

## CHAPTER 2022-250

### Committee Substitute for House Bill No. 1231

An act relating to the East Lake Tarpon Community, Pinellas County; amending ch. 2012-243, Laws of Florida; revising boundaries; removing the municipal annexation expiration date; providing an effective date.

WHEREAS, the residents of East Lake Tarpon developed 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 worked with Pinellas County to adopt an East Lake Tarpon Community Overlay within the Pinellas County Comprehensive Plan that reflects the community's vision, in Pinellas County Ordinance No. 12-13, effective on May 1, 2012, and

WHEREAS, the Legislature, in chapter 2012-243, Laws of Florida, adopted requirements for the municipal annexation within the East Lake Tarpon Community, and

WHEREAS, the residents of the East Lake Tarpon Community wish to remove the expiration date for chapter 2012-243, Laws of Florida, and

WHEREAS, the Legislature wishes to update the legal description of the East Lake Tarpon Community, NOW, THEREFORE,

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

Section 1. Sections 2 and 3 of chapter 2012-243, Laws of Florida, are amended to read:

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 Lines of Section 1, Section 12, Section 13, Section 24, Section 25, and Section 36, all being in Township 27 South, Range 16 East, Pinellas County, Florida Line (Hillsborough/Pinellas County Line) and the East Line of the Northeast ¼ of Section 1, Township 28 South, Range 16 East, Pinellas County, Florida (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 Duke Energy as recorded in Official Records Book 2115, Page 335, Public Records of Pinellas County, 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 Duke

Energy parcel recorded in Official Records Book 3213, Page 102, Public Records of Pinellas County, Florida; thence South along the East Line of said Duke Energy parcel 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 Duke Energy as recorded in Official Records Book 2115, Page 335, Public Records of Pinellas County, 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 Duke Energy 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 the Northwest  $\frac{1}{4}$  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 North-South Centerline Line a distance of 491.97 feet; thence North 75 00'00" East to the West right-of-way Line of Duke Energy as recorded in Official Records Book 2115, Page 335, Public Records of Pinellas County, 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 Southeast corner North Line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 27 South, Range 16 East; thence North along the east Line of Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36 to the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36, Township 27 South, Range 16 East; thence West along the north Line of Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36 to the East-West Centerline of the Southeast  $\frac{1}{4}$  said Line to the North-South Centerline of Section 35, Township 27 South, Range 16 East; thence West along said Centerline 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 Lines Line of Section Sections 2 and Section 11, Township 28 South, Range 16 East to the Northeast corner 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 a Point of Intersection with the East line of the Northeast ¼ of Section 16, Township 28 South, Range 16 East; thence north along the East line of said Northeast ¼ to the Northeast corner of that parcel described in Official Records Book 4040, Page 772, Public Records of Pinellas County, Florida; thence west along the North boundary line of said parcel, to a Point of Intersection with the Northerly right-of-way of said Tampa Road (S.R. 584); thence northwesterly along said Northerly right-of-way to the intersection with the easterly extension of the Southerly right-of-way Line of that Duke Energy parcel described in Official Records Book 1498, Page 649, Public Records of Pinellas County, Florida; thence Southwesterly along said Southerly right-of-way Line and extension thereof to a Point of Intersection with the East line of the Southwest ¼ of the Southwest ¼ of Section 9, Township 28 South, Range 16 East; thence north along said East line, to the Southeast corner of that parcel described in Official Records Book 7483, Page 496, Public Records of Pinellas County, Florida; thence Westerly along the South line of said parcel to the Southwest corner thereof; thence north to the Southwest corner of that parcel described in Official Records Book 2966, Page 415, Public Records of Pinellas County, Florida; thence east along the South line of said parcel to the Southeast corner thereof; thence north along the East line of said parcel to the Northeast corner thereof; thence west along the North line of said parcel to the Northwest corner of said parcel recorded in Official Records Book 2966, Page 415, Public Records of Pinellas County, Florida; thence north to the Northeast corner of that parcel described in Official Records Book 2320, Page 24, Part “A”, Number 2, Public Records of Pinellas County, Florida; thence west along the North line of said parcel to the Southwest corner of that parcel described in Official Records Book 7028, Page 1591, Parcel 185, Public Records of Pinellas County, Florida; thence north along the West boundary line and the North extension thereof of said Official Records Book 7028, Page 1591, Parcel 185, Public Records of Pinellas County, Florida, to the Southwest corner of The Vinings Club At Boot Ranch Subdivision, according to the plat thereof as recorded in Plat Book 115, Page 91, Public Records of Pinellas County, Florida; thence north along the West line of said plat to the Southwest corner of Boot Ranch – Eagle Watch Phase C Replat Subdivision, according to the plat thereof as recorded in Plat Book 109, Page 64, Public Records of Pinellas County, Florida; thence north along the West line of said plat to the Southwest corner of Boot Ranch – Eagle Watch – Phase B-1 Subdivision, according to the plat thereof as recorded in Plat Book 104, Page 62, Public Records of Pinellas County, Florida; thence north and northeast along the West boundary line of said plat to the Southwest corner of Boot Ranch – Eagle Watch – Phase A Subdivision and the West corner of Lot 46, according to the plat thereof as recorded

