

CRA RESOLUTION NO. 22-05

**A RESOLUTION OF COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF PORT RICHEY RECOMMENDING AN AMENDMENT
TO THE REDEVELOPMENT PLAN TO EXCLUDE CERTAIN
PROPERTY FROM THE REDEVELOPMENT AREA; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on January 29, 2002, the City Council of the City of Port Richey adopted Resolution No. 02-03 which approved the community redevelopment plan (the "Plan") for the rehabilitation, conservation, and redevelopment of the areas found in Resolution No. 02-01 to be in need of such rehabilitation, conservation and redevelopment (the "Redevelopment Area") and contained the elements required by Section 163.362, *Florida Statutes*; and

WHEREAS, since the initial adoption of the Plan, the Port Richey Community Redevelopment Agency ("CRA"), the City, and other stakeholders in the community have engaged in discussions regarding whether certain portions of the redevelopment area are no longer in need of redevelopment and thus can be removed from the plan; and

WHEREAS, on September 14, 2021 the City Council of the city of Port Richey pursuant to Resolution 21-05 amended the City of Port Richey Community Redevelopment Agency Redevelopment Plan to Exclude certain property more commonly known as Harborpoint from the Redevelopment Plan, and

WHEREAS, on June 14, 2022 the City Council of the city of Port Richey pursuant to Resolution 22-04 amended the City of Port Richey Community Redevelopment Agency Redevelopment Plan to Exclude certain property more commonly known as Harbor Isles from the Redevelopment Plan, and

WHEREAS, pursuant to those discussions above as well as the previous action taken in Harborpoint and Harbor Isles, the CRA directed City staff to evaluate modifying the Plan to remove a certain area ("Sandpebble") from the Redevelopment Area; and

WHEREAS, following that evaluation, the CRA, having received information from City officials and other governmental officials, as well as comments from the public concerning the proposed amendment, has determined that the removal of Harbor Isles from the Redevelopment Area is appropriate and consistent with the goals of the Community Redevelopment Act;

NOW THEREFORE, BE IT RESOLVED by the City Redevelopment Agency of the City of Port Richey, Florida in regular session, duly assembled this date, that:

SECTION 1. Findings. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Recommendation of Amendment to Plan. The CRA recommends to the City Council to amend the Plan such that Section 1.1 of the Plan titled "Boundaries of the Community Redevelopment Area," be amended to read as follows. **less the area set forth on Attachment "A" commonly known as Sandpebble.**

1.1 Boundaries of the Community Redevelopment Area

As defined by the adopted "Finding of Necessity," the CRA includes all areas within the City, (less previously eliminated Harborpoint and Harbor Isles) **less the area set forth on Attachment "A" commonly known as Sandpebble.**

SECTION 3. Severability. If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

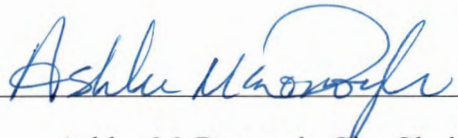
SECTION 4. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.


DONE AND RESOLVED WITH A QUORUM PRESENT AND VOTING THIS DAY OF
2022.

(SEAL)

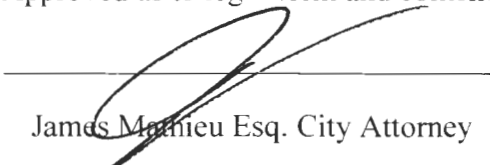


Attest: CITY OF PORT RICHEY CRA


Ashlee McDonough, City Clerk


Mayor/Chairman Scott Tremblay

Approved as to legal form and content:


