

CHAPTER 2012-243

Committee Substitute for House Bill No. 699

An act relating to the East Lake Tarpon Community, Pinellas County; providing requirements for the municipal annexation of the East Lake Tarpon Community; requiring a referendum of the electors within the community before such annexation; providing exceptions; describing the community boundaries; providing for expiration; providing an effective date.

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

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

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

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

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

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

(1) Notwithstanding section 171.0413, Florida Statutes, a municipality within Pinellas County may not annex any unincorporated territory that is situated within the defined boundaries of the East Lake Tarpon Community after 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, Range 16 East; thence West along said Half Section Line to the Easterly right-of-way Line of Florida Power Corporation; thence South along said right-of-way Line to the East-West Half Section Line of Section 12, Township 28 South, Range 16 East; thence East along said Half Section Line to the Northeast Corner of Florida Power Corporation Substation; thence South along the East Line of said Substation to the South Section Line of said Section 12; thence West along said South Section Line to the North-South Center Section Line of said Section 12; thence North along said Center Section Line to the South Right-of-way line of Florida Power Corporation; thence West along said right-of-way Line to the West Line of Section 11, Township 28 South, Range 16 East; thence North along said West Line to the North right-of-way Line of said Florida Power Corporation; thence East along said right-of-way Line to the East Line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 12; thence North along said Easterly Line to the East-West Centerline of said Section 12, thence East along said Centerline to the West Line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 12; thence North along said line to the North Section Line of said Section 12; thence East along said line to the North-South Centerline of Section 1, Township 28 South, Range 16 East; thence North along said line a distance of 491.97 feet; thence North 75 00'00" east to the West right-of-way Line of Florida Power Corporation; thence North along said right-of-way Line to the East-West Centerline of said Section 1; thence West along said line a distance of 1,837.78 feet; thence North to the South Line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 1; thence West along said line to the West Line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 1; thence North along said line to the North Line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 27 South, Range 16 East; thence West along said line to the North-South Centerline of Section 35, Township 27 South, Range 16 East; thence South along said line to the South Section Line of said Section 35; thence West along said Section Line to the Southwest corner of said Section 35; thence South along the West Section Line of Sections 2 and Section 11, Township 28 South, Range 16 East to the North Section Line of Section 15, Township 28 South, Range 16 East; thence West along the North Line of said Section 15 to the North-South Centerline of said Section; thence South along said Section 15 North-South Centerline to the Northwest corner of that parcel described in Official Records Book 8989, Page 918 of the Public Records of Pinellas County, Florida; thence along the Northerly boundary line of said parcel to the Northeast property corner thereof; thence along the Easterly boundary line of said parcel to the Northerly right-of-way line of Tampa Road (S.R. 584); thence in a Northwesterly direction along said right-of-way line to the Southerly

Line of Florida Power Corporation; thence Southwesterly along said Southerly Line to the centerline of the Lake Tarpon Outfall Canal; thence Northerly along the centerline of the Lake Tarpon Outfall Canal into Lake Tarpon to its North-South Centerline; thence Northerly along the North-South Centerline of Lake Tarpon to the City Limit Line of the City of Tarpon Springs on the Northern shoreline of Lake Tarpon; thence along the City Limit Line of Tarpon Springs around its Easterly point above Lake Tarpon and then Westerly to the North-South Centerline of Salt Lake; thence northerly along the North-South Centerline of Salt Lake to the Centerline of the Anclote River; thence Northeasterly along the Centerline of the Anclote River to the Pasco-Pinellas County Line; thence East along the Pasco/Pinellas County Line to the Point of Beginning.

LESS any areas annexed into the corporate municipal limits of Oldsmar or Tarpon Springs.

Section 3. This act expires September 30, 2022.

Section 4. This act shall take effect upon becoming a law.

Approved by the Governor April 13, 2012.

Filed in Office Secretary of State April 13, 2012.