

ORDINANCE NO. 2022-57

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS PROPOSED AMENDMENTS TO THE CITY CHARTER INCLUDING A PROPOSED AMENDMENT TO SECTION 2.12 REGARDING REFERENDUM APPROVAL FOR LEASES OF CITY OWNED PROPERTY TO EXEMPT THE CITY HALL HORIZON WEST BAY PROPERTY; PROVIDING FOR A REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH THE REGULAR ELECTION ON NOVEMBER 8, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo (the City) together with the Largo Community Redevelopment Agency (the CRA) is undertaking construction of a new municipal center involving the relocation of its City Hall administrative facilities to downtown, public parking, and mixed-use amenities on certain real property depicted on **Exhibit A** (known as “Horizon West Bay”); and

WHEREAS, in addition to serving as the City’s primary municipal services and administrative facilities, Horizon West Bay is intended to serve as a catalyst for additional economic redevelopment in the downtown core through mixed-use commercial leasing, including ground-floor commercial space; and

WHEREAS, certain parcels comprising Horizon West Bay are owned by the City in fee simple as legally described and depicted on **Exhibit B** (the “City Owned Parcels”), with the remaining parcels owned by the CRA; and

WHEREAS, the City Charter contains certain limitations on the quasi-executive power of the City Commission to lease the City Owned Parcels; and

WHEREAS, specifically, section 2.12(b)(2) of the City Charter requires referendum approval for any lease of real property owned by the City by fee simple title for a term greater than five (5) years; and

WHEREAS, because Horizon West Bay is intended to be an on-going, dynamic mixed-used project with only certain spaces available for lease and the primary function of the property as the City’s municipal services and administrative facilities, the City Commission has determined that it is in the public interest and in furtherance of the general welfare of the citizens of Largo to call a referendum election to exempt the City Owned Parcels in Horizon West Bay from section 2.12(b)(2) of the City Charter; and

WHEREAS, the City Commission wishes to call an election to allow the city's electorate to vote on the proposed changes to the City Charter at the next regular city election on November 8, 2022.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

Section 1. The above recitals are factual, correct, and incorporated by reference as the findings of the City Commission memorializing the factual basis and public purpose for proposing the amendments pursuant to section 166.031, Florida Statutes.

Section 2. It is hereby proposed that Section 2.12(b)(2) of the City of Largo's Charter be amended to read as follows:

Sec. 2.12 Actions requiring an ordinance or a referendum.

... (b) In addition to other act required by law or specific provision of this Charter to be approved by referendum, the following acts of the city commission shall be approved by referendum:

... (2) The lease of real property owned by the city by fee simple title for a term greater than five (5) years, except for and specifically excluding that certain real property known as "Horizon West Bay" located on the northern 400 block of West Bay Drive as legally described in the deeds vesting title to the city.

Section 3. A referendum election is hereby called and will be held on the 8th day of November, 2022, at the regular city election to be held on said date, for the consideration by the voters of the City of Largo the proposed amendment to the City Charter. The questions to appear on the referendum ballot reflecting the proposed amendment to the City Charter at the election scheduled for November 8, 2022 shall be as follows:

Question 1

Exemption of "Horizon West Bay" Property from Referendum for Lease of City Owned Real Property

Shall the Largo City Charter be amended to exempt that certain real property known as "Horizon West Bay," located on the northern 400 block of West Bay Drive, from the existing referendum requirement for leasing real property owned by the city so long as the Horizon West Bay property is also used as the primary municipal services and administrative facilities of the city, all as described in Ordinance No. 2022-57?

_____ YES - For the amendment

_____ NO - Against the amendment

Section 4. The City Clerk is directed to notify the Pinellas County Supervisor of Elections that the referendum items provided above shall be considered at the City's regular general election to be held on November 8, 2022.

Section 5. This Ordinance shall be published in accordance with the requirements of law and shall take effect immediately upon its passage and enactment. The amendment to the City Charter provided for herein shall take effect only upon approval of a majority of the City electors voting at the referendum election on these issues and upon the filing of the amended Charter with the Secretary of State in accordance with the requirements of law.