James Mathieu Esq. City Attorney

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 30 Township 25 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner, according to the plat of SAND PEBBLE POINTE III, as recorded in Condo Plat Book 1, Page 93, of the Public Records of Pasco County, Florida; thence the following (11) eleven courses along the Northerly line, according to said SAND PEBBLE POINTE III, and the Northerly line, according to the plat of SAND PEBBLE POINTE I, A CONDOMINIUM, as recorded in Plat Book 23, Page 1, and the Northerly line, according to the plat of TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO. 1, as recorded in Plat Book 38, Page 12, and the South line of BAY BOULEVARD, as described in that certain Official Records Book 3110, Page 747, and the South line of BAY BOULEVARD, as described in that certain Official Records Book 8505, Page 1362, respectively, all of the Public Records of Pasco County, Florida; (1) thence S54°17'11"E, for 152.44 feet to the point of intersection with a non-tangent curve, concave Northerly; (2) thence Easterly along the arc of said curve, with a radial bearing of N35°42'52"E, having a radius of 166.97 feet, a central angle of 32°26'13", an arc length of 94.53 feet, and a chord bearing S70°30'15"E, for 93.27 feet, to the point of intersection with a non-tangent line; (3) thence S86°43'19"E, for 113.33 feet to the point of intersection with a non-tangent curve, concave Southerly; (4) thence Easterly along the arc of said curve, with a radial bearing of S03°16'37"W, having a radius of 114.49 feet, a central angle of 28°51'15", an arc length of 57.66 feet, and a chord bearing S72°17'45"E, for 57.05 feet, to the point of intersection with a non-tangent line; (5) thence S57°52'11"E, for 86.15 feet to the point of curvature of a curve concave Northeasterly; (6) thence Southeasterly along the arc of said curve, having a radius of 673.67 feet, a central angle of 07°43'21", an arc length of 90.80 feet, and a chord bearing S61°43'51"E, for 90.73 feet to the point of intersection with a non-tangent curve, concave Southwesterly; (7) thence Southeasterly along the arc of said curve, with a radial bearing of S24°24'28"W, having a radius of 613.67 feet, a central angle of 07°43'21", an arc length of 82.71 feet, and a chord bearing S61°43'51"E, for 82.65 feet, to the point of intersection with a non-tangent line; (8) thence S57°52'11"E, for 179.01 feet to the point of curvature of a curve concave Northeasterly; (9) thence Southeasterly along the arc of said curve, having a radius of 452.00 feet, a central angle of 15°10'00", an arc length of 119.65 feet, and a chord bearing S65°27'11"E, for 119.30, feet to the point of tangent; (10) thence S73°02'11"E, for 338.63 feet, to the point of intersection with a non-tangent curve, concave Northerly; (11) thence Easterly along the arc of said curve, with a radiol bearing of N19°10'21"E, having a radius of 387.28 feet, a central angle of 47°34'24", an arc length of 321.56 feet, and a chord bearing N85°23'10"E, for 312.40 feet, to the Northeast corner, according to said TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO. 1, same being the point of intersection with a non-tangent line; thence leaving said South line of BAY BOULEVARD, as described in Official Records Book 8505, Page 1362, S03°27'17"W, along the East line, according to said TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO. 1, and the Northerly extension of the East line, according to said SAND PEBBLE POINTE I, A CONDOMINIUM, and said East line, according to SAND PEBBLE POINT I, A CONDOMINIUM, respectively, for 1,239.83 feet to the Southeast corner, according to said SAND PEBBLE POINTE I, A CONDOMINIUM; thence N64°39'56"W, along the South line, according to said SAND PEBBLE POINTE I, A CONDOMINIUM, for 927.75 feet to the Southwest corner, according to said SAND PEBBLE POINTE I, A CONDOMINIUM; thence the following (3) three courses along the West line, according to said SAND PEBBLE POINTE I, A CONDOMINIUM, (1) thence N14°36'51"E, for 577.03 feet; (2) thence N69°34'41"W, for 80.00 feet; (3) thence N20°25'19"E, for 227.89 feet to a South corner, according to said SAND PEBBLE POINTE III; thence the following (20) twenty courses along the South line, according to said SAND PEBBLE POINTE III; (continued on next page)

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE FOLLOWING PLATS: 1) SAND PEBBLE POINTE III, AS RECORDED IN CONDO PLAT BOOK 1, PAGE 93; 2) SAND PEBBLE POINTE I, A CONDOMINIUM, AS RECORDED IN PLAT BOOK 23, PAGE 1; 3) TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO. 1, AS RECORDED IN PLAT BOOK 38, PAGE 12, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR: **CITY OF PORT RICHEY**

