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A bill to be entitled
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, which is set to expire on
September 30, 2022, and

WHEREAS, the residents of the East Lake Tarpon Community
wish to extend the expiration date for Chapter 2012-243, Laws of
Florida, for 10 years to September 30, 2032, and

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

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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 1/4 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,

51 Public Records of Pinellas County, Florida ~~Power~~
 52 ~~Corporation;~~ thence South along said right-of-way Line
 53 to the East-West Half Section Line of Section 12,
 54 Township 28 South, Range 16 East; thence East along
 55 said Half Section Line to the Northeast corner of Duke
 56 Energy parcel recorded in Official Records Book 3213,
 57 Page 102, Public Records of Pinellas County, Florida;
 58 thence South along the East Line of said Duke Energy
 59 parcel ~~said right-of-way Line to the East-West Half~~
 60 ~~Section Line of Section 12, Township 28 South, Range~~
 61 ~~16 East;~~ ~~thence East along said Half Section Line to~~
 62 ~~the Northeast corner of Florida Power Corporation~~
 63 ~~Substation;~~ ~~thence South along the East Line of said~~
 64 ~~Substation~~ to the South Section Line of said Section
 65 12; thence West along said South Section Line to the
 66 North-South Center Section Line of said Section 12;
 67 thence North along said Center Section Line to the
 68 South right-of-way Line of Duke Energy as recorded in
 69 Official Records Book 2115, Page 335, Public Records
 70 of Pinellas County, ~~Florida Power Corporation;~~ thence
 71 West along said right-of-way Line to the West Line of
 72 Section 11, Township 28 South, Range 16 East; thence
 73 North along said West Line to the North right-of-way
 74 Line of said Duke Energy ~~Florida Power Corporation;~~
 75 thence East along said right-of-way Line to the East

76 | Line of the Northwest 1/4 of the Southwest 1/4 of said
 77 | Section 12; thence North along said Easterly Line to
 78 | the East-West Centerline of said Section 12, thence
 79 | East along said Centerline to the West Line of the
 80 | East 1/2 of the East 1/2 of the Northwest 1/4 of said
 81 | Section 12; thence North along said Line to the North
 82 | ~~Section~~ Line of the Northwest 1/4 of said Section 12;
 83 | thence East along said Line to the North-South
 84 | Centerline of Section 1, Township 28 South, Range 16
 85 | East; thence North along said North-South Centerline
 86 | ~~Line~~ a distance of 491.97 feet; thence North 75 00'00"
 87 | East to the West right-of-way Line of Duke Energy as
 88 | recorded in Official Records Book 2115, Page 335,
 89 | Public Records of Pinellas County, Florida ~~Power~~
 90 | ~~Corporation~~; thence North along said right-of-way Line
 91 | to the East-West Centerline of said Section 1; thence
 92 | West along said Line a distance of 1,837.78 feet;
 93 | thence North to the South Line of the Northeast 1/4 of
 94 | the Northwest 1/4 of said Section 1; thence West along
 95 | said Line to the West Line of the Northeast 1/4 of the
 96 | Northwest 1/4 of said Section 1; thence North along
 97 | said Line to the Southeast corner ~~North Line~~ of the
 98 | Southwest 1/4 of the Southwest 1/4 of Section 36,
 99 | Township 27 South, Range 16 East; thence North along
 100 | the east Line of Southwest 1/4 of the Southwest 1/4 of

101 said Section 36 to the Northeast corner of the
 102 Southwest 1/4 of the Southwest 1/4 of said Section 36,
 103 Township 27 South, Range 16 East; thence West along
 104 the north Line of Southwest 1/4 of the Southwest 1/4
 105 of said Section 36 to the East-West Centerline of the
 106 Southeast 1/4 ~~said Line to the North-South Centerline~~
 107 of Section 35, Township 27 South, Range 16 East;
 108 thence West along said Centerline to the North-South
 109 Centerline of Section 35, Township 27 South, Range 16
 110 East; thence South along said Line to the South
 111 Section Line of said Section 35; thence West along
 112 said Section Line to the Southwest corner of said
 113 Section 35; thence South along the West Section Lines
 114 ~~Line of Section Sections~~ 2 and Section 11, Township 28
 115 South, Range 16 East to the Northeast corner ~~North~~
 116 ~~Section Line~~ of Section 15, Township 28 South, Range
 117 16 East; thence West along the North Line of said
 118 Section 15 to the North-South Centerline of said
 119 Section; thence South along said Section 15 North-
 120 South Centerline to the Northwest corner of that
 121 parcel described in Official Records Book 8989, Page
 122 918 of the Public Records of Pinellas County, Florida;
 123 thence along the Northerly boundary Line of said
 124 parcel to the Northeast property corner thereof;
 125 thence along the Easterly boundary Line of said parcel

