



City of Tarpon Springs, Florida

324 East Pine Street
Post Office Box 5004
Tarpon Springs, Florida 34689-5004
(727) 938-3711
Fax: (727) 937-8199
www.ctsfl.us

February 7, 2019

To: The Honorable Mayor and Board of Commissioners
From: Mark G. LeCouris, City Manager
Re: Acknowledgment of Non-Interest in Real Property

The City Attorney has prepared the attached document for the Board of Commissioner's consideration to assist Mr. Poulakidas' client with the situation described in the email below.

From: Thanasi Poulakidas [<mailto:Thanasi@brownalt.com>]
Sent: Wednesday, November 28, 2018 3:26 PM
To: Jay Daigneault <Jay@cityattorneys.legal>
Cc: Barbara Brown <barbara@brownalt.com>; Dawn Lombardo <dawn@brownalt.com>
Subject: Vacant Lot on Spruce Street, Tarpon Springs, FL 34689
Importance: High

Good morning, Jay:

This law office has been retained by the Stella Megaloudis Revocable Trust Dated 11/10/1999, regarding a vacant lot on Spruce Street in Tarpon Springs, FL (Parcel ID No. 12-27-15-75852-0050), and specifically, with regard to Lot No. 5. An aerial view of Lot 5, can be viewed at:

<https://www.pcpao.org/?pg=https://www.pcpao.org/general.php?strap=152712758520000050>

The City of Tarpon Springs owns the West 10 feet of Lot 5, and the East 10 feet of Lot 4, (the sliver directly in the middle of Lots 4 and 5) (Parcel ID No. 12-27-15-75852-000-0051). It appears that the City has owned this 10 foot sliver for quite some time (over 30 years). An aerial view of the City's 10 foot parcel between Lot 4 and Lot 5, can be viewed at:

<https://www.pcpao.org/?pg=https://www.pcpao.org/general.php?strap=152712758520000051>

The City's 10 foot parcel has a dirt road on it. -My guess, over the years, the dirt road has migrated as it currently encroaches and runs directly through our Client's property (Lot 5), by approximately 10 feet. I have attached two copies of a recent survey of my Client's property (Dated November 9, 2018). One copy is the original survey and the other is the identical survey which highlights the City's 10 foot parcel in conjunction with the dirt road.

My Client has been attempting to sell Lot 5 to a third parties, who ultimately expressed reservations as a result of the dirt road that now cuts directly through Lot 5.

Please feel free to call me at your convenience to discuss the same. If need be, I would be more than happy to arrange a brief sit down to discuss in person.

Sincerely,

Thanasi Poulakidas, Esq.
Brown & Associates Law & Title, P.A.
11373 Countryway Blvd.
Tampa, FL 33626
(813) 528-4044
(866) 863-7545 Toll Free
(813) 855-8485 Facsimile

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**ACKNOWLEDGMENT OF
NON-INTEREST IN REAL PROPERTY**

On this _____ day of February 2019, the City of Tarpon Springs, Florida, a municipal corporation of the state of Florida, hereby acknowledges that it does not have any interest in and to the following described real property:

Legal Description: Lot 5, less the West 10 feet, and all of Lots 6 and 7, RIVERVIEW SUBDIVISION, according to the plat thereof recorded in Plat Book 3, Page 17, public records of Public Records of Pinellas County, Florida.

Property Parcel ID #: 12-27-15-75852-000-0050

Site Address: Spruce Street, Tarpon Springs, Florida 34689.

IN WITNESS WHEREOF the undersigned have hereby affixed their hands and seals, the day and year first above written.

Attest

City of Tarpon Springs

Irene Jacobs, City Clerk

Chris Alahouzos, Mayor

Approved as to form:

Thomas J. Trask, B.C.S., City Attorney

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The forgoing instrument was acknowledged before me by Chris Alahouzos, as Mayor of the City of Tarpon Springs, Florida, a municipal corporation of the state of Florida, who is [] personally known to me or [] who produced a Florida driver's license or _____ as identification, this _____ day of _____, 2019.

Notary Public – State of Florida
(Seal)