SHEET DESCRIPTION: **SAND PEBBLE POINTE LEGAL DESCRIPTION AND SKETCH**

SCALE: NONE	DATE: 7-14-2022	DRAWN: PBG	CALCED: RCW3	CHECKED: RCW3
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SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-4 FOR SKETCH & TABLES

JOB No.:	EPN.	SECTION.	TOWNSHIP.	RANGE.
2012-0062	1139	30	25S	16E



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838
PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLOESIGN.COM LB NO 8707



CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATERNITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 126971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION: (CONTINUED)

(1) thence leaving said West line, according to SAND PEBBLE POINTE I, A CONDOMINIUM, N60°03'08"W, for 60.00 feet; (2) thence S29°56'52"W, for 100.00 feet; (3) thence N60°03'08"W, for 40.00 feet; (4) thence N00°03'08"W, for 70.00 feet; (5) thence N89°56'52"E, for 10.00 feet; (6) thence N00°03'08"W, for 14.76 feet to the point of intersection with a non-tangent curve, concave Easterly; (7) thence Northerly along the arc of said curve, with a radial bearing of N89°56'42"E, having a radius of 40.25 feet, a central angle of 41°28'28", an arc length of 29.14 feet, and a chord bearing N20°40'56"E, for 28.50 feet, to the point of intersection with a non-tangent line; (8) thence N48°34'41"W, for 106.45 feet to the point of intersection with a non-tangent curve, concave Southerly; (9) thence Westerly along the arc of said curve, with a radial bearing of S40°44'40"W, having a radius of 20.93 feet, a central angle of 70°48'16", an arc length of 25.86 feet, and a chord bearing N84°39'28"W, for 24.25 feet, to the point of intersection with a non-tangent line; (10) thence S59°15'45"W, for 21.21 feet to the point of intersection with a non-tangent curve, concave Northerly; (11) thence Westerly along the arc of said curve, with a radial bearing of N30°44'11"W, having a radius of 41.74 feet, a central angle of 51°11'57", an arc length of 37.30 feet, and a chord bearing S84°51'48"W, for 36.07 feet, to the point of intersection with a non-tangent line; (12) thence N69°32'09"W, for 20.42 feet to the point of curvature of a curve concave Northeasterly; (13) thence Northwesterly along the arc of said curve, having a radius of 81.10 feet, a central angle of 20°57'28", an arc length of 29.67 feet, and a chord bearing N59°03'25"W, for 29.50 feet to the point of intersection with a non-tangent line; (14) thence N48°34'41"W, for 120.00 feet to the point of intersection with a non-tangent curve, concave Southerly; (15) thence Westerly along the arc of said curve, with a radial bearing of S41°25'34"W, having a radius of 41.70 feet, a central angle of 51°15'07", an arc length of 37.30 feet, and a chord bearing N74°11'59"W, for 36.07 feet, to the point of intersection with a non-tangent line; (16) thence S80°10'43"W, for 116.87 feet to the point of intersection with a non-tangent curve, concave Northerly; (17) thence Westerly along the arc of said curve, with a radial bearing of N09°49'32"W, having a radius of 41.70 feet, a central angle of 51°15'07", an arc length of 37.30 feet, and a chord bearing N74°11'59"W, for 36.07 feet, to the point of intersection with a non-tangent line; (18) thence N48°34'41"W, for 136.23 feet to the point of curvature of a curve concave Southerly; (19) thence Westerly along the arc of said curve, having a radius of 112.14 feet, a central angle of 39°15'44", an arc length of 76.84 feet, and a chord bearing N68°12'33"W, for 75.35 feet to the point of tangent; (20) thence N87°50'25"W, for 96.91 feet to the West most corner, according to said SAND PEBBLE POINTE III; thence N35°42'49"E, along the West line, according to said SAND PEBBLE POINTE III (being the basis of bearings for this legal description), for 215.00 feet to the POINT OF BEGINNING.

