

RESOLUTION NO. 22-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT RICHEY AMENDING THE CITY OF PORT RICHEY COMMUNITY REDEVELOPMENT AGENCY'S REDEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AMENDING THE COMMUNITY 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 entered into discussions of 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 "Harbor Point" from the Redevelopment Plan, and

WHEREAS, following the aforesaid evaluation, as well as the previous removal of Harbor Point the CRA recommended another modification to the Plan to remove Harbor Isles from the Redevelopment Area and the jurisdiction of the CRA; and

WHEREAS, the City Council has reviewed such recommendation from the CRA concerning the proposed modification to the Plan; and

WHEREAS, the City Council has received information from City officials and other governmental officials, as well as comments from the public concerning the proposed amendment; and

WHEREAS, the notices required by Sections 163.346 and 163.361, *Florida Statutes* were timely and properly published or mailed as the laws require; and

WHEREAS, the City Council finds that the proposed amendment serves a public purpose and is consistent with the purposes of the Community Redevelopment Act, as such properties do not currently require rehabilitation, conservation, or redevelopment aid provided by the CRA; and

WHEREAS, the City Council otherwise reaffirms the findings in Resolution No. 02-01;

NOW, THEREFORE, BE IT RESOLVED by the City Council 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. Amendment to Plan. Section 1.1 of the Plan titled “Boundaries of the Community Redevelopment Area” is hereby amended to read as follows, with Exhibit “A” 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 Harbor Point) and now LESS EXHIBIT “A” ATTACHED (Harbor Isles)

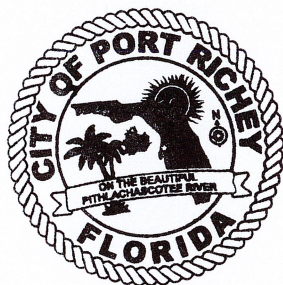
SECTION 3. Enforcement. The City Manager or designee is authorized to take all necessary actions to ensure that contributions to the Community Redevelopment Trust Fund, as established under Chapter 2, Article V, Division 4 of the Port Richey City Code, accurately reflect the redevelopment area as amended by this Resolution and as required under City Code and Florida law.

SECTION 4. 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.

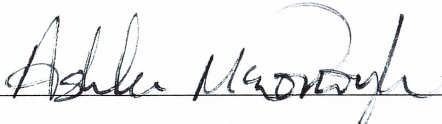
SECTION 5. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

DONE AND RESOLVED WITH A QUORUM PRESENT AND VOTING THIS 14th DAY OF June, 2022.

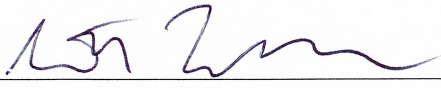
(SEAL)



Attest: CITY OF PORT RICHEY

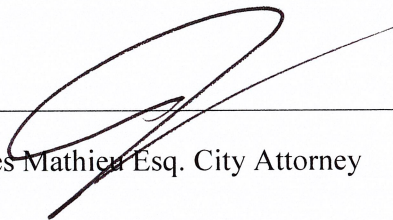


Ashlee McDonough, City Clerk



Mayor Scott Tremblay

Approved as to legal form and content:



