



# *City of Tarpon Springs, Florida*

324 E. PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FL 34688-5004  
(727) 938-3711

**MARK G. LECOURIS**  
**CITY MANAGER**

## MEMORANDUM

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**TO:** Honorable Mayor and Board of Commissioners

**FROM:** Mark G. LeCouris, City Manager

**DATE:** September 1, 2011

**SUBJECT:** Agenda Item #19 – Consider Proposal for City Purchase of Approximately 20 Acres of Property on Anclote Road (Formerly Linger-Longer MHP/RV Park)

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The following information has been requested to be included in the back-up for the agenda item.

**Bill Capps**  
6334 Greengrove Ct.  
Orlando, FL 32819

Enclosed is the information as requested for your review.

The property for sale is 20 Acres +/- and is located at 355 Anclote Road, Tarpon Springs, Florida. The property has direct Anclote River frontage of approximately 230 feet and a tidal canal extends into the property as well. The Gulf of Mexico is accessible by boat from the dock in about 5 minutes at idle speed. The land is cleared and this property is offered at \$6,750,000

All parcels are now in the city. Annexation was approved in October 2007. The property is zoned Residential/Multi Family with 243 units in total.

The following items are also available for you review upon request.

1. BOUNDARY SURVEY
2. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
3. TRAFFIC STUDY REPORT
4. VARIOUS PHOTOS AND MAPS

After your review, please let me know if you have further interest or questions.

Thank you for your consideration.

Sincerely,

Bill Capps

RECEIVED

SEP - 1 2011

CITY COMMISSION  
CITY OF TARPON SPRINGS

Phone: 407-264-9696

[bill@billcapps.com](mailto:bill@billcapps.com)

Fax: 407-345-8622



# Florida Department of Environmental Protection

Southwest District  
13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

Charlie Crist  
Governor

Jeff Kottkamp  
Lt. Governor

Michael W. Sole  
Secretary

Mr. William Walters, Managing Member  
Linger Longer Mobile HP, LLC  
P.O. Box 27  
Mountain Center, CA 92561-0027

Re: Consent Order OGC File No. 05-1055  
Linger Longer MHP WWTF  
Facility ID No. FLA012906  
Pinellas County

Dear Mr. Walters:

Consent Order OGC File No. 05-1055 addressed the issues referenced in Department Warning Letter No. WL05-0013DW52SWD, dated April 8, 2005. The effective date of the Consent Order was October 20, 2005. The corrective actions necessary to return the above-referenced facility to compliance have been completed.

An inspection of the Linger Longer Mobile Home Park Wastewater Treatment Facility on February 7, 2007 revealed that the park had completely ceased operations, wastewater flows had ceased and the facility had been appropriately abandoned.

