727/593-9581  
Email: BruceSandy@aol.com

April 23, 2014  
1107

Ms. Jenette Collins, AICP  
Director  
Department of Planning and Development  
via E-mail  
JENETTE.COLLINS@bocc.citrus.fl.us  
and via U.S. Mail  
3600 W Sovereign Path  
Lecanto, FL 34461

Kerry Parsons, Esq.  
County Attorney  
via E-mail  
Kerry.parsons@bocc.citrus.fl.us  
and via U.S. Mail  
100 North Apopka Avenue  
Inverness, FL 34450

Dear Ms. Collins and Ms. Parsons,

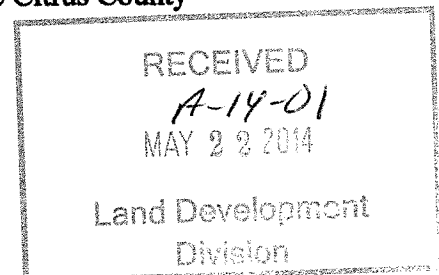
## **Re. Pirates Cove and Comprehensive Plan Amendments Since July, 2006**

I am writing in anticipation of our telephone conference with Ms. Parsons scheduled for April 29, 2014. This letter is intended to provide an evidentiary basis for the legal arguments advanced by Mr. Lirot in his letter of February 10, 2014.

To recap, following a comprehensive amendment to the Citrus County Comprehensive Plan adopted by Ordinance 2006-A12, based on the EAR, Citrus County approved a Planned Development Overlay for the Riverside Resort, allowing owner and tenant occupancies of up to 180 days, and found such approval to be consistent with the Citrus County Comprehensive Plan. Citrus County now deems its own Comprehensive Plan to have been amended by a 2010 amendment to the Florida Building Code allegedly limiting transient occupancies. Mr. Lirot's February 10, 2014, letter posits that any such "amendment" is null and void because there was no notice given of the "amendment" and no opportunity to be heard with respect to the amendment, both as applied to the Citrus County Comprehensive Plan.

To reconfirm the factual basis of Mr. Lirot's argument, I have reviewed each amendment to the Future Land Use Element and to the Coastal, Lakes, River Management Element adopted subsequent to Ordinance 2006-A12. My analysis used the attached template.

Because of the way the ordinances and back up materials are generated, collated and maintained, Citrus County has yet to produce some back up materials for Ordinances 2007-A19, 2007-A37, 2008-A27, 2008-A31, 2009-A14, and 2009-A24, and the O.R.C. and the notices for Ordinance 2012-A03. With respect to Ordinances 2011-A32, 2012-A03, 2013-A19 and 2013-A04, I have all of the documentation on the attached template. I also have the full text of each Ordinance, both between the adoption of Ordinance 2006-A12 and the 2010 Florida Building Code amendment which allegedly amended the Citrus County Comprehensive Plan, and between the 2010 Florida Building Code amendment which allegedly amended the Citrus County Comprehensive Plan and the present.



Ms. Jenette Collins, AICP  
Kerry Parsons, Esq.  
Page 2 of 2

April 23, 2014  
1107

Nowhere in any of the documentation, especially in the text of the amending ordinances, is there any amendment to the permitted occupancies in the Coastal High Hazard Area. Therefore, there was no notice given of this alleged amendment and no opportunity to be heard with respect to this alleged amendment. As planners are taught in our public participation education, this lack of notice and of an opportunity to be heard is not only problematic for the local government in terms of statutory enactment requirements, it is also a civil rights violation that has been construed to be a denial of procedural due process.

I trust that this analysis will assist you as you consider and prepare to respond to Mr. Lirot's letter of February 10, 2014. Please call or e-mail if you have any questions with respect to this information.

Yours very truly,  
Bruce McLaughlin Consulting Services, Inc.



R. Bruce McLaughlin, AICP, MCIP  
President

RBMcL/m

C:\Ar\Work\Citrus\Decker\Correspondence\1107443a.wpd

CC. Via E-mail only

Client: [Deckercoin@sol.com](mailto:Deckercoin@sol.com)

Luke Lirot, Esq.: [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com)

Tom Williford, AIA: [twilliford2009@yahoo.com](mailto:twilliford2009@yahoo.com)

Joanna Coutu, AICP: [Joanna.Coutu@bocc.citrus.fl.us](mailto:Joanna.Coutu@bocc.citrus.fl.us)

Jim Faulkner: [jim.faulkner@bocc.citrus.fl.us](mailto:jim.faulkner@bocc.citrus.fl.us)

Cindy Jones, E.I. [cynthia.jones@bocc.citrus.fl.us](mailto:cynthia.jones@bocc.citrus.fl.us)

RECEIVED

A-14-01  
MAY 22 2014

Land Development  
Division

**CITRUS COUNTY, FLORIDA  
COMPREHENSIVE PLAN AMENDMENTS  
SUBSEQUENT TO ORDINANCE 2006-A12**

**Ordinance Number:**

**Application Number:**

**Element Amended:**

**Dates:**

**Transmittal Public Hearing:**

**Adoption Public Hearing:**

**Title:**

**Short Title:**

**Pre-Transmittal Notice:**

**Summary of Staff Comments:**

**Transmittal Hearing:**

**Pre-Transmittal Minutes:**

**O.R.C. Comments:**

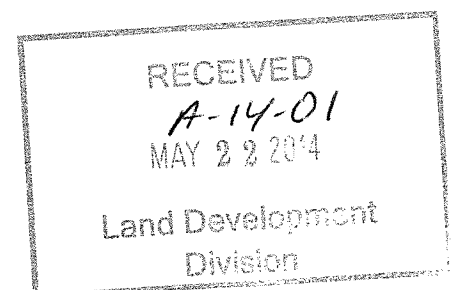
**Pre-Adoption Notice:**

**Summary of Staff Comments:**

**Adoption Hearing:**

**Adoption Minutes**

**Text:**



( ) -

Report Date 05/22/2014 03:25 PM

Submitted By Linda Morse

Page 1

Trn #	603715	Trn Date	05/22/2014 15:25	Template Type	USE	A/P #	A1401
Customer	R. BRUCE MCLAUGHLIN						
Address	900 GULF BOUEVARD						
	SUITE 303						
	INDIAN ROCKS BEACH FLORIDA 33785 USA						
	Cash Payment						
	Check # 1367						
	600.00						

Fees Item	Dest Budget #	Amount	Fee Amount Due
APPLICATION FEE TO BCC	001-341-200	600.00	600.00
	Total Amount	600.00	600.00
	Amount Paid	600.00	
	Total Amount Due	0.00	