

ORDINANCE NO. 2022-58

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS A REFERENDUM QUESTION PURSUANT TO THE CITY CHARTER REGARDING THE SALE OF APPROXIMATELY 87 ACRES OF REAL PROPERTY OWNED BY THE CITY LOCATED NORTH OF 8<sup>TH</sup> AVENUE SE AND SOUTH OF EAST BAY DRIVE; 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) received an unsolicited proposal to sell approximately 87 acres of city-owned property located north of 8<sup>th</sup> Avenue SE and south of East Bay Drive, a portion of which includes a landfill, as legally described and depicted on Exhibit A (the "Lot 14 Property") to Porter Development LLC for fair market value; and

WHEREAS, Porter Development, LLC desires to purchase the Lot 14 Property for the development and operation of a privately owned and operated recreational open space indoor and outdoor sports facility; and

WHEREAS, the City Charter contains certain limitations on the quasi-executive power of the City Commission to convey the city owned property; and

WHEREAS, specifically, section 2.12(b)(1) of the City Charter requires referendum approval for any conveyance of fee simple title to any real property owned by the city which exceed one and one-half (1.5) acres in area; and

WHEREAS, the City Commission wishes to call an election to allow the city's electorate to vote on the proposed conveyance 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.** A referendum election is hereby called and will be held on the 8<sup>th</sup> 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 conveyance of the Lot 14 Property to Porter Development, LLC. The question 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:

**Conveyance of City Owned Real Property to Porter Development, LLC**

Shall the City be authorized to convey fee simple title to approximately 87 acres of city-owned property located north of 8<sup>th</sup> Avenue SE and south of East Bay Drive, a portion of which includes a landfill, for fair market value to Porter Development, LLC for the development, operation, and maintenance of a privately owned and operated open space recreational indoor and outdoor sports complex, all as described in Ordinance No. 2022-58?

\_\_\_\_\_ YES - For the conveyance

\_\_\_\_\_ NO - Against the conveyance

**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: June 21, 2022

PASSED AND ENACTED  
ON SECOND AND  
FINAL READING:

July 19, 2022

CITY OF LARGO, FLORIDA

\_\_\_\_\_  
Mayor  
ATTEST:

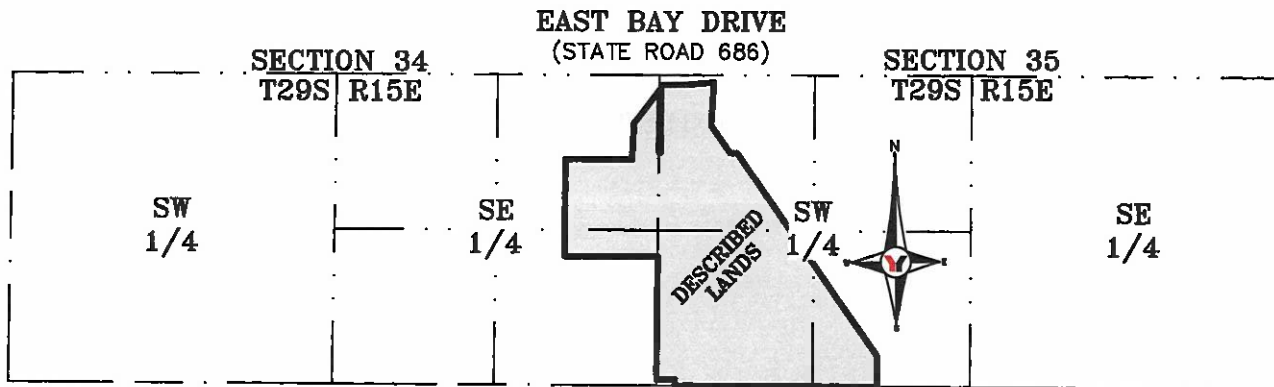
Reviewed and Approved:

*[Signature]*  
City Attorney

*[Signature]*  
City Clerk



EXHIBIT A



VICINITY MAP (NOT TO SCALE)

## DESCRIPTION

### Parcel 1

The East 800.00 feet of Lot 4, LARGO CENTRAL PARK, according to the map or plat thereof as recorded in Plat Book 115, Page 3, of the Public Records of Pinellas County, Florida.