126 to the Northerly right-of-way Line of Tampa Road (S.R.
127 584); thence in a Northwesterly direction along said
128 right-of-way Line to a Point of Intersection with the
129 East line of the Northeast 1/4 of Section 16, Township
130 28 South, Range 16 East; thence north along the East
131 line of said Northeast 1/4 to the Northeast corner of
132 that parcel described in Official Records Book 4040,
133 Page 772, Public Records of Pinellas County, Florida;
134 thence west along the North boundary line of said
135 parcel, to a Point of Intersection with the Northerly
136 right-of-way of said Tampa Road (S.R. 584); thence
137 northwesterly along said Northerly right-of-way to the
138 intersection with the easterly extension of the
139 Southerly right-of-way Line of that Duke Energy parcel
140 described in Official Records Book 1498, Page 649,
141 Public Records of Pinellas County, Florida; thence
142 Southwesterly along said Southerly right-of-way Line
143 and extension thereof to a Point of Intersection with
144 the East line of the Southwest 1/4 of the Southwest
145 1/4 of Section 9, Township 28 South, Range 16 East;
146 thence north along said East line, to the Southeast
147 corner of that parcel described in Official Records
148 Book 7483, Page 496, Public Records of Pinellas
149 County, Florida; thence Westerly along the South line
150 of said parcel to the Southwest corner thereof; thence

151 north to the Southwest corner of that parcel described
 152 in Official Records Book 2966, Page 415, Public
 153 Records of Pinellas County, Florida; thence east along
 154 the South line of said parcel to the Southeast corner
 155 thereof; thence north along the East line of said
 156 parcel to the Northeast corner thereof; thence west
 157 along the North line of said parcel to the Northwest
 158 corner of said parcel recorded in Official Records
 159 Book 2966, Page 415, Public Records of Pinellas
 160 County, Florida; thence north to the Northeast corner
 161 of that parcel described in Official Records Book
 162 2320, Page 24, Part "A", Number 2, Public Records of
 163 Pinellas County, Florida; thence west along the North
 164 line of said parcel to the Southwest corner of that
 165 parcel described in Official Records Book 7028, Page
 166 1591, Parcel 185, Public Records of Pinellas County,
 167 Florida; thence north along the West boundary line and
 168 the North extension thereof of said Official Records
 169 Book 7028, Page 1591, Parcel 185, Public Records of
 170 Pinellas County, Florida, to the Southwest corner of
 171 The Vinings Club At Boot Ranch Subdivision, according
 172 to the plat thereof as recorded in Plat Book 115, Page
 173 91, Public Records of Pinellas County, Florida; thence
 174 north along the West line of said plat to the
 175 Southwest corner of Boot Ranch - Eagle Watch Phase C

176 Replat Subdivision, according to the plat thereof as
 177 recorded in Plat Book 109, Page 64, Public Records of
 178 Pinellas County, Florida; thence north along the West
 179 line of said plat to the Southwest corner of
 180 Boot Ranch - Eagle Watch - Phase B-1 Subdivision,
 181 according to the plat thereof as recorded in Plat Book
 182 104, Page 62, Public Records of Pinellas County,
 183 Florida; thence north and northeast along the West
 184 boundary line of said plat to the Southwest corner of
 185 Boot Ranch - Eagle Watch - Phase A Subdivision and the
 186 West corner of Lot 46, according to the plat thereof
 187 as recorded in Plat Book 101, Page 83, Public Records
 188 of Pinellas County, Florida; thence northwest along
 189 the West boundary line of said plat to the most
 190 Northwest corner of Lot 48 of said Boot Ranch - Eagle
 191 Watch - Phase A Subdivision; thence east along the
 192 South boundary line of the North 3/4 of the West 1/2
 193 of the Southeast 1/4 of the Northwest 1/4 of Section
 194 4, Township 28 South, Range 16 East to the Southeast
 195 corner of the said North 3/4 of the West 1/2 of the
 196 Southeast 1/4 of the Northwest 1/4 of Section 4;
 197 thence north to the Northwest corner of the Northeast
 198 1/4 of the Northeast 1/4 of the Northwest 1/4 of said
 199 Section 4; thence Northwesterly to the Northwest
 200 corner of Section 33, Township 27 South, Range 16