APPROVED ON FIRST READING: _____

PASSED AND ENACTED
ON SECOND AND
FINAL READING: _____

CITY OF LARGO, FLORIDA

Mayor

Reviewed and Approved:

ATTEST:

City Attorney

City Clerk

EXHIBIT A
"Horizon West Bay"

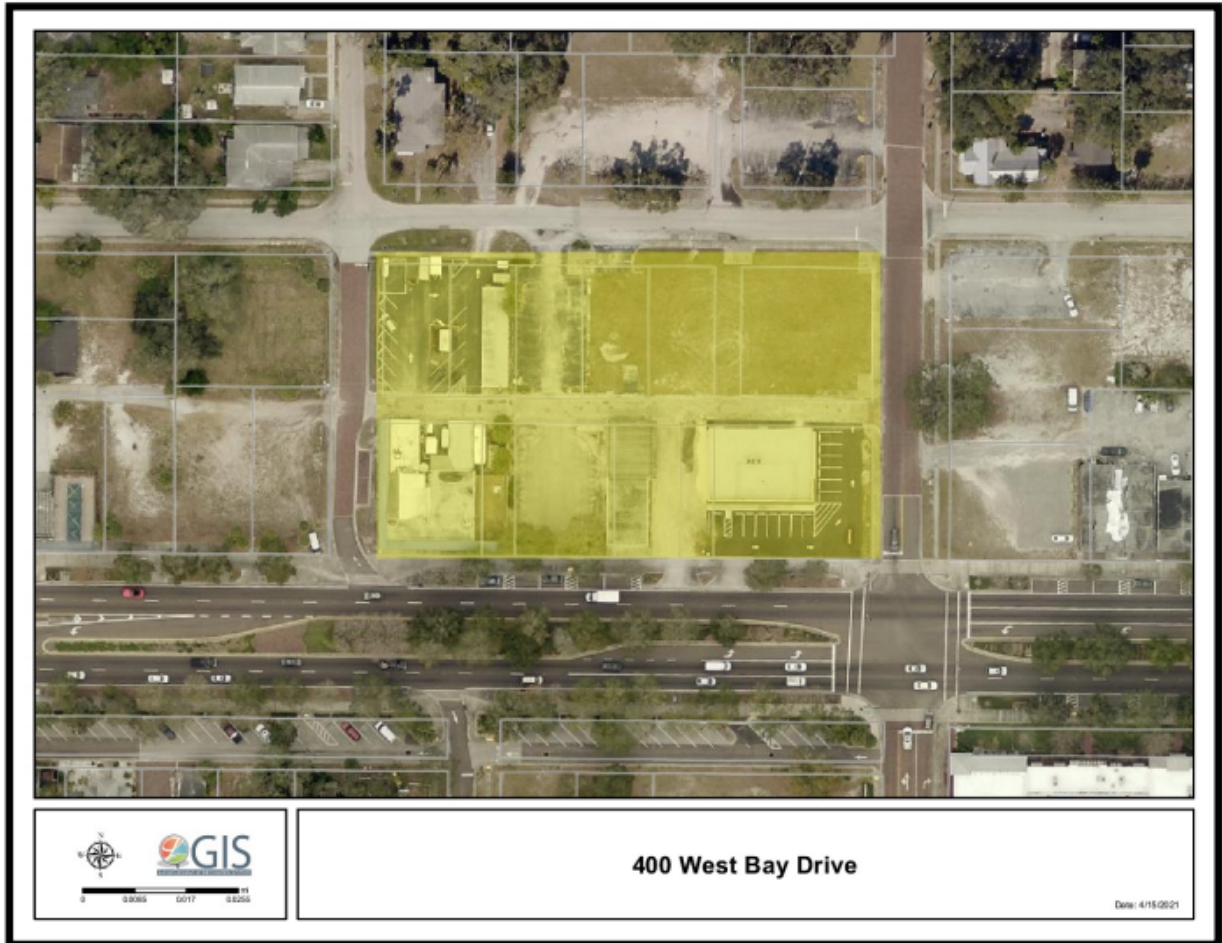


EXHIBIT B

Lots 17, 18, 19, 20, 21, and 22, Block 1, CENTRAL SUBDIVISION, according to the plat thereof recorded in Plat Book 16, Page 38, Public Records of Pinellas County, Florida.

Lots Eleven (11), Twelve (12) and Thirteen (13), in Block One (1), of CENTRAL SUBDIVISION, according to the map or plat thereof recorded in Plat Book 16, Page 38, Public Records of Pinellas County, Florida.

Lots 6, 7, 8, 9 and 10, Block 1, CENTRAL SUBDIVISION, according to the plat thereof recorded in Plat Book 16, Page 38, Public Records of Pinellas County, Florida.