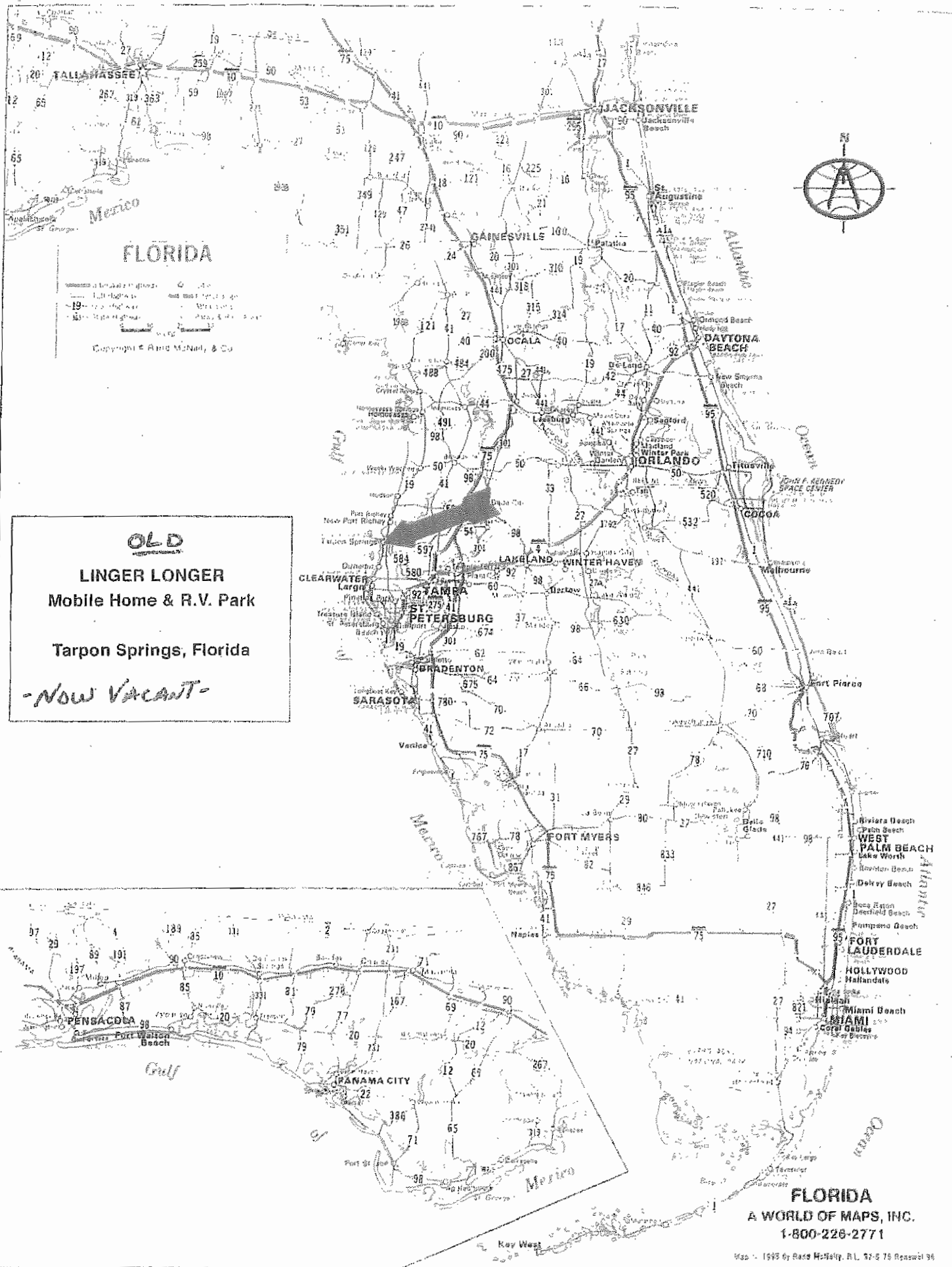
The Department is in receipt of payment of \$8,250.00 in penalties and costs, pursuant to paragraph 14 of the Consent Order.

The Department shall, therefore, close the case on this matter. Your efforts to remove this potential source of pollution are greatly appreciated. Should you have any questions, please contact Michele Duggan at (813) 632-7600, extension 335, or via e-mail: [michele.duggan@dep.state.fl.us](mailto:michele.duggan@dep.state.fl.us).

Sincerely,

Thomas Gucciardo  
Environmental Manager  
Domestic Wastewater Section  
Compliance/Enforcement

