

This instrument was prepared by:  
Marcella Faucette, Pinellas County Housing  
and Community Development Department  
310 Court Street, 1<sup>st</sup> Floor  
Clearwater, FL 33756

**FIRST AMENDMENT TO  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBAWARD  
LAND USE RESTRICTION AND SUBRECIPIENT AGREEMENT  
WITH THE CITY OF TARPON SPRINGS  
(Agreement No.: CD24TSCC)**

THIS FIRST AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBAWARD LAND USE RESTRICTION AND SUBRECIPIENT AGREEMENT (hereinafter FIRST AMENDMENT), is made and entered into by and between **Pinellas County** (hereinafter COUNTY), a political subdivision of the State of Florida, having its principal office at 315 Court Street, Clearwater, Florida 33756, and **The City of Tarpon Springs** (hereinafter CITY), a Florida municipality, having its principal office at 324 Pine Street, Tarpon Springs, Florida 34689.

THIS FIRST AMENDMENT shall be properly filed and recorded by the County in the official public records of Pinellas County, Florida and shall constitute an amendment to the restriction upon the use of the property, subject to and in accordance with the terms contained herein:

WHEREAS, COUNTY entered into a Community Development Block Grant Program Subaward Land Use Restriction and Subrecipient Agreement, Agreement No.: **CD24TSCC (AGREEMENT)**, with CITY on October 23, 2024, to provide, through the Pinellas County Housing and Community Development Department (DEPARTMENT), **\$90,000.00 (Ninety Thousand and NO/100 Dollars)** in Community Development Block Grant (CDBG) funds to CITY for facility improvements, as recorded in Official Records Book 22962, Pages 2607-2642 (hereinafter AGREEMENT); and

WHEREAS, the 2024-2025 Action Plan, approved by the Board in Resolution 24-46, identified funding be provided to CITY for facility rehabilitation including repaving the parking lot and replacing the facility's sign at the CITY'S Community Center, located at 400 South Walton Avenue, Tarpon Springs, FL 34689 (hereinafter PROJECT); and

WHEREAS, due to unforeseen delays in obtaining project materials and in the permitting process during the commencement of the rehabilitation project, the CITY will not be able to complete the PROJECT on or before the AGREEMENT expiration date of September 30, 2025; and

WHEREAS, the COUNTY will extend the AGREEMENT expiration date three (3) months to **December 31, 2025**, to allow time for PROJECT completion; and

WHEREAS, as a result of the extension of the term of the AGREEMENT for the PROJECT, the restricted period of the land use restriction will be extended three (3) months to **January 1, 2033**; and

WHEREAS, the Federal Award Date in Section 5. Specific Grant Information is being updated in this Amendment to include the actual Federal Award Date, which was not known at the time the AGREEMENT was executed.

NOW, THEREFORE, in consideration of the promises and mutual covenants, contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

**Article 1. Recitals.** The above recitals are true and correct and are incorporated herein by reference.

**Article 2. Amended Terms and Conditions.** The terms and conditions of the AGREEMENT are hereby amended and restated as follows:

**3. TERM OF SPECIFIC PERFORMANCE AGREEMENT; EFFECTIVE DATE**

This Agreement shall become valid and binding upon proper execution by the parties hereto, and unless terminated pursuant to the term herein, shall continue in full force and effect until **December 31, 2025**, or until COUNTY’S full and complete disbursement of funding to CITY, whichever comes first. CITY may use funds provided herein to cover eligible PROJECT expenses incurred by the CITY between **October 1, 2024, and December 31, 2025**.

Notwithstanding the termination of the AGREEMENT, the use restrictions referenced in section 7. Reversion of Assets; Land Use Restrictions, shall remain in full force and effect, restricting the use of the PROPERTY to the use outlined herein, from the Effective Date of this AGREEMENT until the end of the Restricted Period referenced in section 7. Reversion of Assets; Land Use Restrictions.