### Parcel 2

A portion of Lots 7 and 8, in the Southwest 1/4 of Section 35, Township 29 South, Range 15 East, of Pinellas Groves, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows:

Commence at the West 1/4 corner of said Section 35 and go S 01°13'09" W., along the West boundary line of the Southwest 1/4 of the aforementioned Section 35, 87.03 feet to the South right-of-way line of East Bay Drive; thence N. 89°40'05" E., along said right-of-way line, 15.01 feet for a Point of Beginning, thence continuing N. 89°40'05" E., along said right-of-way line, 236.59 feet; thence N.85°57'20" E., along said right-of-way line, 226.60 feet; thence leaving said right-of-way line, S.04°38'16" W., 368.39 feet; thence S. 33°56'07" E., 289.45 feet, thence N. 89°08'34" W., 606.85 feet to a point on a line 15 feet east of and parallel to the aforementioned west boundary line of Section 35; thence N.01°13'09"E., along a line 15 feet east of and parallel to the aforementioned west boundary line of Section 35, 581.03 feet to the Point of Beginning.

(CONTINUED ON SHEET 2)

## NOTES

- THIS IS A SKETCH TO ACCOMPANY A DESCRIPTION AS DEFINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND IS NOT A FIELD SURVEY.
- BEARINGS SHOWN AS "(C)" HEREON ARE BASED ON GRID NORTH, AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, PER FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY MAP OF EAST BAY DRIVE (STATE ROAD 686), SECTION 15030-2531, HAVING A SIGNATURE DATE OF 4/20/1990 AND THE WEST LINE OF OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST BEING SOUTH 01°13'09" WEST.
- THIS DESCRIPTION IS BASED ON THE EXHIBIT 'A' OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE No. 2061-5939264, WITH A DATE OF MARCH 5, 2022. THE "LESS AND EXCEPT" IN PARCEL 4 AND THE PARCELS 3&4 COMBINED (WEST OF "100' LINE") DESCRIPTIONS ARE ORIGINAL DESCRIPTIONS AND WERE WRITTEN BY THIS SURVEYOR TO MORE SIMPLY DESCRIBE THE PORTIONS OF PARCELS 3 & 4 DESIRED BY THE CLIENT AND ARE NOT PREVIOUSLY FOUND IN THE PUBLIC RECORDS.

## LEGEND

(C)	= CALCULATED DIMENSION
(D)	= DEED/DESCRIPTION DIMENSION
(P)	= PLAT DIMENSION
COR	= CORNER
ORB##/##	= OFFICIAL RECORDS BOOK/PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POT	= POINT OF TERMINATION
PB##/##	= PLAT BOOK/PAGE
PBH##/##	= HILLSBOROUGH PLAT BOOK/PAGE
R/W	= RIGHT-OF-WAY
SEC	= SECTION
T##S	= TOWNSHIP ## SOUTH
R##E	= RANGE ## EAST

PREPARED FOR:  
Porter Development, LLC  
1281 S Lincoln Ave  
Clearwater, FL 33756

### East Bay Largo Site Sketch of Description

SECTION 34/35, TOWNSHIP 29 S., RANGE 15 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF	N/A	N/A
DRAWN	CPM	5/26/22
CHECKED	CPM	5/27/22
FIELD BOOK	N/A	
FIELD DATE	N/A	



### George F. Young, Inc.

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PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
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JOB NO.  
22005100SS

SHEET NO.

