

RESOLUTION NO. 2023-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THE CITY OF NEW PORT RICHEY, FLORIDA AUTHORIZING THE GRANTING OF IMPACT FEE CREDITS TO LENNAR HOMES, LLC FOR DEVELOPMENT OF THE NEW PORT CORNERS SUBDIVISION WITHIN THE CITY'S WATER AND SEWER SERVICE AREA OUTSIDE THE CITY LIMITS, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN IMPACT FEE CREDIT AGREEMENT WITH LENNAR HOMES, LLC IN ACCORDANCE WITH THIS RESOLUTION.

WHEREAS, LENNAR HOMES, LLC wishes to develop property outside the City limits which is included in the City's water and sewer service area;

WHEREAS, the development shall be generally located east of Osteen Road, north of Massachusetts Avenue, east of Little Road, and to the south at the southern boundary of Section 2, Township 26, Range 16, and called New Port Corners (hereinafter "Development");

WHEREAS, the City impact fee ordinance imposes impact fees for the increased demand for water and sewer services due to new development in the City's water and sewer service area;

WHEREAS, LENNAR HOMES, LLC wishes to construct certain reclaimed water infrastructure facilities to serve the Development and connect the same to the City's water and sewer service system, all of which will be dedicated to the City;

WHEREAS, Section 163.31801 Florida Statutes authorizes a credit for impact fees for contributions of public facilities or infrastructure of the same general category or class for which an impact fee is charged;

WHEREAS, the City Council hereby finds that the contribution of reclaimed water facilities constitutes the contribution of the general category or class of public facilities or infrastructure for which impact fees are charged by the City;

WHEREAS, Section 24-28 of the City Code of Ordinances contemplates and authorizes alternative financing arrangements for the payment of impact fees, subject to City Council approval;

WHEREAS, the City and LENNAR HOMES, LLC will enter into an agreement for the impact fee credits provided herein;

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of New Port Richey, Florida, as follows:

1. Impact fee credits shall be granted to LENNAR HOMES, LLC for the Development in accordance with the Impact Fee Credit Agreement in the form attached hereto; and
2. The City Manager is hereby authorized to execute the Impact Fee Credit Agreement on behalf of the City and to implement the provisions thereof in accordance with this Resolution.

DONE AND RESOLVED on the ____ day of _____, 2023.

ATTEST:

Judy Meyers, City Clerk

Rob Marlowe, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney

CA Approved 2-9-23