James Mathien 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 all of the lands described as HARBOR ISLES, as recorded in Plat Book 8, Page 35; HARBOR ISLES FIRST ADDITION, as recorded in Plat Book 9, Page 26; HARBOR ISLES SECOND ADDITION, as recorded in Plat Book 9, Page 45; HARBOR ISLES THIRD ADDITION, as recorded in Plat Book 14, Page 36, all of the Public Records of Pasco County, Florida, lying in Section 30, Township 25 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 30, Township 25 South, Range 16 East, Pasco County, Florida; thence S00°03'59"E, along the East line of said Section 30 (being the basis of bearings for this legal description) for 436.41 feet to the Northeast corner according to the plat of HARBOR ISLES, as recorded in Plat Book 8, Page 35, of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following five (5) courses along the Easterly line according to said plat of HARBOR ISLES; (1) thence continue S00°03'59"E, along said East line of Section 30, for 324.10 feet; (2) thence leaving said East line of Section 30, S51°50'19"W, for 279.77 feet; (3) thence S00°00'00"E, for 490.00 feet; (4) thence S58°06'23"E, for 260.19 feet, (5) thence S00°03'59"E, for 27.67 feet to the North corner according to the plat of HARBOR ISLES FIRST ADDITION, as recorded in Plat Book 9, Page 26, of the Public Records of Pasco County, Florida; thence the following five (5) courses along the Northerly line according to said plat of HARBOR ISLES FIRST ADDITION, (1) thence leaving said Easterly line according to the plat of HARBOR ISLES, S44°32'25"E, for 175.80 feet; (2) thence S38°27'07"E, for 161.84 feet; (3) thence S37°35'42"E, for 150.16 feet; (4) thence S66°50'06"E, for 167.70 feet; (5) thence S18°54'40"E, for 78.00 feet to the point of intersection with the Northerly line according to the plat of HARBOR ISLES THIRD ADDITION, as recorded in Plat Book 14, Page 36, of the Public Records of Pasco County, Florida; thence the following eight (8) courses along said Northerly line according to the plat of HARBOR ISLES THIRD ADDITION; (1) thence leaving said Northerly line according to the plat of HARBOR ISLES FIRST ADDITION, N27°57'32"E, for 39.00 feet; (2) thence S54°14'28"E, for 133.40 feet; (3) thence S11°14'22"E, for 159.05 feet; (4) thence S80°24'15"E, for 140.97 feet; (5) thence S09°44'50"W, for 82.69 feet; (6) thence S39°38'59"E, for 90.90 feet; (7) thence S15°25'20"E, for 150.42 feet; (8) thence S15°45'56"W, for 162.61 feet to the Southeast corner according to said plat of HARBOR ISLES THIRD ADDITION, same being the point of intersection with the Easterly extension of the South line according to the plat of HARBOR ISLES SECOND ADDITION, as recorded in Plat Book 9, Page 45, of the Public Records of Pasco County, Florida; thence S89°56'01"W, along the South line according to said plat of HARBOR ISLES THIRD ADDITION, and said South line according to the plat of HARBOR ISLES SECOND ADDITION, respectively, for 810.00 feet to the Southwest corner according to said plat of HARBOR ISLES SECOND ADDITION, thence the following four (4) courses along the Westerly line according to said plat of HARBOR ISLES SECOND ADDITION; (1) thence N45°03'59"W, for 40.00 feet; (2) thence N00°03'59"W, for 58.44 feet; (3) thence N44°56'01"E, for 40.00 feet; (4) thence S89°56'01"W, for 20.00 feet to the Southeast corner according to said plat of HARBOR ISLES; thence N89°48'31"W, along the South line according to said plat of HARBOR ISLES for 340.00 feet to the point of intersection with the Westerly line according to said plat of HARBOR ISLES; thence the following six (6) courses along said Westerly line according to the plat of HARBOR ISLES; (1) thence leaving said South line according to the plat of HARBOR ISLES, N48°03'46"W, for 317.00 feet; (2) thence N27°59'07"E, for 146.87 feet; (3) thence N11°32'45"W, for 347.94 feet; (4) thence S73°31'26"W, for 193.14 feet; (5) thence N53°36'11"W, for 159.44 feet; (6) thence N03°27'17"E, for 1,058.57 feet to the point of intersection with the North line according to said plat of HARBOR ISLES; thence leaving said Westerly line according to the plat of HARBOR ISLES, N61°37'10"E, along said North line according to the plat of HARBOR ISLES for 936.21 feet to the POINT OF BEGINNING.

Containing 1,983,947 Square Feet or 45.545 Acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE FOLLOWING PLATS: 1) HARBOR ISLES AS RECORDED IN PLAT BOOK 8, PAGE 35; 2) HARBOR ISLES FIRST ADDITION, AS RECORDED IN PLAT BOOK 9, PAGE 26; 3) HARBOR ISLES SECOND ADDITION, AS RECORDED IN PLAT BOOK 9, PAGE 45; 4) HARBOR ISLES THIRD ADDITION, AS RECORDED IN PLAT BOOK 14, PAGE 36, 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:

HARBOR ISLES LEGAL DESCRIPTION AND SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	4-19-2022	RCW3	RCW3	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2012-0062	1117	30	25S	16E