in Plat Book 101, Page 83, Public Records of Pinellas County, Florida; thence northwest along the West boundary line of said plat to the most Northwest corner of Lot 48 of said Boot Ranch – Eagle Watch – Phase A Subdivision; thence east along the South boundary line of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 28 South, Range 16 East to the Southeast corner of the said North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4; thence north to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4; thence Northwesterly to the Northwest corner of Section 33, Township 27 South, Range 16 East; thence Northwesterly to a point on the North line of the Northwest  $\frac{1}{4}$  of Section 29, Township 27 South, Range 16 East, approximately 770 feet east of the Northwest corner of said Section 29; thence northerly to a point of the North line of Section 17, Township 27 South, Range 16 East, approximately 1800 feet west of the Northeast corner of said Section 17; thence north to the Southwest corner of that parcel described in Official Records Book 4561, Page 400, Public Records of Pinellas County, Florida; thence meander northeasterly along the North water line of Lake Tarpon to the most Southwest corner of Tarpon Landing Subdivision, according to the plat thereof as recorded in Plat Book 91, Page 9, Public Records of Pinellas County, Florida; thence north along the West boundary line of Government Lot 4 in the Southeast  $\frac{1}{4}$  of Fractional Section 8, Township 27 South, Range 16 East to the Northwest corner of said Government Lot 4; thence west to the Southeast corner of Lot 1, of said Tarpon Landing Subdivision; thence west 13.41 feet along the South boundary line of said Lot 1; thence southwest, west, north, west, and north along the boundary of that parcel as described in Official Records Book 11112, Page 294, Public Records of Pinellas County, Florida, to the Southwest corner of said Lot 1; thence west along the East-West center line of said Section 8 to the East boundary of that parcel as described in Official Records Book 21316, Page 951, Public Records of Pinellas County, Florida; thence south, westerly, and north along the boundary of said parcel, to said East-West center line of Section 8; thence west along said East-West center line of Section 8 to the West boundary line of that parcel as described in Official Records Book 14470, Page 1625, Public Records of Pinellas County, Florida; thence north along said West boundary line to the Southerly right-of-way of Richard Ervin Parkway; thence northeasterly along said Southerly right-of-way to the Northwest corner of said Plat Book 91, Page 9, Public Records of Pinellas County, Florida; thence north along the extended West boundary line of said Plat Book 91, Page 9, Public Records of Pinellas County, Florida, to the North right-of-way line of Keystone Road as it exists now or in the future; thence southeasterly along said Keystone Road right-of-way to the Southeast corner of that parcel as described in Official Records Book 16605, Page 1434, Public Records of Pinellas County, Florida; thence north along the East boundary line of said parcel and the East boundary line of Lot 10, Tampa Tarpon Springs Land Company, according to the plat thereof as recorded in Plat Book 1, Page 116, Public Records of

