

1 A bill to be entitled
2 An act relating to the Tierra Verde Community, Pinellas
3 County; providing requirements for the municipal
4 annexation of the community; requiring a referendum of the
5 electors within the community prior to such annexation;
6 describing the community boundaries; providing that
7 annexation ordinances not adopted in the manner required
8 by this act are not valid or effective, regardless of when
9 adopted; providing an effective date.

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

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

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

26 WHEREAS, the residents of Tierra Verde have developed a
27 common vision of Tierra Verde's future as a family-oriented,
28 residential island community where small businesses and

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29 commercial uses serve to complement and support island
 30 residents; and, in recognition thereof, Pinellas County has
 31 adopted a Tierra Verde Community Overlay within the Pinellas
 32 County Comprehensive Plan that reflects the community's vision,
 33 and

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

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

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

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

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

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57 A portion of fractional Sections 17, 18, 19, 20, 29,
58 30, 31, and 32, Township 32 South, Range 16 East,
59 together with submerged lands and together with
60 unsurveyed lands, lying in Pinellas County, Florida,
61 being described as follows:

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63 From the Southerly most corner of Lot 5, Block 23,
64 TIERRA VERDE UNIT ONE, as recorded in Plat Book 57,
65 Pages 42 through 55, Public Records of Pinellas
66 County, Florida, as the Point of Commencement; thence
67 North 30°52'53" East, along the East line of said
68 Block 23 and the Northeasterly extension thereof,
69 1,187.95 feet to a point on the center of the main
70 ship channel of Boca Ciega Bay, the same being the
71 City Limits of the City of St. Petersburg; thence
72 along said main ship channel of Boca Ciega Bay and
73 City Limits of the City of St. Petersburg the
74 following two courses and distances, (1) North
75 56°23'06" West 2,350.94 feet, (2) North 24°49'37" West
76 459.96 feet to the intersection with the Pass-a-Grille
77 Channel, the same being the City Limits of the City of
78 St. Pete Beach, said point being the Point of
79 Beginning; thence along the said Pass-a-Grille Channel
80 and the City Limits of the City of St. Pete Beach, the
81 following four courses and distances: (1) South
82 49°04'05" West 2,741.70 feet, (2) South 38°55'13" West
83 1,201.77 feet, (3) South 21°58'42" West 1,202.38 feet,
84 (4) South 11°52'59" East 2549.64 feet; thence

85 departing said Pass-a-Grille Channel and City Limits
 86 of the City of St. Pete Beach, South 10°50'24" East
 87 2,510.20 feet; thence South 48°30'09" East 740.07
 88 feet; thence South 03°49'00" West 2,557.86 feet;
 89 thence South 37°18'04" East 6,807.92 feet; thence
 90 North 88°30'47" East 173.30 feet, more or less to a
 91 point on the West line of the City Limits of the City
 92 of St. Petersburg; thence along said West line of the
 93 City Limits of the City of St. Petersburg North
 94 00°09'46" West 15,402.33 feet to a point on the
 95 aforesaid main ship channel of Boca Ciega Bay; thence
 96 along said main ship channel of Boca Ciega Bay
 97 continuing along the City Limits of the City of St.
 98 Petersburg, the following two courses and distances:
 99 (1) North 56°23'06" West 2,601.89 feet, (2) North
 100 24°49'37" West 459.96 feet to the Point of Beginning.

101 Section 3. Validity and effectiveness of annexation
 102 ordinances.--An annexation ordinance that is not adopted in
 103 the manner required by this act is not valid or effective,
 104 whether adopted before, on, or after the effective date of
 105 this act.

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