Containing 1,004,627 square feet or 23.063 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE FOLLOWING PLATS: 1) SAND PEBBLE POINTE III, AS RECORDED IN CONDO PLAT BOOK 1, PAGE 93; 2) SAND PEBBLE POINTE I, A CONDOMINIUM, AS RECORDED IN PLAT BOOK 23, PAGE 1; 3) TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO. 1, AS RECORDED IN PLAT BOOK 38, PAGE 12, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR:

CITY OF PORT RICHEY

SHEET DESCRIPTION:

SAND PEBBLE POINTE LEGAL DESCRIPTION AND SKETCH

SCALE: NONE	DATE: 7-14-2022	DRAWN: PBG	CALCED: RCW3	CHECKED: RCW3
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2012-0062	1139	30	25S	16E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-4 FOR SKETCH & TABLES



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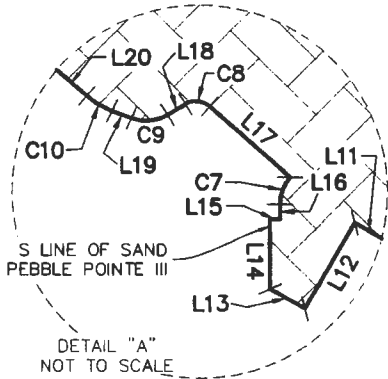
NO. 1139-2022-001
DATE: 7-14-2022
PROF. SURVEYOR
CERTIFIED TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
PROFESSIONAL SURVEYOR
LICENSE NUMBER: 1139-2022-001

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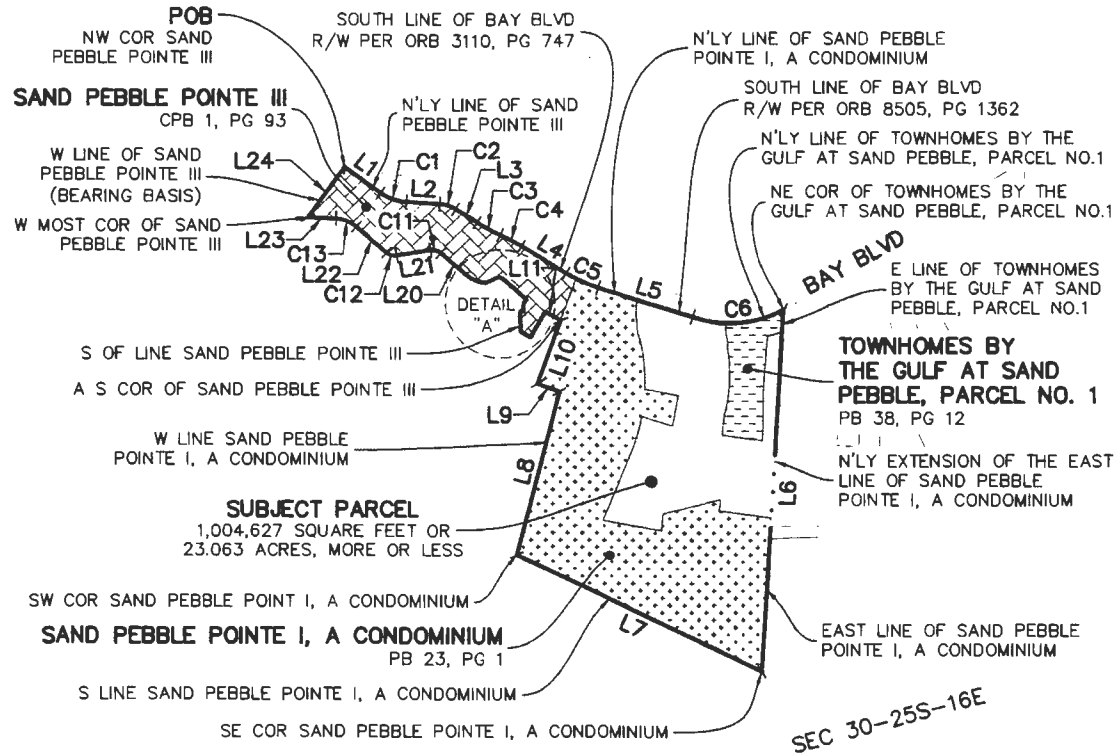
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