1 OF 6

# DESCRIPTION (CONTINUED FROM SHEET 1)

## Parcel 3

Commence at the Southwest corner of said Section 35, Township 29 South, Range 15 East, and run N 01°13'48" E., a distance of 958.00 feet to the Point of Beginning; thence continue N 01°13'48" E., a distance of 1045.15 feet to a point; Thence continue S 89°07'39" E., a distance of 1347.40 feet to a point; thence run S 01°07'11" W, a distance of 668.83 feet to a point; thence run S 89°04'49" E, a distance of 1350.13 feet to a point; thence run S 00°55'40" W, a distance of 1339.87 feet to a point; thence run N 88°59'10" W, a distance of 1241.51 feet to a point; thence run N 01°13'48" E, a distance of 348.00 feet to a point; thence run N 88°59'10" W, a distance of 164.35 feet to a point; thence run N 01°13'48" E, a distance of 610.00 feet to a point; thence run N 88°59'10" W., a distance of 1300.00 feet to the Point of Beginning.

LESS AND EXCEPT the following description of a Florida Power easement containing 6.301 acres and leaving the above description with a total acreage of 67.459 more or less:

Commence at the Southwest corner of the aforementioned Southwest 1/4 of Section 35, Township 29 South, Range 15 East, and run S 88°59'10" E, a distance of 1904.35 feet to the Point of Beginning of a Florida Power Easement as recorded in O.R. Book 1366, Page 530 in the Public Records of Pinellas County, Florida.

Thence continue S 88°59'10" E., a distance of 205.02 feet to a point; thence run N 01°46'55" E, 39.91 feet to a point; thence run N 00°11'20" E, a distance of 1122.27 feet to a point; thence run N 01°00'31" E, a distance of 176.80 feet to a point; thence run N 89°04'49" W, a distance of 205.00 feet to a point; thence run S 01°00'31" W, a distance of 177.93 feet to a point; thence run S 00°11'20" W, a distance of 1120.90 feet to a point; thence run S 01°46'55" W, a distance of 39.81 feet to the Point of Beginning.

LESS AND EXCEPT from the above those lands lying East of the following described line ("100' Line"):

Commence at the Southwest corner of said Section 35, Township 29 South, Range 15 East; thence along the West line of said Southwest 1/4, N 01°13'09"E, 2003.29 feet; thence leaving said line S 89°08'34"E, 682.74 feet for the Point of Beginning. Thence S 33°56'07"E, a distance of 2114.89 feet to the West line of those lands described in Official Records Book 1366, page 530 of the Public Records of Pinellas County, Florida; thence S 00°09'39"W along said West line a distance of 230.98 feet; thence S 01°45'14"W and continuing along said West line, a distance of 39.77 feet to the South line of said Section 35 and the Point of Termination, said Point lying S 89°00'51"E along said South line, a distance of 1904.35 feet from the Southwest corner of said Section 35.

AND


A strip land 150.00 feet wide, being located in the Southwest 1/4 of Section 35, Township 29 South, Range 15 East, Pinellas County, Florida, lying within 75.00 feet on each side of the following described center line:

Commence at the Southwest corner of said Section 35; Thence N 01°13'48" E, a distance of 2003.15 feet to a point; Thence S 89°07'39" E, a distance of 713.19 feet to the Point of Beginning; Thence N 33°55'27" W, a distance of 315.34 feet to a point; Thence N 04°38'56" E, a distance of 360.00 feet to the Point of Termination, said point also being on the South right-of-way line of East Bay Drive (S.R. 686).

(CONTINUED ON SHEET 3)

PREPARED FOR: Porter Development, LLC 1281 S Lincoln Ave Clearwater, FL 33756		East Bay Largo Site Sketch of Description SECTION 34/35, TOWNSHIP 29 S., RANGE 15 E.		REVISED	BY	DATE	DESCRIPTION
CREW CHIEF	N/A	DATE	N/A				
DRAWN	CPM	5/26/22					
CHECKED	CPM	5/27/22					
FIELD BOOK	N/A						
FIELD DATE	N/A						

