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CS/HB 1231

2022 Legislature

1
2 An act relating to the East Lake Tarpon Community,
3 Pinellas County; amending ch. 2012-243, Laws of
4 Florida; revising boundaries; removing the municipal
5 annexation expiration date; providing an effective
6 date.

7
8 WHEREAS, the residents of East Lake Tarpon developed a
9 common vision of East Lake Tarpon's future as a family-oriented,
10 residential, scenic community where small businesses and
11 commercial uses serve to complement and support area residents,
12 and the community worked with Pinellas County to adopt an East
13 Lake Tarpon Community Overlay within the Pinellas County
14 Comprehensive Plan that reflects the community's vision, in
15 Pinellas County Ordinance No. 12-13, effective on May 1, 2012,
16 and

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

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

23 WHEREAS, the Legislature wishes to update the legal
24 description of the East Lake Tarpon Community, NOW, THEREFORE,
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26 | Be It Enacted by the Legislature of the State of Florida:

27

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

30 | Section 2. Legal description; East Lake Tarpon Community.—
31 | All those lands situate, lying, and being within the herein
32 | described parcel:

33 | The East Lake Tarpon Community is described by the
34 | following:

35

36 | Begin at the Northeast Corner of Section 1, Township
37 | 27 South, Range 16 East, Pinellas County, Florida;
38 | thence run south along the ~~said~~ East Lines of Section
39 | 1, Section 12, Section 13, Section 24, Section 25, and
40 | Section 36, all being in Township 27 South, Range 16
41 | East, Pinellas County, Florida ~~Line~~

42 | (Hillsborough/Pinellas County Line) and the East Line
43 | of the Northeast 1/4 of Section 1, Township 28 South,
44 | Range 16 East, Pinellas County, Florida

45 | (Hillsborough/Pinellas County Line), to the East-West
46 | Half Section Line of Section 1, Township 28 South,
47 | Range 16 East; thence West along said Half Section
48 | Line to the Easterly right-of-way Line of Duke Energy
49 | as recorded in Official Records Book 2115, Page 335,
50 | Public Records of Pinellas County, Florida ~~Power~~

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51 ~~Corporation; thence South along said right-of-way Line~~
 52 ~~to the East-West Half Section Line of Section 12,~~
 53 ~~Township 28 South, Range 16 East; thence East along~~
 54 ~~said Half Section Line to the Northeast corner of Duke~~
 55 ~~Energy parcel recorded in Official Records Book 3213,~~
 56 ~~Page 102, Public Records of Pinellas County, Florida;~~
 57 ~~thence South along the East Line of said Duke Energy~~
 58 ~~parcel said right-of-way Line to the East-West Half~~
 59 ~~Section Line of Section 12, Township 28 South, Range~~
 60 ~~16 East; thence East along said Half Section Line to~~
 61 ~~the Northeast corner of Florida Power Corporation~~
 62 ~~Substation; thence South along the East Line of said~~
 63 ~~Substation to the South Section Line of said Section~~
 64 ~~12; thence West along said South Section Line to the~~
 65 ~~North-South Center Section Line of said Section 12;~~
 66 ~~thence North along said Center Section Line to the~~
 67 ~~South right-of-way Line of Duke Energy as recorded in~~
 68 ~~Official Records Book 2115, Page 335, Public Records~~
 69 ~~of Pinellas County, Florida Power Corporation; thence~~
 70 ~~West along said right-of-way Line to the West Line of~~
 71 ~~Section 11, Township 28 South, Range 16 East; thence~~
 72 ~~North along said West Line to the North right-of-way~~
 73 ~~Line of said Duke Energy Florida Power Corporation;~~
 74 ~~thence East along said right-of-way Line to the East~~
 75 ~~Line of the Northwest 1/4 of the Southwest 1/4 of said~~

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

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

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

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

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

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

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

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251 recorded in Plat Book 1, Page 116, Public Records of
 252 Hillsborough County, Florida, of which Pinellas County
 253 was formerly a part, to the Northeast corner of said
 254 Lot 10, also being the Northwest corner of Lot 11 of
 255 said Tampa Tarpon Springs Land Company; thence east
 256 along the North boundary line of said Lot 11 to the
 257 Southwest corner of the East 1/2 of Lot 4 of said
 258 Tampa Tarpon Springs Land Company; thence north, along
 259 the West boundary line of said East 1/2 of Lot 4, to
 260 the North boundary line of said Lot 4; thence west,
 261 along the North boundary line of said Lot 4, to the
 262 Southwest corner of Lot 2, of said Tampa Tarpon
 263 Springs Land Company; thence north, along the West
 264 boundary line of Lot 2, to the Northwest corner of
 265 that parcel as described in Official Records Book
 266 18378, Page 1752, Public Records of Pinellas County,
 267 Florida; thence east, along the North boundary line of
 268 said parcel and the North boundary line of that parcel
 269 as described in Official Records Book 14113, Page
 270 1834, Public Records of Pinellas County, Florida, and
 271 a 15 foot easterly extension thereof, to a point on
 272 the West line of Section 9, Township 27 South, Range
 273 16 East, also being a point on the West boundary line
 274 of that parcel as described in Official Records Book
 275 20302, Page 1729, Public Records of Pinellas County,

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

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

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

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351 ~~Pasco-Pinellas County Line;~~ thence East along the
352 Pasco/Pinellas County Line to the Point of Beginning.
353
354 ~~LESS any areas annexed into the corporate municipal~~
355 ~~limits of Oldsmar or Tarpon Springs.~~
356
357 ~~Section 3. This act expires September 30, 2022.~~
358 Section 2. This act shall take effect upon becoming a law.