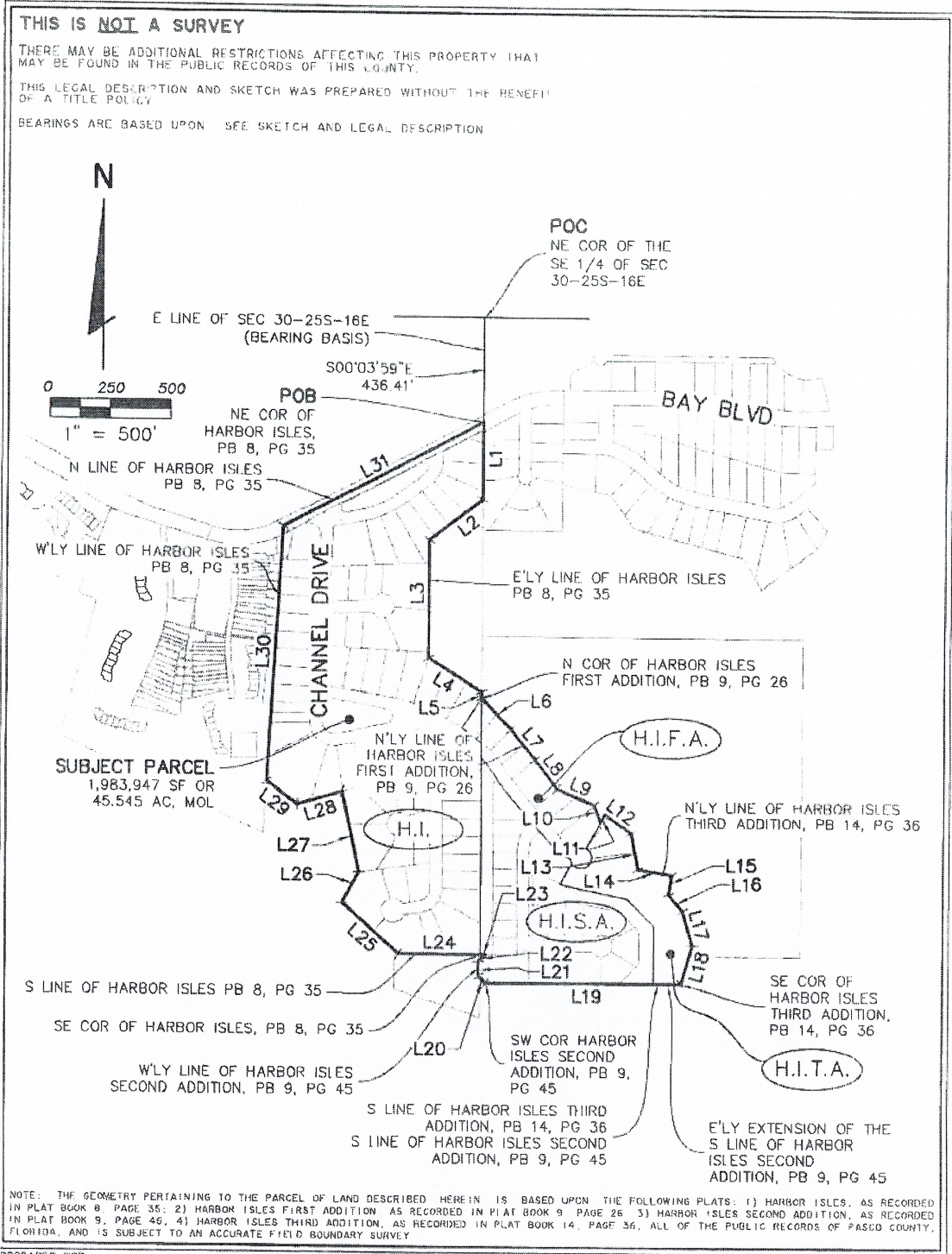
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH & TABLES



FLORIDA DESIGN CONSULTANTS, INC.
— THINK II. ACHIEVE IT —

2025 AMBERFIELD DRIVE SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 948-3648 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
[Signature] 4-20-2022
DARRELL PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA



PREPARED FOR:
CITY OF PORT RICHEY

SHEET DESCRIPTION:
HARBOR ISLES LEGAL DESCRIPTION AND SKETCH

SCALE 1"=500'	DATE 4-19-2022	DRAWN RCW3	CALCED. RCW3	CHECKED JTP
JOB No. 2012-0062	EPA. 1117	SECTION 30	TOWNSHIP 25S	RANGE 16E

SEE SHEET 1 FOR LEGAL DESCRIPTION
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

DAVID T. PATENAIDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

"Exhibit A"