 <p>Since 1919</p>	<p><b>George F. Young, Inc.</b></p> <p>299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701</p> <p>PHONE (727) 822-4317 FAX (727) 822-2919</p> <p>BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM</p> <p>CIVIL &amp; TRANSPORTATION ENGINEERING   ECOLOGY   GIS   LANDSCAPE ARCHITECTURE</p> <p>PLANNING   SURVEYING   SUBSURFACE UTILITY ENGINEERING</p> <p>GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA</p>	<p>JOB NO. 22005100SS</p> <p>SHEET NO. 2 OF 6</p>
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# DESCRIPTION (CONTINUED FROM SHEET 2)

## Parcel 4

That part of the Southwest 1/4 of Section 35, Township 29 South, Range 15 East, Public Records of Pinellas County, Florida, described as follows:

Commencing at the Southwest corner of said Southwest 1/4, for the Point of Beginning; thence run N 01°13'48" E, a distance of 958.00 feet; thence run S 88°59'10" E, a distance of 1300.00 feet; thence S 01°13'48" W, a distance of 610.00 feet; thence S 88°59'10" E, 164.35 feet; thence S 01°13'48" W, 348.00 feet to the South line of the Southwest 1/4, thence run West along the South line of said Southwest 1/4, a distance of 1463.00 feet more or less to the Point of Beginning.

LESS AND EXCEPT the South 50.00 feet of the West 160.9 feet of the Southwest 1/4 of said Section 35, being more particularly described as follows:


Beginning at the Southwest corner of said Southwest 1/4; thence run N 01°13'48" E along the West line of said Southwest 1/4, a distance of 50.00 feet to a point on a line lying 50.00 feet North of and parallel to the South line of the said Southwest 1/4; thence East along said line, a distance of 160.90 feet to a point on a line lying 30.00 feet East of and parallel to the Northerly extension of the West line of the Northwest 1/4 of Section 2, Township 30 South, Range 15 East; thence South along said line, a distance of 50.00 feet to the South line of said Southwest 1/4 of Section 35; thence West along said South line, a distance of 160.91 feet to the Point of Beginning.

## Parcel 3&4 Combined (West of "100' Line")

That portion of Parcels 3 & 4 lying West of "100' Line" being more particularly described as follows:

Commence at the Southwest corner of Section 35, Township 29 South, Range 15 East; thence N 01°13'09" E along the West line of said Southwest 1/4, a distance of 50.00 feet to the Point of Beginning; thence continuing N 01°13'09" E along said West line, a distance of 1953.29 feet to the Northwest corner of the first parcel described in Official Records Book 9909, page 1794 of the Public Records of Pinellas County, Florida; thence S 89°08'34" E along the North line of said first described parcel, a distance of 682.74 feet; thence S 33°56'07" E, a distance of 2114.89 feet to the West line of those lands described in Official Records Book 1366, page 530 of the Public Records of Pinellas County, Florida; thence S 00°09'39" W along said West line a distance of 230.98 feet; thence S 01°45'14" W and continuing along said West line, a distance of 39.77 feet to the South line of said Section 35; thence N 89°00'51" W along said South line, a distance of 1743.44 feet to a point on a line lying 30.00 feet East of and parallel to the Northerly extension of the West line of the Northwest 1/4 of Section 2, Township 30 South, Range 15 East; thence N 01°12'04" E along said parallel line, a distance of 50.00 feet to a point on a line lying 50.00 feet North of and parallel to the said South line of Section 35; thence N 89°00'51" W along said parallel line, a distance of 160.90 feet to the Point of Beginning.

Parcel 1, Parcel 2, & Parcel 3&4 Combined (West of "100' Line") containing 3,799,740.4 square feet, or 87.20334 acres, more or less.