TG/mdd



**OLD**  
**LINGER LONGER**  
 Mobile Home & R.V. Park  
 Tarpon Springs, Florida  
*-NOW VACANT-*

**FLORIDA**  
 A WORLD OF MAPS, INC.  
 1-800-228-2771

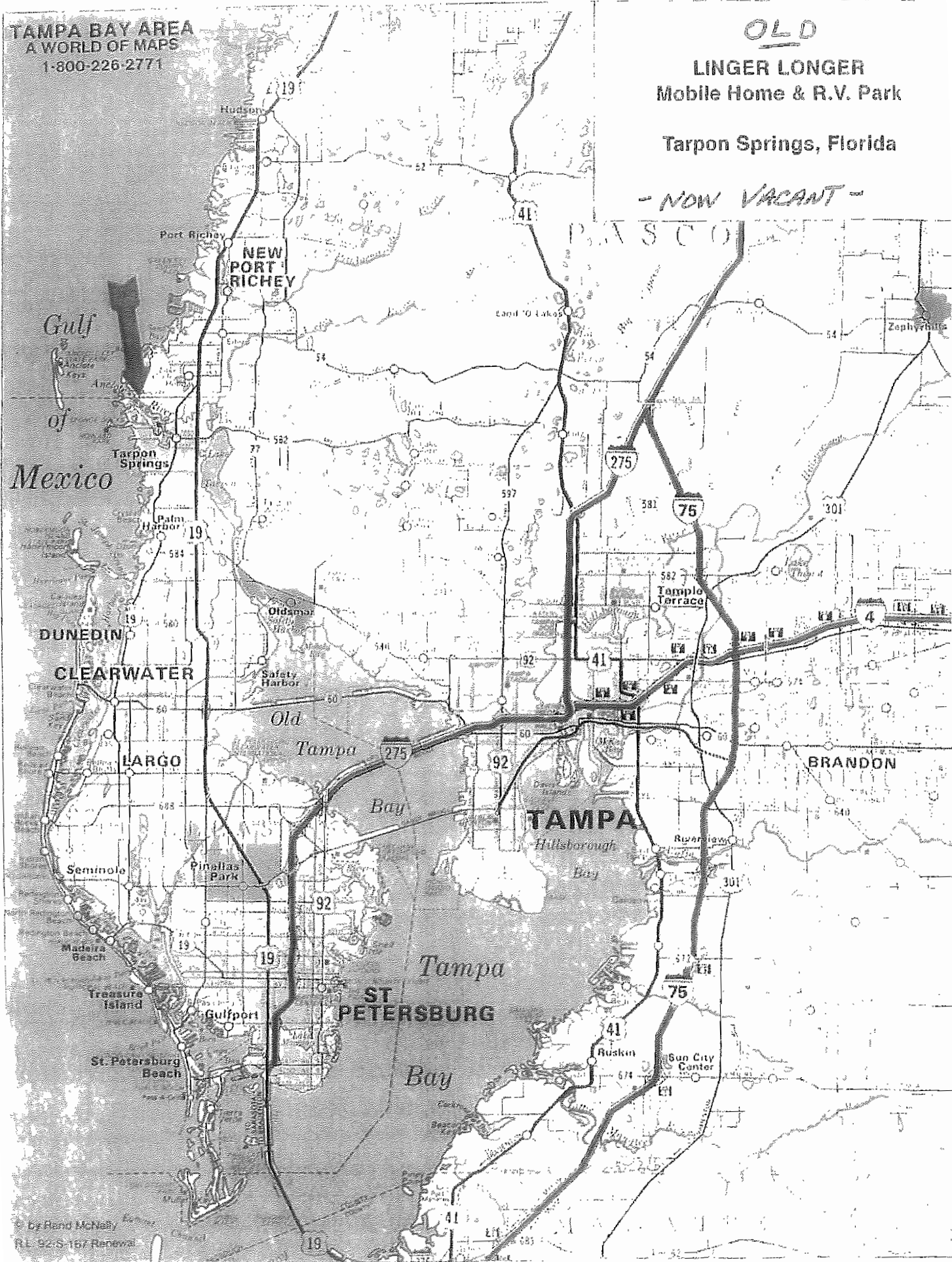
Map © 1995 by Rand McNally, B.L. 52-6 75 Revised 96

