

CHAPTER 2021-252

House Bill No. 1251

An act relating to the Water Street Tampa Improvement District, Hillsborough County; amending ch. 2018-183, Laws of Florida; revising the boundaries of the Water Street Tampa Improvement District; requiring a referendum; providing an effective date.

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

Section 1. Section 4 of chapter 2018-183, Laws of Florida, is amended to read:

Section 4. Legal description of the Water Street Tampa Improvement District.—The metes and bounds legal description of the district, within which there are no parcels of property owned by those who do not wish their property to be included within the district, is as follows:

That part of Section 24, Township 29 South, Range 18 East, and Section 19, Township 29 South, Range 19 East, all lying within the City of Tampa, Hillsborough County, Florida, lying within the following described boundaries to wit:

Begin at the intersection of the Centerline of Morgan Street and the Centerline of Garrison Avenue as shown on HENDRY & KNIGHT'S MAP OF THE GARRISON, per map or plat thereof as recorded in Plat Book 2, page 73, of the Public Records of Hillsborough County, Florida; run thence Easterly, along the centerline of said Garrison Avenue, (the same being an un-named street shown on REVISED MAP OF BELL'S ADDITION TO TAMPA per map or plat thereof as recorded in Plat Book 1, page 96 of the Public Records of Hillsborough County, Florida), to the Southerly projection of the Easterly boundary of the Tampa South Crosstown Expressway; run thence Northerly and Northeasterly, along said Easterly boundary as established by Official Record Book 3530, page 157, City of Tampa Ordinance 97-240, Official Record Book 3510, page 1148, Official Record Book 3509, page 108, City of Tampa Ordinance 2001-128, and Official Record Book 3826, page 184, of the Public Records of Hillsborough County, Florida, to the Northern-most corner of said Official Record Book 3826, page 184, said point lying on the West boundary of Nebraska Avenue as shown on aforementioned REVISED MAP OF BELL'S ADDITION TO TAMPA; run thence Easterly to the Centerline of said Nebraska avenue, the same being shown as Governor Avenue on MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida; run thence Northerly to the Centerline of Finley Street as shown on said MAP OF FINLEY AND CAESAR SUBDIVISION; run thence East to

the West boundary of Tangent Avenue (being shown as on un-named Avenue on said MAP OF FINLEY AND CAESAR SUBDIVISION; run thence Southerly, along said West boundary, to the Southeast corner of Lot 13, Block 15 of said Subdivision; run thence Southerly to the Northeast corner of Lot 6, Block 1 of A.W. GILCHRIST'S OAK GROVE ADDITION TO TAMPA per map or plat thereof as recorded in Plat Book 2, page 31, of the Public Records of Hillsborough County, Florida); run thence South, along the East boundary of Lots 6 and 16, Block 1, Lots 6 and 16, Block 4, and Lot 6, Block 5, and the projections thereof to the Easterly projection of the Centerline of Carew Avenue (also formerly known as Platt Street), as shown on CHAMBERLINS SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 104, of the Public Records of Hillsborough County, Florida; (the same being shown on HENDRY & KNIGHT'S MAP OF CHAMBERLAINS per map or plat thereof as recorded in Plat Book 5, page 10, of the Public Records of Hillsborough County, Florida); thence Easterly along said Centerline projection, to the Northeasterly projection of the Easterly boundary of Water Lot 70 of aforementioned HENDRY & KNIGHT'S MAP OF CHAMBERLAINS; run thence Southwesterly along said projection, Easterly boundary, and its Southwesterly projection, to the Centerline of Garrison Channel per the Tampa Port Authority Bulkhead Lines as established by Hillsborough County Port Authority on September 15, 1960, December 5, 1961, and April 5, 1963, and filed for record in Plat Book 42, page 37, of the Public Records of Hillsborough County, Florida; run thence Southwesterly along said Centerline to the Southerly projection of the Centerline of Franklin Street as shown on aforementioned HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said projection, and said Centerline, to the centerline of Water Street as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northeasterly along said Centerline to the Centerline of Florida Avenue as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to the Centerline of Carew Avenue as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northeasterly along said Centerline to the Centerline of Morgan Street as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to a point of intersection with the Southeasterly projection of the Southwesterly boundary of those lands described in Official Record Book 3166, page 225 of the Public Records of Hillsborough County, Florida; run thence along said projection and said Southwesterly boundary, to the Northwest corner of said lands; run thence along the Northerly boundary of said lands, and its Northeasterly projection, to the Centerline of aforementioned Morgan Street; run thence Northwesterly along said Centerline to the Centerline of Hampton Avenue (now known as Brorein Street) as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Southwesterly along said Centerline to the Southerly projection of the Easterly boundary of those lands described in Official Record Book 22204, page 1038 of the Public