PREPARED FOR: <b>Porter Development, LLC</b> 1281 S Lincoln Ave Clearwater, FL 33756		<b>East Bay Largo Site</b> <b>Sketch of Description</b> SECTION 34/35, TOWNSHIP 29 S., RANGE 15 E.		BY DATE DESCRIPTION
INITIALS DATE CREW CHIEF N/A N/A DRAWN CPM 5/26/22 CHECKED CPM 5/27/22 FIELD BOOK N/A FIELD DATE N/A	 <b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 FAX (727) 822-2819 BUSINESS ENTRY LB21 WWW.GEORGEFYOUNG.COM CIVIL & TRANSPORTATION ENGINEERING   ECOLOGY   GIS   LANDSCAPE ARCHITECTURE PLANNING   SURVEYING   SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA		JOB NO. <b>22005100SS</b> SHEET NO. <b>3 OF 6</b>	

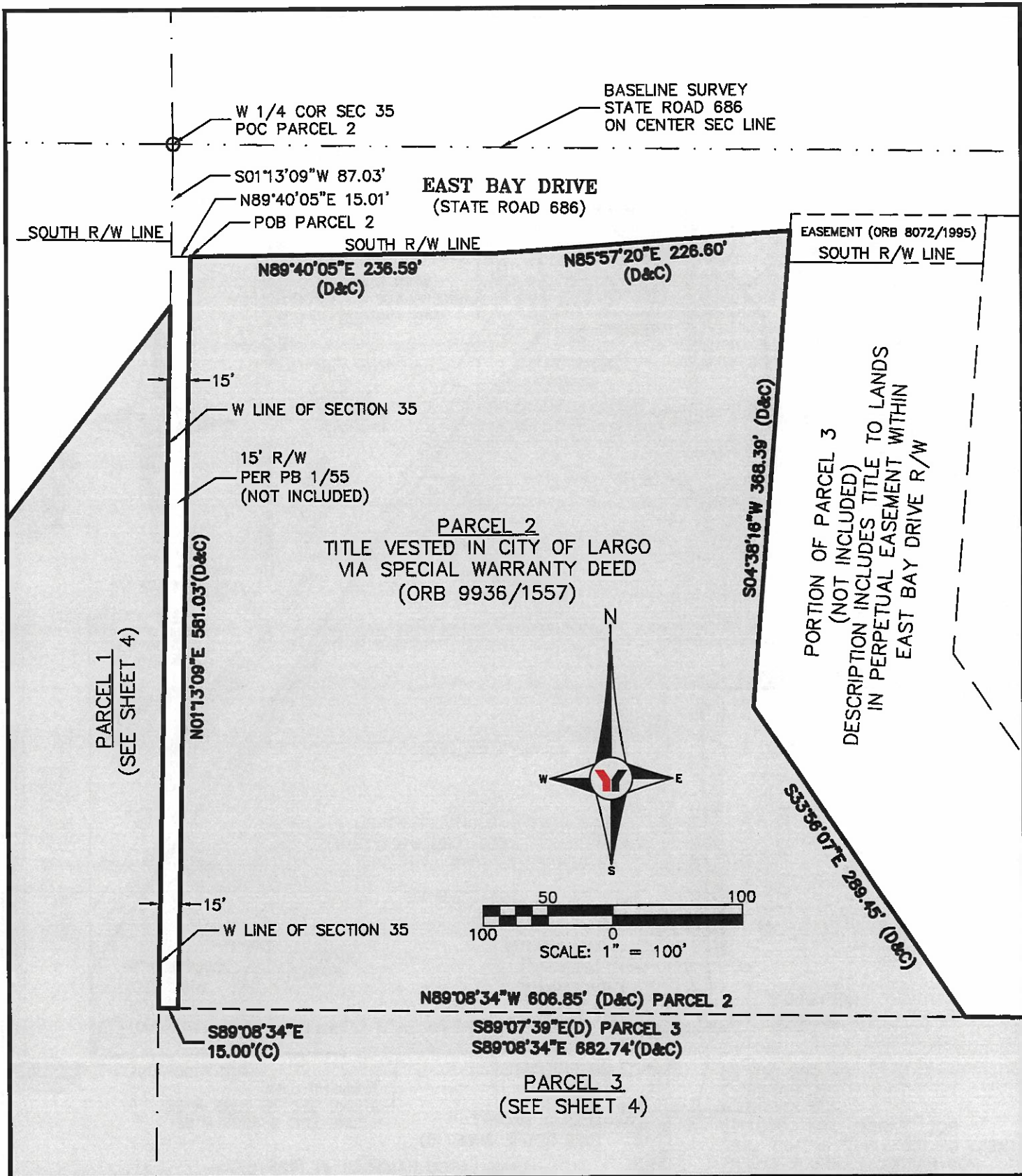
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PREPARED FOR:  
Porter Development, LLC  
1281 S Lincoln Ave  
Clearwater, FL 33756