TAMPA BAY AREA  
A WORLD OF MAPS  
1-800-226-2771

OLD  
LINGER LONGER  
Mobile Home & R.V. Park

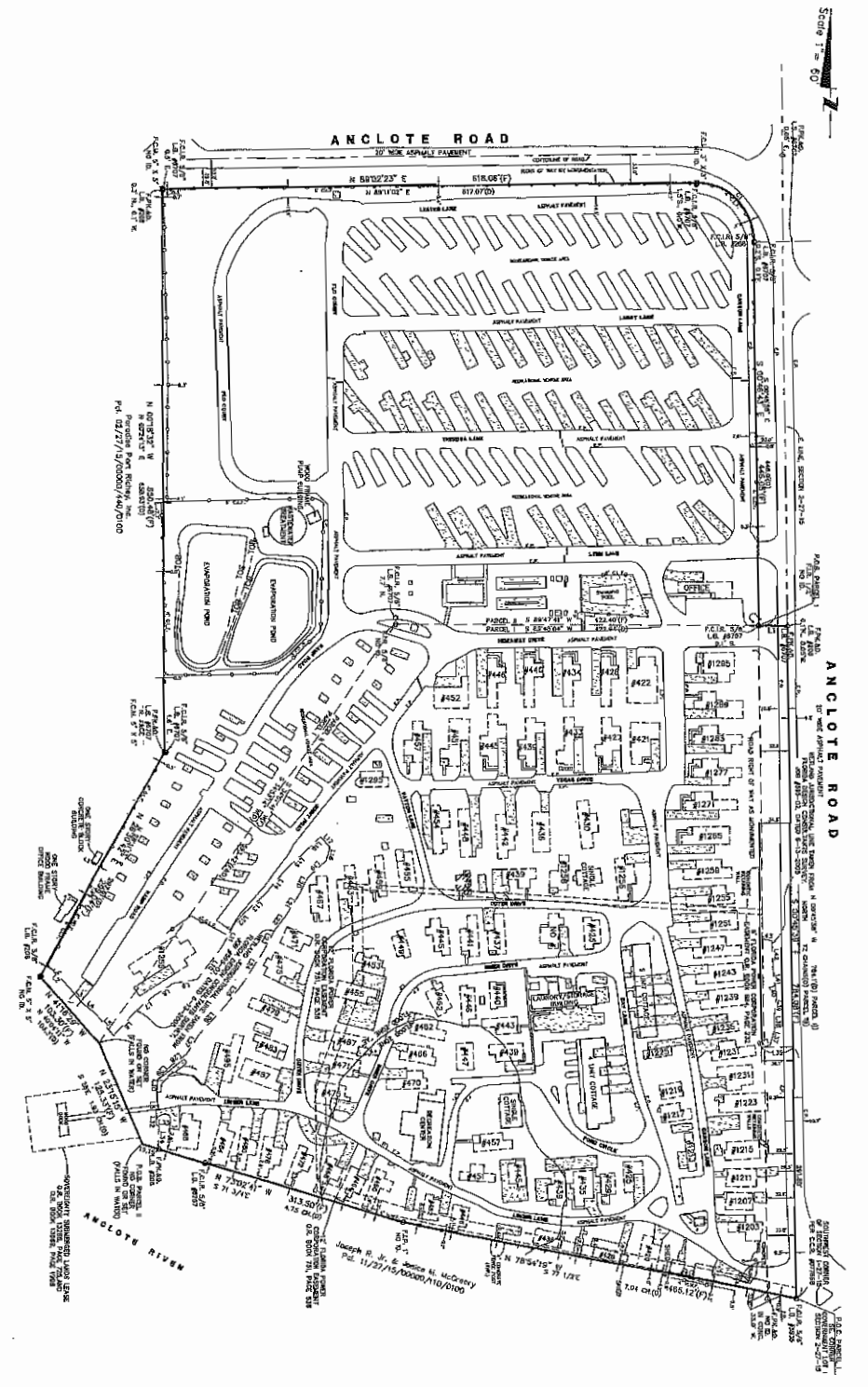
Tarpon Springs, Florida

- NOW VACANT -





SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA



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4	PAVEMENT DRIVE	1/2\"
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# Clearwater & North Pinellas Times

pinellas.tampabay.com

Wednesday, August 17, 2011 | PIN

## Waterfront purchase moves ahead

City's tab for land from spa is now at \$3.3 million. "It's a win-win," commissioner says.

BY DEMORRIS A. LEE  
Times Staff Writer

**SAFETY HARBOR** — The City Commission unanimously voted to move forward on an agreement to buy nearly 13 acres of property that abuts Old Tampa Bay, intending to make it a city park.

Since May, Safety Harbor has been in negotiations with the Safety Harbor Resort and Spa to purchase the land. The deal is part of a financial restructuring plan to get the resort out of bankruptcy.

