

ORDINANCE 2024-05

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF TARPON SPRINGS A REFERENDUM QUESTION AND BALLOT TITLE FOR THE PURCHASE OF “THE STAMAS PROPERTY”, LOCATED ON L & R INDUSTRIAL BLVD., FROM ANCLOTE PROPERTIES, LLC FOR USE AS A PERMANENT DREDGE SPOIL SITE, EXPANDED WATER UTILITY FACILITIES, RECREATIONAL TRAIL PARKING/ACCESS, AND OTHER MUNICIPAL USES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, a Special Referendum Election will be conducted within the City of Tarpon Springs in conjunction with Pinellas County’s General Election on Tuesday, November 5, 2024, and the Board of Commissioners of the City of Tarpon Springs desire to have this referendum question on the ballot for a referendum vote; and

WHEREAS, Anclote Properties LLC owns a parcel of land known as “The Stamas Property” (see Attachment “A” for legal description and location map) fronting on L&R Industrial Blvd, which is vacant undeveloped land; and

WHEREAS, this property has been previously leased by the City for utilization as a dredge spoil site for more than seven (7) years at a cost of approximately \$770,000; and

WHEREAS, the City was able to offset 80% of the lease cost through grant funds, there is no guarantee in the future that such grant funds will be available; and

WHEREAS, accounting for an expected annual inflation factor of 3%, if a property is available, the future projected lease costs during the next anticipated dredge event between 2039 and 2044 would be approximately \$1.4 million dollars; and

WHEREAS, the property size is 14.01 acres with an average appraised value of \$3.675 million based on two separate appraisals of \$3.6 and \$3.750 million; and

WHEREAS, the City proposes utilization of the property for the purpose of future dredge spoil disposal needs, future expansion of city water utility facilities, recreational trail parking/access, and other municipal uses as allowed by the City’s Comprehensive Plan, Official Zoning Atlas, and Land Development Code; and

WHEREAS, the City Manager, upon direction of the Board of Commissioners, has negotiated an agreement to purchase the Stamas Property in the amount of Five Million Two Hundred Fifty Thousand Dollars \$ 5,250,000.00; and

WHEREAS, funds for the purchase of the property shall be purchased with a 10-year debt obligation to be re-paid with General Government funds; and

WHEREAS, Article I, Section 3, Section 3, of the Charter of the City of Tarpon Springs requires that the purchase of the property be approved by a majority of the electorate voting at a referendum.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS:

SECTION 1. That the purchase of the property from Anclote Properties LLC by the City of Tarpon Springs be proposed to the electors of the City of Tarpon Springs at the Referendum election in conjunction with Pinellas County's General Election on Tuesday, November 5, 2024.

SECTION 2. This Ordinance shall become effective immediately upon final passage and adoption. The closing must take place before December 31, 2024, then the parties must agree in writing to the earlier closing date and give one another at least a five (5) business days advance notice of the earlier closing in such written agreement, if approved by a majority vote of the electors.

PASSED and ADOPTED this 30th day of July, 2024.

Costa S. Vatikiotis
COSTA S. VATIKIOTIS, MAYOR

Panagiotis Koulias
PANAGIOTIS KOULIAS, VICE MAYOR

Mike Eisner
MIKE EISNER, COMMISSIONER

John M. Koulianos
JOHN M. KOULIANOS, COMMISSIONER

Frank DiDonato
FRANK DIDONATO, COMMISSIONER

MOTION BY: COMMISSIONER EISNER
SECOND BY: VICE MAYOR KOULIAS

VOTE ON MOTION

COMMISSIONER DIDONATO	<u>Yes</u>
COMMISSIONER KOULIANOS	<u>Yes</u>
COMMISSIONER EISNER	<u>Yes</u>
VICE MAYOR KOULIAS	<u>Yes</u>
MAYOR VATIKIOTIS	<u>Yes</u>

ATTEST:

Irene S. Jacobs
IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

FIRST READING: July 2, 2024

SECOND READING: July 30, 2024

APPROVED AS TO FORM:

Andrew W. J. Dickman
ANDREW W. J. DICKMAN
CITY ATTORNEY

ATTACHMENT "A"

Legal Description

THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING SOUTH OF THE ATLANTIC COAST LINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF AFORESAID SECTION 1; THENCE SOUTH 89°14'11" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'26" WEST, ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 84, A DISTANCE OF 1276.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 45°14'27" EAST, 899.72 FEET ALONG LAST SAID LINE; THENCE SOUTH 00°08'59" EAST, 651.76 FEET; THENCE NORTH 89°14'11" WEST, 636.01 FEET TO THE POINT OF BEGINNING.

Parcel #: 01-27-15-00000-230-0100

Location Map

