

RESOLUTION #2019-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA, UPDATING AND AMENDING THE NEW PORT RICHEY COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR APPROVAL OF THE AMENDED COMMUNITY REDEVELOPMENT PLAN OF 2019 AND TO EXTEND THE TIME CERTAIN FOR REDEVELOPMENT ACTIVITIES AND TAX INCREMENT REVENUE-FUNDED ACTIVITIES THROUGH SEPTEMBER 30, 2049; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTATING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, in 1988 the City Council (governing body) of the City of New Port Richey, Florida, adopted a "Finding of Necessity" consistent with Florida Statute 163.355, determining that slum and blight did exist within one or more areas of the City of New Port Richey. This condition of blight was documented by the adoption and acceptance of the "1988 Blight Study", under Resolution 88-25;

WHEREAS, the City Council, as governing body, consistent with Florida Statute 163.357, declared itself to be a Community Redevelopment Agency, and established a Community Redevelopment Area, all consistent with Chapter 163.360 of the Florida Statute, by creating a Community Redevelopment Plan;

WHEREAS, at the request of the Community Redevelopment Agency and direction of City Council, City Staff compiled/completed a review of the City showing that slum and blighted areas exist outside the existing Community Redevelopment Area. In 2001, City Council adopted the "2000 Assessment of Need" (Blight Study Revision);

WHEREAS, on June 5, 2001, City Council adopted Resolution 01-05 accepting the modification of the Community Redevelopment Area and Plan to encompass all properties and areas within the City and accepting the modification of the "Finding of Necessity" adopted by Resolution 88-25;

WHEREAS, on May 15, 2012, City Council adopted Resolution 2012-15 accepting the modification of the Community Redevelopment Area Plan adopted by Resolution 01-05;

WHEREAS, City Council determined that the rehabilitation, conservation, redevelopment, or a combination thereof, of such areas, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of New Port Richey, Florida;

WHEREAS, City Council finds that while some initiatives of the City of New Port Richey Redevelopment Plan have been accomplished, more work is needed to implement the City's 2012 Community Redevelopment Plan, address blight, infill redevelopment and commercial occupancy to preserve and enhance the tax base;

WHEREAS, in January of 2017 the City and the New Port Richey CRA issued RFQ # 17-004 Community Redevelopment Plan Update;

WHEREAS, the City Staff and consultants have prepared a revision and amendment of the existing redevelopment plan (Community Redevelopment 2019 Plan Update) consistent with the request of City Council and the Community Redevelopment Agency;

WHEREAS, the Community Redevelopment Plan provides that redevelopment activities and tax increment revenue-funded activities will continue until June of 2031, unless the plan is updated and the termination date is extended through September 30, 2049;

WHEREAS, the City of New Port Richey Community Redevelopment Agency is charged with redevelopment activities to sustain and enhance the commercial tax base and create marketing programs, improve affordable housing and neighborhoods, develop commercial areas and commerce, and revitalization programs;

WHEREAS, New Port Richey Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area;

WHEREAS, under Florida Law, redevelopment activities and tax increment revenue-funded activities by a Community Redevelopment Agency may have a maximum life of sixty years. The New Port Richey Community Redevelopment Agency wishes to extend the redevelopment activities and tax increment revenue-funded activities of the agency for its maximum life to allow for projects in the area to be funded and completed;

WHEREAS, on March 21, 2019, the Land Development Review Board of the City of New Port Richey, Florida as the local planning agency of the City determined that the proposed update and amended Community Redevelopment Area Plan conformed to the comprehensive plan for the City as prepared by the local planning agency under the Community Planning Act and recommended the adoption of the updated and amended Community Redevelopment Area Plan;

WHEREAS, notification of the New Port Richey Community Redevelopment Agency Redevelopment Plan 2019 was provided to the taxing authorities pursuant to Florida Statute 163.346;

WHEREAS, the City Council has held public hearings on April 2nd, 2019 and April 23, 2019, consistent with Florida Statute 163.346 and 163.361 to consider the adoption of the proposed updated and amended Community Redevelopment Area Plan;

WHEREAS, the City Council has reviewed the proposed update and amended Community Redevelopment Area Plan and recommends its adoption;

WHEREAS, the Community Redevelopment Agency has reviewed the proposed plan and recommends them to the City Council, and the amended Plan shall serve as the Community Redevelopment Plan for the Community Redevelopment Area of the City of New Port Richey; and

WHEREAS, on April 2, 2019 and April 23, 2019, City Council adopted this Resolution 2019-08 accepting the modification of the Community Redevelopment Plan as previously adopted by Resolution 2012-04, as well as the extension of the time certain for redevelopment activities and tax increment revenue-funded activities through September 30, 2049;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Port Richey, Florida that the City Council makes the findings set forth above, those hereafter provided and those included in the amended Community Redevelopment Plan, and hereby adopts the amended Community Redevelopment Plan and hereby provides for the extension of the time certain for redevelopment activities through September 30, 2049 and tax increment revenue-funded activities through September 30, 2049, and preservation of the existence of the Community Redevelopment Agency through September 30, 2049.

BE IT FURTHER RESOLVED that the City Council finds that:

- (a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (b) The community redevelopment plan conforms to the general plan of the City as a whole;
- (c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;
- (d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and
- (e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

DONE AND RESOLVED at a regularly scheduled meeting of the City Council of the City of New Port Richey, Florida on April 2nd, 2019 and April 23, 2019.

ATTEST:

By: _____
Judy Meyers, City Clerk

By: _____
Robert Marlowe, Mayor-Council Member

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE SOLE USE
AND RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA:

Timothy P. Driscoll, City Attorney