

ENROLLED

HB 1251

2021 Legislature

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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

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26 plat thereof as recorded in Plat Book 2, page 73, of
27 the Public Records of Hillsborough County, Florida;
28 run thence Easterly, along the centerline of said
29 Garrison Avenue, (the same being an un-named street
30 shown on REVISED MAP OF BELL'S ADDITION TO TAMPA per
31 map or plat thereof as recorded in Plat Book 1, page
32 96 of the Public Records of Hillsborough County,
33 Florida), to the Southerly projection of the Easterly
34 boundary of the Tampa South Crosstown Expressway; run
35 thence Northerly and Northeasterly, along said
36 Easterly boundary as established by Official Record
37 Book 3530, page 157, City of Tampa Ordinance 97-240,
38 Official Record Book 3510, page 1148, Official Record
39 Book 3509, page 108, City of Tampa Ordinance 2001-128,
40 and Official Record Book 3826, page 184, of the Public
41 Records of Hillsborough County, Florida, to the
42 Northern-most corner of said Official Record Book
43 3826, page 184, said point lying on the West boundary
44 of Nebraska Avenue as shown on aforementioned REVISED
45 MAP OF BELL'S ADDITION TO TAMPA; run thence Easterly
46 to the Centerline of said Nebraska avenue, the same
47 being shown as Governor Avenue on MAP OF FINLEY AND
48 CAESAR SUBDIVISION per map or plat thereof as recorded
49 in Plat Book 1, page 84, of the Public Records of
50 Hillsborough County, Florida; run thence Northerly to

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51 the Centerline of Finley Street as shown on said MAP
52 OF FINLEY AND CAESAR SUBDIVISION; run thence East to
53 the West boundary of Tangent Avenue (being shown as on
54 un-named Avenue on said MAP OF FINLEY AND CAESAR
55 SUBDIVISION; run thence Southerly, along said West
56 boundary, to the Southeast corner of Lot 13, Block 15
57 of said Subdivision; run thence Southerly to the
58 Northeast corner of Lot 6, Block 1 of A.W. GILCHRIST'S
59 OAK GROVE ADDITION TO TAMPA per map or plat thereof as
60 recorded in Plat Book 2, page 31, of the Public
61 Records of Hillsborough County, Florida); run thence
62 South, along the East boundary of Lots 6 and 16, Block
63 1, Lots 6 and 16, Block 4, and Lot 6, Block 5, and the
64 projections thereof to the Easterly projection of the
65 Centerline of Carew Avenue (also formerly known as
66 Platt Street), as shown on CHAMBERLINS SUBDIVISION per
67 map or plat thereof as recorded in Plat Book 1, page
68 104, of the Public Records of Hillsborough County,
69 Florida; (the same being shown on HENDRY & KNIGHT'S
70 MAP OF CHAMBERLAINS per map or plat thereof as
71 recorded in Plat Book 5, page 10, of the Public
72 Records of Hillsborough County, Florida); thence
73 Easterly along said Centerline projection, to the
74 Northeasterly projection of the Easterly boundary of
75 Water Lot 70 of aforementioned HENDRY & KNIGHT'S MAP

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76 OF CHAMBERLAINS; run thence Southwesterly along said
77 projection, Easterly boundary, and its Southwesterly
78 projection, to the Centerline of Garrison Channel per
79 the Tampa Port Authority Bulkhead Lines as established
80 by Hillsborough County Port Authority on September 15,
81 1960, December 5, 1961, and April 5, 1963, and filed
82 for record in Plat Book 42, page 37, of the Public
83 Records of Hillsborough County, Florida; run thence
84 Southwesterly along said Centerline to the Southerly
85 projection of the Centerline of Franklin Street as
86 shown on aforementioned HENDRY & KNIGHT'S MAP OF THE
87 GARRISON; run thence Northwesterly along said
88 projection, and said Centerline, to the centerline of
89 Water Street as shown on said HENDRY & KNIGHT'S MAP OF
90 THE GARRISON; run thence Northeasterly along said
91 Centerline to the Centerline of Florida Avenue as
92 shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON;
93 run thence Northwesterly along said Centerline to the
94 Centerline of Carew Avenue as shown on said HENDRY &
95 KNIGHT'S MAP OF THE GARRISON; run thence Northeasterly
96 along said Centerline to the Centerline of Morgan
97 Street as shown on said HENDRY & KNIGHT'S MAP OF THE
98 GARRISON; run thence Northwesterly along said
99 Centerline to a point of intersection with the
100 Southeasterly projection of the Southwesterly boundary