LEGEND:

- BLVD =BOULEVARD
- CPB =CONDO PLAT BOOK
- COR =CORNER
- N'LY =NORTHERLY
- NO. =NUMBER
- PG =PAGE
- PB =PLAT BOOK
- POB =POINT OF BEGINNING
- R/W =RIGHT OF WAY
- SEC =SECTION



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PREPARED FOR:					CITY OF PORT RICHEY
SHEET DESCRIPTION:					
SAND PEBBLE POINT LEGAL DESCRIPTION AND SKETCH					
SCALE: 1"=500'	DATE: 7-14-2022	DRAWN: PBG	CALCED: RCW3	CHECKED: RCW3	SEE SHEET 1-2 FOR LEGAL DESCRIPTION SEE SHEET 3-4 FOR SKETCH & TABLES
JOB No.: 2012-0062	EPN: 1139	SECTION: 30	TOWNSHIP: 25S	RANGE: 16E	
<p>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</p> <p>20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838 PHONE: (800) 532-1047 FAX: (727) 648-3648 WWW.FLDESIGN.COM L.B. NO 8707</p>					

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°17'11"E	152.44'
L2	S86°43'19"E	113.33'
L3	S57°52'11"E	86.15'
L4	S57°52'11"E	179.01'
L5	S73°02'11"E	338.63'
L6	S03°27'17"W	1239.83'
L7	N64°39'56"W	927.75'
L8	N14°36'51"E	577.03'
L9	N69°34'41"W	80.00'
L10	N20°25'19"E	227.89'
L11	N60°03'08"W	60.00'
L12	S29°56'52"W	100.00'
L13	N60°03'08"W	40.00'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N00°03'08"W	70.00'
L15	N89°56'52"E	10.00'
L16	N00°03'08"W	14.76'
L17	N48°34'41"W	106.45'
L18	S59°15'45"W	21.21'
L19	N69°32'09"W	20.42'
L20	N48°34'41"W	120.00'
L21	S80°10'43"W	116.87'
L22	N48°34'41"W	136.23'
L23	N87°50'25"W	96.91'
L24	N35°42'49"E	215.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	166.97'	94.53'	93.27'	S70°30'15"E	032°26'13"	N35°42'52"E
C2	114.49'	57.66'	57.05'	S72°17'45"E	028°51'15"	S03°16'37"W
C3	673.67'	90.80'	90.73'	S61°43'51"E	007°43'21"	—
C4	613.67'	82.71'	82.65'	S61°43'51"E	007°43'21"	S24°24'28"W
C5	452.00'	119.65'	119.30'	S65°27'11"E	015°10'00"	—
C6	387.28'	321.56'	312.40'	N85°23'10"E	047°34'24"	N19°10'21"E
C7	40.25'	29.14'	28.50'	N20°40'56"E	041°28'28"	N89°56'42"E
C8	20.93'	25.86'	24.25'	N84°39'28"W	070°48'16"	S40°44'40"W
C9	41.74'	37.30'	36.07'	S84°51'48"W	051°11'57"	N30°44'11"W
C10	81.10'	29.67'	29.50'	N59°03'25"W	020°57'28"	—
C11	41.70'	37.30'	36.07'	N74°11'59"W	051°15'07"	S41°25'34"W
C12	41.70'	37.30'	36.07'	N74°11'59"W	051°15'07"	N09°49'32"W
C13	112.14'	76.84'	75.35'	N68°12'33"W	039°15'44"	—

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PREPARED FOR:

CITY OF PORT RICHEY

SHEET DESCRIPTION:

SAND PEBBLE POINTE LEGAL DESCRIPTION AND SKETCH

SCALE: NONE	DATE: 7-14-2022	DRAWN: PBG	CALCED: RCW3	CHECKED: RCW3
JOB No.: 2012-0062	EPM: 1139	SECTION: 30	TOWNSHIP: 25S	RANGE: 16E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-4 FOR SKETCH & TABLES



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

7-19-2022

JARED T. PATENAUSE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS 38371
STATE OF FLORIDA