201 East; thence Northwesterly to a point on the North
 202 line of the Northwest 1/4 of Section 29, Township 27
 203 South, Range 16 East, approximately 770 feet east of
 204 the Northwest corner of said Section 29; thence
 205 northerly to a point of the North line of Section 17,
 206 Township 27 South, Range 16 East, approximately 1800
 207 feet west of the Northeast corner of said Section 17;
 208 thence north to the Southwest corner of that parcel
 209 described in Official Records Book 4561, Page 400,
 210 Public Records of Pinellas County, Florida; thence
 211 meander northeasterly along the North water line of
 212 Lake Tarpon to the most Southwest corner of Tarpon
 213 Landing Subdivision, according to the plat thereof as
 214 recorded in Plat Book 91, Page 9, Public Records of
 215 Pinellas County, Florida; thence north along the West
 216 boundary line of Government Lot 4 in the Southeast 1/4
 217 of Fractional Section 8, Township 27 South, Range 16
 218 East to the Northwest corner of said Government Lot 4;
 219 thence west to the Southeast corner of Lot 1, of said
 220 Tarpon Landing Subdivision; thence west 13.41 feet
 221 along the South boundary line of said Lot 1; thence
 222 southwest, west, north, west, and north along the
 223 boundary of that parcel as described in Official
 224 Records Book 11112, Page 294, Public Records of
 225 Pinellas County, Florida, to the Southwest corner of

226 said Lot 1; thence west along the East-West center
 227 line of said Section 8 to the East boundary of that
 228 parcel as described in Official Records Book 21316,
 229 Page 951, Public Records of Pinellas County, Florida;
 230 thence south, westerly, and north along the boundary
 231 of said parcel, to said East-West center line of
 232 Section 8; thence west along said East-West center
 233 line of Section 8 to the West boundary line of that
 234 parcel as described in Official Records Book 14470,
 235 Page 1625, Public Records of Pinellas County, Florida;
 236 thence north along said West boundary line to the
 237 Southerly right-of-way of Richard Ervin Parkway;
 238 thence northeasterly along said Southerly right-of-way
 239 to the Northwest corner of said Plat Book 91, Page 9,
 240 Public Records of Pinellas County, Florida; thence
 241 north along the extended West boundary line of said
 242 Plat Book 91, Page 9, Public Records of Pinellas
 243 County, Florida, to the North right-of-way line of
 244 Keystone Road as it exists now or in the future;
 245 thence southeasterly along said Keystone Road right-
 246 of-way to the Southeast corner of that parcel as
 247 described in Official Records Book 16605, Page 1434,
 248 Public Records of Pinellas County, Florida; thence
 249 north along the East boundary line of said parcel and
 250 the East boundary line of Lot 10, Tampa Tarpon Springs

251 Land Company, according to the plat thereof as
252 recorded in Plat Book 1, Page 116, Public Records of
253 Hillsborough County, Florida, of which Pinellas County
254 was formerly a part, to the Northeast corner of said
255 Lot 10, also being the Northwest corner of Lot 11 of
256 said Tampa Tarpon Springs Land Company; thence east
257 along the North boundary line of said Lot 11 to the
258 Southwest corner of the East 1/2 of Lot 4 of said
259 Tampa Tarpon Springs Land Company; thence north, along
260 the West boundary line of said East 1/2 of Lot 4, to
261 the North boundary line of said Lot 4; thence west,
262 along the North boundary line of said Lot 4, to the
263 Southwest corner of Lot 2, of said Tampa Tarpon
264 Springs Land Company; thence north, along the West
265 boundary line of Lot 2, to the Northwest corner of
266 that parcel as described in Official Records Book
267 18378, Page 1752, Public Records of Pinellas County,
268 Florida; thence east, along the North boundary line of
269 said parcel and the North boundary line of that parcel
270 as described in Official Records Book 14113, Page
271 1834, Public Records of Pinellas County, Florida, and
272 a 15 foot easterly extension thereof, to a point on
273 the West line of Section 9, Township 27 South, Range
274 16 East, also being a point on the West boundary line
275 of that parcel as described in Official Records Book

