

HB 699

2012

1 A bill to be entitled
2 An act relating to the East Lake Tarpon Community,
3 Pinellas County; providing requirements for the
4 municipal annexation of the East Lake Tarpon
5 Community; requiring a referendum of the electors
6 within the community before such annexation; providing
7 exceptions; describing the community boundaries;
8 providing for expiration; providing an effective date.

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10 WHEREAS, East Lake Tarpon is an area surrounded on three
11 sides by a lake and the county lines of Pasco and Hillsborough
12 Counties and is situated in the northeastern area of
13 unincorporated Pinellas County, and

14 WHEREAS, East Lake Tarpon was developed as a predominantly
15 residential community, with most of the residents residing
16 within the deed-restricted communities of the East Lake Tarpon
17 area, and

18 WHEREAS, the residents of East Lake Tarpon are developing a
19 common vision of East Lake Tarpon's future as a family-oriented,
20 residential scenic community where small businesses and
21 commercial uses serve to complement and support area residents,
22 and the community is working with Pinellas County to adopt an
23 East Lake Tarpon Community Overlay within the Pinellas County
24 Comprehensive Plan that reflects the community's vision, and

25 WHEREAS, the residents of the East Lake Tarpon Community
26 pay ad valorem taxes to support and receive fire control
27 services from the East Lake Tarpon Fire Control District, NOW,
28 THEREFORE,

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Be It Enacted by the Legislature of the State of Florida:

Section 1. Annexation of territory by municipalities; communitywide referendum required.-

(1) Notwithstanding any other provision of law, a municipality within Pinellas County may not annex any unincorporated territory that is situated within the defined boundaries of the East Lake Tarpon Community on the effective date of this act unless the annexation of all of the territory within the boundaries of the East Lake Tarpon Community is approved by a majority vote of the electors of the East Lake Tarpon Community voting in a referendum called for that purpose.

(2) Notwithstanding subsection (1), and pursuant to section 171.044, Florida Statutes, a property owner may apply for and be granted voluntarily annexation into a municipality after approval of such application.

Section 2. Legal description; East Lake Tarpon Community.- All those lands situate, lying, and being within the herein described parcel:

The East Lake Tarpon Community is described by the following:

Begin at the Northeast Corner of Section 1, Township 27 South, Range 16 East, Pinellas County, Florida; thence run south along the said East Section Line (Hillsborough/Pinellas County Line) to the East-West Half Section Line of Section 1, Township 28 South,

57 | Range 16 East; thence West along said Half Section
 58 | Line to the Easterly right-of-way Line of Florida
 59 | Power Corporation; thence South along said right-of-
 60 | way Line to the East-West Half Section Line of Section
 61 | 12, Township 28 South, Range 16 East; thence East
 62 | along said Half Section Line to the Northeast Corner
 63 | of Florida Power Corporation Substation; thence South
 64 | along the East Line of said Substation to the South
 65 | Section Line of said Section 12; thence West along
 66 | said South Section Line to the North-South Center
 67 | Section Line of said Section 12; thence North along
 68 | said Center Section Line to the South Right-of-way
 69 | line of Florida Power Corporation; thence West along
 70 | said right-of-way Line to the West Line of Section 11,
 71 | Township 28 South, Range 16 East; thence North along
 72 | said West Line to the North right-of-way Line of said
 73 | Florida Power Corporation; thence East along said
 74 | right-of-way Line to the East Line of the Northwest
 75 | 1/4 of the Southwest 1/4 of said Section 12; thence
 76 | North along said Easterly Line to the East-West
 77 | Centerline of said Section 12, thence East along said
 78 | Centerline to the West Line of the East 1/2 of the
 79 | East 1/2 of the Northwest 1/4 of said Section 12;
 80 | thence North along said line to the North Section Line
 81 | of said Section 12; thence East along said line to the
 82 | North-South Centerline of Section 1, Township 28
 83 | South, Range 16 East; thence North along said line a
 84 | distance of 491.97 feet; thence North 75 00'00" east

85 to the West right-of-way Line of Florida Power
86 Corporation; thence North along said right-of-way Line
87 to the East-West Centerline of said Section 1; thence
88 West along said line a distance of 1,837.78 feet;
89 thence North to the South Line of the Northeast 1/4 of
90 the Northwest 1/4 of said Section 1; thence West along
91 said line to the West Line of the Northeast 1/4 of the
92 Northwest 1/4 of said Section 1; thence North along
93 said line to the North Line of the Southwest 1/4 of
94 the Southwest 1/4 of Section 36, Township 27 South,
95 Range 16 East; thence West along said line to the
96 North-South Centerline of Section 35, Township 27
97 South, Range 16 East; thence South along said line to
98 the South Section Line of said Section 35; thence West
99 along said Section Line to the Southwest corner of
100 said Section 35; thence South along the West Section
101 Line of Sections 2 and Section 11, Township 28 South,
102 Range 16 East to the North Section Line of Section 15,
103 Township 28 South, Range 16 East; thence West along
104 the North Line of said Section 15 to the North-South
105 Centerline of said Section; thence South along said
106 Section 15 North-South Centerline to the Northwest
107 corner of that parcel described in Official Records
108 Book 8989, Page 918 of the Public Records of Pinellas
109 County, Florida; thence along the Northerly boundary
110 line of said parcel to the Northeast property corner
111 thereof; thence along the Easterly boundary line of
112 said parcel to the Northerly right-of-way line of

113 Tampa Road (S.R. 584); thence in a Northwesterly
114 direction along said right-of-way line to the
115 Southerly Line of Florida Power Corporation; thence
116 Southwesterly along said Southerly Line to the
117 centerline of the Lake Tarpon Outfall Canal; thence
118 Northerly along the centerline of the Lake Tarpon
119 Outfall Canal into Lake Tarpon to its North-South
120 Centerline; thence Northerly along the North-South
121 Centerline of Lake Tarpon to the City Limit Line of
122 the City of Tarpon Springs on the Northern shoreline
123 of Lake Tarpon; thence along the City Limit Line of
124 Tarpon Springs around its Easterly point above Lake
125 Tarpon and then Westerly to the North-South Centerline
126 of Salt Lake; thence northerly along the North-South
127 Centerline of Salt Lake to the Centerline of the
128 Anclote River; thence Northeasterly along the
129 Centerline of the Anclote River to the Pasco-Pinellas
130 County Line; thence East along the Pasco/Pinellas
131 County Line to the Point of Beginning.
132 LESS any areas annexed into the corporate municipal
133 limits of Oldsmar or Tarpon Springs.
134 Section 3. This act expires September 30, 2022.
135 Section 4. This act shall take effect upon becoming a law.