

Council Substitute for
Committee Substitute for House Bill No. 1375

An act relating to the Tierra Verde Community, Pinellas County; providing requirements for the municipal annexation of the community; requiring a referendum of the electors within the community prior to such annexation; describing the community boundaries; providing an effective date.

WHEREAS, Tierra Verde is a group of small barrier islands situated in the southern area of unincorporated Pinellas County, served by a single two-lane bridge crossing the Intracoastal Waterway from St. Petersburg, and surrounded by navigable state waters, and

WHEREAS, Tierra Verde was developed as a predominantly residential community, with most of the residents residing within the deed-restricted community of the Tierra Verde Community Association, which includes the designated neighborhoods of Entrada, Monte Cristo, Pinellas Bayway, Sands Point, East Shore, and West Shore, and

WHEREAS, the majority of the neighborhoods of Tierra Verde are part of a master community association that provides and maintains services, functions, and amenities for the residents of Tierra Verde, and

WHEREAS, the residents of Tierra Verde have developed a common vision of Tierra Verde's future as a family-oriented, residential island community where small businesses and commercial uses serve to complement and support island residents; and, in recognition thereof, Pinellas County has adopted a Tierra Verde Community Overlay within the Pinellas County Comprehensive Plan that reflects the community's vision, and

WHEREAS, the residents of the Tierra Verde Community pay ad valorem taxes to support and receive fire control services from the Tierra Verde Fire Control District, and

WHEREAS, s. 171.031(11), Florida Statutes, states that a special act may prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, NOW, THEREFORE,

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

Section 1. Annexation of territory by municipalities; communitywide referendum required.—Notwithstanding any other provision of law, a municipality within Pinellas County may not annex any unincorporated territory situated within the defined boundaries of the Tierra Verde Community on the effective date of this act unless the annexation of all of the territory within the boundaries of the Tierra Verde Community is approved by a majority vote of the electors of the Tierra Verde Community voting in a referendum called for that purpose.

Section 2. Legal description; Tierra Verde Community.—All those lands situate, lying, and being within the herein described parcel:

A portion of fractional Sections 17, 18, 19, 20, 29, 30, 31, and 32, Township 32 South, Range 16 East, together with submerged lands and together with unsurveyed lands, lying in Pinellas County, Florida, being described as follows:

From the Southerly most corner of Lot 5, Block 23, TIERRA VERDE UNIT ONE, as recorded in Plat Book 57, Pages 42 through 55, Public Records of Pinellas County, Florida, as the Point of Commencement; thence North 30°52'53" East, along the East line of said Block 23 and the Northeasterly extension thereof, 1,187.95 feet to a point on the center of the main ship channel of Boca Ciega Bay, the same being the City Limits of the City of St. Petersburg; thence along said main ship channel of Boca Ciega Bay and City Limits of the City of St. Petersburg the following two courses and distances, (1) North 56°23'06" West 2,350.94 feet, (2) North 24°49'37" West 459.96 feet to the intersection with the Pass-a-Grille Channel, the same being the City Limits of the City of St. Pete Beach, said point being the Point of Beginning; thence along the said Pass-a-Grille Channel and the City Limits of the City of St. Pete Beach, the following four courses and distances: (1) South 49°04'05" West 2,741.70 feet, (2) South 38°55'13" West 1,201.77 feet, (3) South 21°58'42" West 1,202.38 feet, (4) South 11°52'59" East 2549.64 feet; thence departing said Pass-a-Grille Channel and City Limits of the City of St. Pete Beach, South 10°50'24" East 2,510.20 feet; thence South 48°30'09" East 740.07 feet; thence South 03°49'00" West 2,557.86 feet; thence South 37°18'04" East 6,807.92 feet; thence North 88°30'47" East 173.30 feet, more or less to a point on the West line of the City Limits of the City of St. Petersburg; thence along said West line of the City Limits of the City of St. Petersburg North 00°09'46" West 15,402.33 feet to a point on the aforesaid main ship channel of Boca Ciega Bay; thence along said main ship channel of Boca Ciega Bay continuing along the City Limits of the City of St. Petersburg, the following two courses and distances: (1) North 56°23'06" West 2,601.89 feet, (2) North 24°49'37" West 459.96 feet to the Point of Beginning.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor June 16, 2009.

Filed in Office Secretary of State June 16, 2009.