**5. SPECIFIC GRANT INFORMATION**

(d)	Federal Award Date	09/19/2024
(e)	Subaward Period of Performance Start and End Date	10/01/2024 - 12/31/2025

**7. REVERSION OF ASSETS; LAND USE RESTRICTIONS**

- 1) **Restricted Period:** Notwithstanding the termination of the AGREEMENT, the land use restrictions referenced herein shall remain in full force and effect, restricting the use of the PROPERTY to the use outlined herein, from the Effective Date of this AGREEMENT until **January 1, 2033** (RESTRICTED PERIOD).

**Article 3. Terms and Conditions.** Except as otherwise stated herein, the terms and conditions of the Agreement shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)



IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed on the last date of execution as shown below.

Signed, sealed, and delivered in the presence of:

**PINELLAS COUNTY, FLORIDA**

a political subdivision of the State of Florida

*Barry A. Burton*

By:

Name: Barry A. Burton

Title: County Administrator

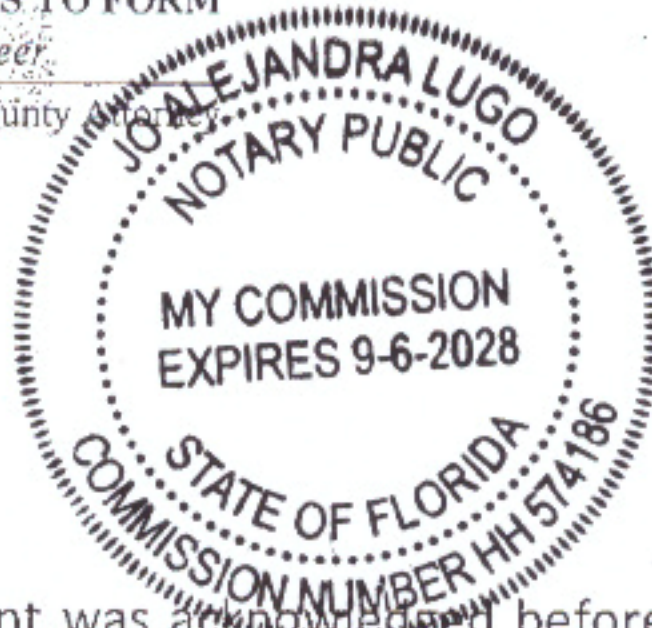
Address: 315 Court Street  
Clearwater, FL 33756

Date: August 15, 2025

APPROVED AS TO FORM

By: *Derrill McAteer*

Office of the County Clerk



STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of **August 2025**, by **Barry A. Burton, County Administrator, Pinellas County**, a political subdivision of the State of Florida, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

(NOTARY STAMP/SEAL ABOVE)

*Jo Alejandra Lugo*

(Signature)

Jo Alejandra Lugo

(Name of Notary, typed, printed, or stamped)

Signed, sealed, and delivered in the presence of:

**CITY: City of Tarpon Springs, a Florida Municipality**

By:

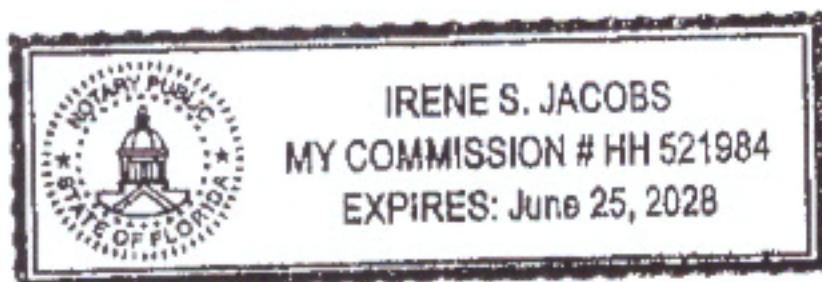
Name: John M. Koulianos, Mayor

Address: 324 Pine Street  
Tarpon Springs, FL 34689

Date: 8-12-2025

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of **August 2025**, by John M. Koulianos, **Mayor of City of Tarpon Springs**, a Florida Municipality, on behalf of the City, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



(NOTARY STAMP/SEAL ABOVE)

*Irene S. Jacobs*

(Signature)

Irene S. Jacobs

(Name of Notary, typed, printed, or stamped)