### East Bay Largo Site Sketch of Description

SECTION 34/35, TOWNSHIP 29 S., RANGE 15 E.

REVISED	BY	DATE	DESCRIPTION

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DRAWN	CPM	5/26/22
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**George F. Young, Inc.**

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SHEET NO.  
**5 OF 6**

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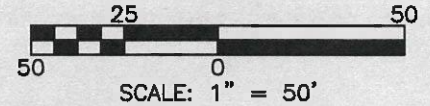
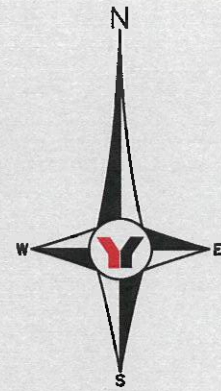
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LAKE ALISON  
SUBDIVISION PHASE II  
(PB 80/29)

N00°13'09"E 1953.29(D&C)  
PARCEL 3&4 COMBINED (WEST OF 100' LINE)

PARCEL 3&4 COMBINED  
(WEST OF "100' LINE")  
& PARCEL 4  
(SEE SHEET 4)



W LINE  
SEC 35

POB PARCEL 3&4 COMBINED  
(WEST OF "100' LINE")

S89°00'51"E 160.90'(C)  
EAST 160.90'(D)

30' E OF NORTHERLY  
EXTENSION OF E LINE  
OF SEC 2 T30S R15E

8th AVENUE SE  
(50' R/W N OF SEC LINE  
PER PB 80/29)

S LINE SEC 34  
T29S R15E

N01°13'48"E(D)  
N01°13'09"E  
50.00'(C)

PARCEL 4  
LESS & EXCEPT

S LINE SEC 35  
T29S R15E

N LINE SEC 3  
T30S R15E

WEST(D)  
N89°00'51"W  
160.91'(D&C)

SW COR SEC 35

POC PARCEL 3

POB PARCEL 4

POC PARCEL 3&4 COMBINED  
(WEST OF "100' LINE") & "100' LINE"

POB PARCEL 4 LESS & EXCEPT

NE 1/4 SEC 3  
T30S R15E &  
SUBDIVISION OF LAKE  
LARGO HAMMOCK #2  
(PBH 6/29)

DONEGAN ROAD

S01°12'04"W

W LINE OF SECTION 2  
T30S R15E

SOUTH(D)  
S01°12'04"W  
50.00'(D&C)

S LINE SW 1/4  
SEC 35

N LINE SEC 2  
T30S R15E

NW COR SEC 2

S01°12'04"W(C)

30' R/W E OF SEC LINE  
BY APPARENT OCCUPATION  
(NO WIDTH GIVEN ON PBH 6/25)

NW 1/4 SEC 2  
T30S R15E &  
LAKE LARGO  
HAMMOCK #1  
(PBH 6/25)

PREPARED FOR:

Porter Development, LLC  
1281 S Lincoln Ave  
Clearwater, FL 33756

### East Bay Largo Site Sketch of Description

SECTION 34/35, TOWNSHIP 29 S., RANGE 15 E.

REVISED

BY

DATE

DESCRIPTION

	INITIALS	DATE
CREW CHIEF	N/A	N/A
DRAWN	CPM	5/26/22
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SHEET NO.  
6 OF 6

