

CRA RESOLUTION NO. 21-04

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, pursuant to those discussions, the CRA directed City staff to evaluate modifying the Plan to remove a certain area (“Harborpointe”) 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 Harborpointe 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, with underlined text representing additions to the Plan:

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 the following area:

A portion of Fractional Section 30, Township 25 South, Range 16 East, Pasco County, Florida, including all of Tracts 5 through 7, inclusive, and a portion of Tracts 4, 8 and 9 of Port Richey Land Company Subdivision of said Fractional Section 30 as shown on the plat recorded in Plat Book 1, Pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Fractional Section 30; thence along the East boundary line of the Southeast ¼ of said Fractional Section 30, South 00°03'59" East, a distance of 598.24 feet; thence South 89°56'01" West, a distance of 2,451.79 feet to the most Westerly corner of Sand Pebble Pointe III, a Condominium as shown on the plat recorded in Condominium Plat Book 1, Page 93 and corrected by affidavits recorded in Official Record Book 1475, Pages 1464 through 1466, inclusive, of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence South 17°21'10" West, a distance of 440.34 feet to the Southerly boundary line of the Pebble Pointe Ltd. Parcel as described in Official Record Book 1302, Pages 19 through 27, inclusive of the Public Records of Pasco County, Florida; thence along the boundary line of said Pebble Pointe Ltd. Parcel the following six courses and distances; North 72°38'50" West, 129.03 feet; South 86°11'09" West, 1,052.33 feet; North 10°18'17" West, 670.82 feet; North 38°08'01" East, 1,510.33 feet; North 56°46'22" East, 642.41 feet; South 52°44'34" East, 1,504.03 feet; thence South 51°56'20" West, a distance of 1,106.62 feet; thence South 46°54'31" West, a distance of 34.89 feet; thence North 63°48'18" West, a distance of 35.10 feet; thence South 66°56'58" West, a distance of 32.63 feet to the Northerly boundary line of the ingress and egress easement for said Sand Pebble Pointe III; thence along the boundary line of said ingress and egress easement for said Sand Pebble Pointe III, the following courses and distances; North 54°17'11" West, 152.44 feet; South 35°42'49" West, 60.00 feet to the most Northerly corner of said Sand Pebble Pointe III; thence along the Westerly boundary line of said Sand Pebble Pointe III, South 35°42'49" West, a distance of 215.00 feet to the POINT OF BEGINNING.

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 24TH DAY OF
AUGUST 2021.

(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