Hillsborough County, Florida, of which Pinellas County was formerly a part, to the Northeast corner of said Lot 10, also being the Northwest corner of Lot 11 of said Tampa Tarpon Springs Land Company; thence east along the North boundary line of said Lot 11 to the Southwest corner of the East ½ of Lot 4 of said Tampa Tarpon Springs Land Company; thence north, along the West boundary line of said East ½ of Lot 4, to the North boundary line of said Lot 4; thence west, along the North boundary line of said Lot 4, to the Southwest corner of Lot 2, of said Tampa Tarpon Springs Land Company; thence north, along the West boundary line of Lot 2, to the Northwest corner of that parcel as described in Official Records Book 18378, Page 1752, Public Records of Pinellas County, Florida; thence east, along the North boundary line of said parcel and the North boundary line of that parcel as described in Official Records Book 14113, Page 1834, Public Records of Pinellas County, Florida, and a 15 foot easterly extension thereof, to a point on the West line of Section 9, Township 27 South, Range 16 East, also being a point on the West boundary line of that parcel as described in Official Records Book 20302, Page 1729, Public Records of Pinellas County, Florida; thence south, along the West boundary line of said parcel to the Southwest corner of thereof; thence east, along the South boundary line of said parcel to the most Southeast corner thereof; thence north, to the Northwest corner of that parcel as described in Official Records Book 18565, Page 1741, Public Records of Pinellas County, Florida; thence east, along the North boundary line of said parcel, to the Northeast corner thereof, said point also being a point on the West right-of-way line of East Lake Drive; thence north along said West right-of-way line of East Lake Drive to the north line of the NW ¼ of said Section 9; thence west, along said north line of the NW ¼ to the Northeast corner of said Section 9; thence south, along the West line of said Section 9 to the Southeast corner of that parcel as described in Official Records Book 21281, Page 129, Public Records of Pinellas County, Florida; thence westerly along the southerly boundary of said parcel, to the Southwest corner thereof; thence northwesterly along the West boundary line of said parcel, to the Southerly right-of-way line of North Highland Avenue; thence southwesterly along said Southerly right-of-way line and south and southwesterly along the east right-of-way line of North Highland Avenue as it exists now or in the future, to a Point of Intersection of the North boundary line of that parcel as described in Official Records Book 19603, Page 265, Public Records of Pinellas County, Florida; thence east along the North boundary line of said parcel to the Northeast corner thereof; thence south along the East boundary line of said parcel to the Southeast corner thereof, also being the Northeast corner of that parcel as described in Official Records Book 16684, Page 151, Public Records of Pinellas County, Florida; thence south along the East boundary line of said parcel, to the North right-of-way line of Keystone Road; thence southwesterly along said North right-of-way line to a point on the East-West center line of Section 8, Township 27 South, Range 16 East; thence west along said East-West center line to the Northwest Corner of Part “B”, being part of that parcel as described

in Official Records Book 9165, Page 1290, Public Records of Pinellas County, Florida; thence north to the Southwest corner of that parcel as described in Official Records Book 18575, Page 2453, Public Records of Pinellas County, Florida; thence northerly to the most southwesterly corner of that parcel as described in Official Records Book 17654, Page 2223, Public Records of Pinellas County, Florida; thence north to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 8; thence east along the North line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 8 to the Northwest corner of that parcel as described in Official Records Book 18539, Page 2652, Public Records of Pinellas County, Florida; thence Northerly to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 27 South, Range 16 East; thence north to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 5 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 2. This act shall take effect upon becoming a law.

Approved by the Governor June 24, 2022.

Filed in Office Secretary of State June 24, 2022.