Records of Hillsborough County, Florida; run thence Northwesterly along said projection and said Easterly Boundary, to the Northeast corner of said lands; run thence Southwesterly along the Northerly boundary of said lands, and its Westerly projection, to the Centerline of Florida Avenue as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to the Westerly projection of the Southerly boundary of those lands shown on map of survey prepared by Curtis G. Humphreys (Sullivan, Humphreys & Sullivan), dated November 13, 1958 (Order No. C2592), said map being on file with the City Tampa Survey Department, said boundary, being the some line as the North boundary of those lands described in Official Record Book 3565, page 1895, and Official Record Book 4041, page 1405, of the Public Records of Hillsborough County, Florida; run thence Northeasterly, along said boundary and its Easterly projection, to the Centerline of Morgan Street as shown on aforementioned REVISED MAP OF BELL'S ADDITION TO TAMPA; run thence Southeasterly along said Centerline to the centerline of aforementioned Garrison Avenue; run thence East, 2.0 feet, more or less, to the Point of Beginning.

ALSO:

All of Blocks 8, 9, and 10, and Lots 6, 8, and 10 through 15, inclusive, Block 11, MAP OF FINLEY AND CAESAR SUBDIVISION, according to the map or plat thereof, as recorded at Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida.

ALSO:

Begin at the Northern-most corner of those lands described in Official Record Book 3826, page 184, of the Public Records of Hillsborough County, Florida, said point lying on the West boundary of Nebraska Avenue as shown on REVISED MAP OF BELL'S ADDITION TO TAMPA per map or plat thereof as recorded in Plat Book 1, page 96 of the Public Records of Hillsborough County, Florida; run thence North along said West boundary to the northeast corner of Lot 8, Block 4 of said plat; run thence Easterly to the northwest corner of Lot 4, Block 10, MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida, said corner lying on the Southerly boundary of Curve Street; run thence easterly and southeasterly along said Southerly boundary to a point of intersection with the centerline of Finley Street as shown on said MAP OF FINLEY AND CAESAR SUBDIVISION; run thence West along said centerline of Finley Street to the centerline of aforementioned Nebraska Avenue; run thence south along said centerline of Nebraska Avenue to a point lying east of the Northern-most corner of those lands described in aforementioned Official Record Book 3826, page 184; run thence west to the Point of Beginning.

LESS AND EXCEPT THEREFROM:

Block 99 of HENDRY & KNIGHT’S MAP OF THE GARRISON, per map or plat thereof as recorded in Plat Book 2, page 73, of the Public Records of Hillsborough County, Florida, less that portion thereof conveyed to Tampa-Hillsborough County Expressway Authority by deed recorded in Official Record Book 3036, page 1173, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THEREFROM:

Track K and Lot 1, Block K, Water Street Tampa Subdivision – Subphase 1, per map or plat thereof as recorded in Plat Book 135, page 151, of the Public Records of Hillsborough County, Florida.

CONTAINING A TOTAL AREA OF 73.801 ACRES, PLUS OR MINUS.

~~Lots 6, 8, and 10 through 15, inclusive, of Block 11, MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida, together with those portions of Finley Street and vacated alleys abutting thereon.~~

Notwithstanding anything herein to the contrary, the boundary of the district shall not include any residential unit subjected to condominium ownership, as created by recording a condominium declaration in the public records of Hillsborough County.

Section 2. In the election provided for in section 3, each assessable acre or fraction thereof present in person or by proxy shall be counted as one vote pursuant to section 5(2)(b) of chapter 2018-183, Laws of Florida.

Section 3. This section and section 2 shall take effect upon becoming a law, and section 1 shall take effect upon approval by a majority vote of the owners of land within the area described in section 1 who are not exempt from ad valorem taxes or non-ad valorem assessments and who are present in person or by proxy at a landowners’ meeting to be held within 90 days after the effective date of this act. Such landowners’ meeting shall be noticed as provided in section 5(2)(a) of chapter 2018-183, Laws of Florida.

Approved by the Governor June 21, 2021.

Filed in Office Secretary of State June 21, 2021.