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101 of those lands described in Official Record Book 3166,
102 page 225 of the Public Records of Hillsborough County,
103 Florida; run thence along said projection and said
104 Southwesterly boundary, to the Northwest corner of
105 said lands; run thence along the Northerly boundary of
106 said lands, and its Northeasterly projection, to the
107 Centerline of aforementioned Morgan Street; run thence
108 Northwesterly along said Centerline to the Centerline
109 of Hampton Avenue (now known as Brorein Street) as
110 shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON;
111 run thence Southwesterly along said Centerline to the
112 Southerly projection of the Easterly boundary of those
113 lands described in Official Record Book 22204, page
114 1038 of the Public Records of Hillsborough County,
115 Florida; run thence Northwesterly along said
116 projection and said Easterly Boundary, to the
117 Northeast corner of said lands; run thence
118 Southwesterly along the Northerly boundary of said
119 lands, and its Westerly projection, to the Centerline
120 of Florida Avenue as shown on said HENDRY & KNIGHT'S
121 MAP OF THE GARRISON; run thence Northwesterly along
122 said Centerline to the Westerly projection of the
123 Southerly boundary of those lands shown on map of
124 survey prepared by Curtis G. Humphreys (Sullivan,
125 Humphreys & Sullivan), dated November 13, 1958 (Order

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126 No. C2592), said map being on file with the City Tampa
 127 Survey Department, said boundary, being the some line
 128 as the North boundary of those lands described in
 129 Official Record Book 3565, page 1895, and Official
 130 Record Book 4041, page 1405, of the Public Records of
 131 Hillsborough County, Florida; run thence
 132 Northeasterly, along said boundary and its Easterly
 133 projection, to the Centerline of Morgan Street as
 134 shown on aforementioned REVISED MAP OF BELL'S ADDITION
 135 TO TAMPA; run thence Southeasterly along said
 136 Centerline to the centerline of aforementioned
 137 Garrison Avenue; run thence East, 2.0 feet, more or
 138 less, to the Point of Beginning.

139
 140 ALSO:

141
 142 All of Blocks 8, 9, and 10, and Lots 6, 8, and 10
 143 through 15, inclusive, Block 11, MAP OF FINLEY AND
 144 CAESAR SUBDIVISION, according to the map or plat
 145 thereof, as recorded at Plat Book 1, page 84, of the
 146 Public Records of Hillsborough County, Florida.

147
 148 ALSO:

149
 150 Begin at the Northern-most corner of those lands

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151 described in Official Record Book 3826, page 184, of
 152 the Public Records of Hillsborough County, Florida,
 153 said point lying on the West boundary of Nebraska
 154 Avenue as shown on REVISED MAP OF BELL'S ADDITION TO
 155 TAMPA per map or plat thereof as recorded in Plat Book
 156 1, page 96 of the Public Records of Hillsborough
 157 County, Florida; run thence North along said West
 158 boundary to the northeast corner of Lot 8, Block 4 of
 159 said plat; run thence Easterly to the northwest corner
 160 of Lot 4, Block 10, MAP OF FINLEY AND CAESAR
 161 SUBDIVISION per map or plat thereof as recorded in
 162 Plat Book 1, page 84, of the Public Records of
 163 Hillsborough County, Florida, said corner lying on the
 164 Southerly boundary of Curve Street; run thence
 165 easterly and southeasterly along said Southerly
 166 boundary to a point of intersection with the
 167 centerline of Finley Street as shown on said MAP OF
 168 FINLEY AND CAESAR SUBDIVISION; run thence West along
 169 said centerline of Finley Street to the centerline of
 170 aforementioned Nebraska Avenue; run thence south along
 171 said centerline of Nebraska Avenue to a point lying
 172 east of the Northern-most corner of those lands
 173 described in aforementioned Official Record Book 3826,
 174 page 184; run thence west to the Point of Beginning.
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176 LESS AND EXCEPT THEREFROM:
 177
 178 Block 99 of HENDRY & KNIGHT'S MAP OF THE GARRISON, per
 179 map or plat thereof as recorded in Plat Book 2, page
 180 73, of the Public Records of Hillsborough County,
 181 Florida, less that portion thereof conveyed to Tampa-
 182 Hillsborough County Expressway Authority by deed
 183 recorded in Official Record Book 3036, page 1173, of
 184 the Public Records of Hillsborough County, Florida.

185
 186 ALSO LESS AND EXCEPT THEREFROM:

187
 188 Track K and Lot 1, Block K, Water Street Tampa
 189 Subdivision - Subphase 1, per map or plat thereof as
 190 recorded in Plat Book 135, page 151, of the Public
 191 Records of Hillsborough County, Florida.

192
 193 CONTAINING A TOTAL AREA OF 73.801 ACRES, PLUS OR
 194 MINUS.

195
 196 ~~Lots 6, 8, and 10 through 15, inclusive, of Block 11,~~
 197 ~~MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat~~
 198 ~~thereof as recorded in Plat Book 1, page 84, of the~~
 199 ~~Public Records of Hillsborough County, Florida,~~
 200 ~~together with those portions of Finley Street and~~

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201 ~~vacated alleys abutting thereon.~~

202

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

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

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