276 20302, Page 1729, Public Records of Pinellas County,
 277 Florida; thence south, along the West boundary line of
 278 said parcel to the Southwest corner of thereof; thence
 279 east, along the South boundary line of said parcel to
 280 the most Southeast corner thereof; thence north, to
 281 the Northwest corner of that parcel as described in
 282 Official Records Book 18565, Page 1741, Public Records
 283 of Pinellas County, Florida; thence east, along the
 284 North boundary line of said parcel, to the Northeast
 285 corner thereof, said point also being a point on the
 286 West right-of-way line of East Lake Drive; thence
 287 north along said West right-of-way line of East Lake
 288 Drive to the north line of the NW 1/4 of said Section
 289 9; thence west, along said north line of the NW 1/4 to
 290 the Northeast corner of said Section 9; thence south,
 291 along the West line of said Section 9 to the Southeast
 292 corner of that parcel as described in Official Records
 293 Book 21281, Page 129, Public Records of Pinellas
 294 County, Florida; thence westerly along the southerly
 295 boundary of said parcel, to the Southwest corner
 296 thereof; thence northwesterly along the West boundary
 297 line of said parcel, to the Southerly right-of-way
 298 line of North Highland Avenue; thence southwesterly
 299 along said Southerly right-of-way line and south and
 300 southwesterly along the east right-of-way line of

301 North Highland Avenue as it exists now or in the
 302 future, to a Point of Intersection of the North
 303 boundary line of that parcel as described in Official
 304 Records Book 19603, Page 265, Public Records of
 305 Pinellas County, Florida; thence east along the North
 306 boundary line of said parcel to the Northeast corner
 307 thereof; thence south along the East boundary line of
 308 said parcel to the Southeast corner thereof, also
 309 being the Northeast corner of that parcel as described
 310 in Official Records Book 16684, Page 151, Public
 311 Records of Pinellas County, Florida; thence south
 312 along the East boundary line of said parcel, to the
 313 North right-of-way line of Keystone Road; thence
 314 southwesterly along said North right-of-line to a
 315 point on the East-West center line of Section 8,
 316 Township 27 South, Range 16 East; thence west along
 317 said East-West center line to the Northwest Corner of
 318 Part "B", being part of that parcel as described in
 319 Official Records Book 9165, Page 1290, Public Records
 320 of Pinellas County, Florida; thence north to the
 321 Southwest corner of that parcel as described in
 322 Official Records Book 18575, Page 2453, Public Records
 323 of Pinellas County, Florida; thence northerly to the
 324 most southwesterly corner of that parcel as described
 325 in Official Records Book 17654, Page 2223, Public

326 Records of Pinellas County, Florida; thence north to
 327 the Northwest corner of the Northeast 1/4 of the
 328 Northwest 1/4 of said Section 8; thence east along the
 329 North line of the Northeast 1/4 of the Northwest 1/4
 330 of said Section 8 to the Northwest corner of that
 331 parcel as described in Official Records Book 18539,
 332 Page 2652, Public Records of Pinellas County, Florida;
 333 thence Northerly to the Southwest corner of the
 334 Southeast 1/4 of the Northwest 1/4 of Section 5,
 335 Township 27 South, Range 16 East; thence north to the
 336 Northwest corner of the Northeast 1/4 of the Northwest
 337 1/4 of said Section 5 ~~to the Southerly Line of Florida~~
 338 ~~Power Corporation; thence Southwesterly along said~~
 339 ~~Southerly Line to the Centerline of the Lake Tarpon~~
 340 ~~Outfall Canal; thence Northerly along the Centerline~~
 341 ~~of the Lake Tarpon Outfall Canal into Lake Tarpon to~~
 342 ~~its North-South Centerline; thence Northerly along the~~
 343 ~~North-South Centerline of Lake Tarpon to the City~~
 344 ~~Limit Line of the City of Tarpon Springs on the~~
 345 ~~Northern shoreline of Lake Tarpon; thence along the~~
 346 ~~City Limit Line of Tarpon Springs around its Easterly~~
 347 ~~point above Lake Tarpon and then Westerly to the~~
 348 ~~North-South Centerline of Salt Lake; thence northerly~~
 349 ~~along the North-South Centerline of Salt Lake to the~~
 350 ~~Centerline of the Anclote River; thence Northeasterly~~

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351 ~~along the Centerline of the Anclote River to the~~
352 ~~Pasco-Pinellas County Line;~~ thence East along the
353 Pasco/Pinellas County Line to the Point of Beginning.

354
355 ~~LESS any areas annexed into the corporate municipal~~
356 ~~limits of Oldsmar or Tarpon Springs.~~

357
358 ~~Section 3. This act expires September 30, 2022.~~

359 Section 2. This act shall take effect upon becoming a law.