"It's a win-win," Commissioner Nina Bandoni said at Monday night's meeting. "It's good for Safety Harbor residents and for the spa. It would be very bad for the city if the spa ceased to operate, so this helps them and helps our residents."

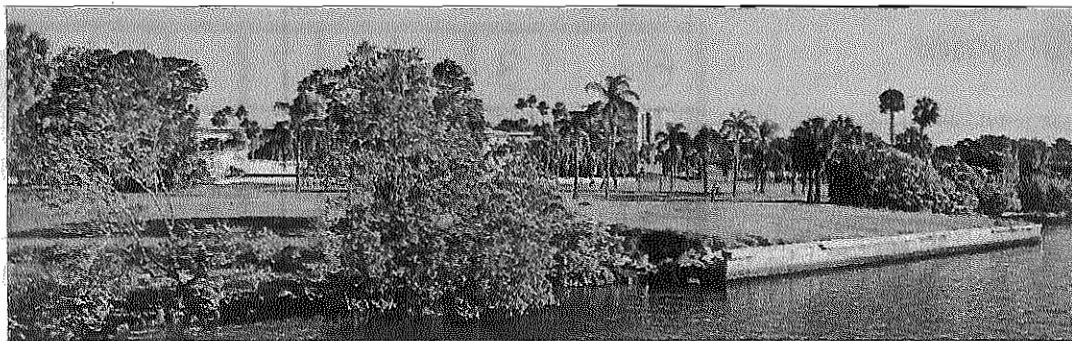
Commissioner Joe Ayoub, along with other board members, thanked the city's staff for negotiating the deal.

"I feel like we pushed pretty far," Ayoub said. "Overall, I think it would be a great addition to the city to have this parkland."

William E. Touloumis, president and CEO of

» See WATERFRONT, 6

## From the front page »



JIM DAMASKE | Times

Nearly 13 acres abutting Old Tampa Bay will likely be used as a park and for specific development approved by the resort.

» WATERFRONT continued from 1

## Spa's deal to sell land moves ahead

Olympia Development Group, which owns the 22-acre resort, was pleased with the commission's decision.

"It is moving in the right direc-

tion," he said.

Now that the commission has approved a land use agreement for the property, Safety Harbor will place \$100,000 in an escrow

account to set up the final purchase of the land. In addition, the commission authorized up to \$13,500 for a survey of the area and \$6,000 for an appraisal. The money is coming from property taxes generated from the city's Community Redevelopment Area.

The final sale price is predicated on the property appraisal. A \$3.3 million city tab was presented to the commission Monday. If the appraisal comes back for more than what the city has offered, the \$3.3 million offer will stand. If it's under that figure, the city can attempt to renegotiate the deal.

The property runs in a northern direction from Veterans Memorial Lane at the city's marina to Mullet Creek.

At a July 18 meeting, city commissioners required several changes to the spa's proposal before they were willing to agree to a deal. They rejected the proposal that the business be allowed to install a wedding platform or walkways on the property. The city also wanted an acre on the southern part of the land to come with no restrictions or commercial development, so the city can potentially build a restaurant or some other commercial structure there.

In addition, the city wanted the right to build a dock or pier on the property.

City staffers successfully negotiated those terms.

The resort's owners also got what they wanted in the negotiations.

The spa will get a 300-foot wide viewing corridor between the resort and Old Tampa Bay.

Within that area, the city can't built any vertical structures or put in any landscaping taller than 4 feet without the resort's permission.

No structure taller than 35 feet can be built on the southern portion. Also, the city can't construct a spa, resort or condominium on the land.

Last fall, the Safety Harbor Resort and Spa filed for protection under Chapter 11 of the U.S. Bankruptcy Code. Last month Judge Michael G. Williams accepted the resort's plan that moved it from bankruptcy. The plan reduces the spa's secured debt from \$30 million to just under \$14 million. Part of the plan is the sale of some of the spa's land to the city with the proceeds going to the spa's secured debt.

The Safety Harbor Resort and Spa is listed on state's register of historic places.

Contact Demorris A. Lee at dalee@sptimes.com or (727) 445-4174.