

## RESOLUTION #2020-29

### A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW PORT RICHEY RECOMMENDING TO THE CITY COUNCIL OF NEW PORT RICHEY ADOPTION OF AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN TO AMEND THE BOUNDARIES OF THE REDEVELOPMENT AREA, AND PROVIDING 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 s. 163.355, Florida Statutes determining that blighted areas did exist within one or more areas of the City of New Port Richey. The relevant blighted areas known as the "Community Redevelopment Area, were designated by Resolution 88-25; and

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

**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; and

**WHEREAS**, the City Council, as the governing body, consistent with s. 163.357, Florida Statutes, pursuant to Resolution 88-26, declared itself to be the Community Redevelopment Agency; and

**WHEREAS**, the City of 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; and

**WHEREAS**, the City Council, pursuant to Resolution 89-7, consistent with s. 163.360 Florida Statutes, adopted a Community Redevelopment Plan; and

**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 blighted areas exist outside the existing Community Redevelopment Area. In 2001, City Council adopted the "2000 Assessment of Need" (Blight Study Revision); and

**WHEREAS**, on June 5, 2001, City Council adopted Resolution 01-05 amending and modifying the Community Redevelopment Area and Plan to, among other matters, expand the boundaries and add land; and

**WHEREAS**, on May 15, 2012, City Council adopted Resolution 2012-15 amending and modifying the Community Redevelopment Plan adopted under Resolution 01-05; and

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

**WHEREAS**, the City Staff and consultants 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; and

**WHEREAS**, on April 2, 2019 and April 23, 2019, City Council adopted 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; and

**WHEREAS**, notification of this New Port Richey Community Redevelopment Agency Redevelopment Plan update and amendment was provided to the taxing authorities pursuant to Florida Statute 163.346; and

**WHEREAS**, the City Staff, pursuant to new legislation governing Community Redevelopment Agency Plans, identified and prepared a comprehensive list of planned and potential projects, initiatives and activities necessary to achieve the goals of the Community Redevelopment Plan and then prepared an amendment consistent with the new State legislation; and

**WHEREAS**, on November 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 amendment to the 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 amendment to the Community Redevelopment Area Plan; and

**WHEREAS**, on December 3, 2019 and December 17, 2019, City Council adopted Resolution 2020-02 adopting the proposed amendment to the Community Redevelopment Plan; and

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

**WHEREAS**, In 2020, City Staff and City Council have identified certain deed restricted communities, identified as "Woodridge Estates" and "Briar Patch," which no longer meet the definitions of "Slum Area" or "Blighted Area" as defined in F.S. 163.340 (7) and (8)

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

(8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities,

roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

**WHEREAS**, the City Staff prepared a revision to the Community Redevelopment Area boundaries and an amendment of the existing Community Redevelopment Agency Plan to amend the boundaries of the Redevelopment Area consistent with the request of City Council and the Community Redevelopment Agency; and

**WHEREAS**, on \_\_\_\_\_, 2020, 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 amendment to the Community Redevelopment Area Plan to amend the boundaries of the Redevelopment Area 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 amendment to the Community Redevelopment Area Plan; and

**WHEREAS**, the City Council proposes to hold a public hearing on July 7, 2020 consistent with Florida Statute 163.346 and 163.361 to consider the adoption of the proposed amendment to the Community Redevelopment Plan to amend the boundaries of the Redevelopment Area; and

**WHEREAS**, the Community Redevelopment Agency has reviewed the proposed amendment to the Community Redevelopment Plan to amend the boundaries of the Redevelopment Area and recommends its adoption by the City Council;

**NOW, THEREFORE, BE IT RESOLVED** by the Community Redevelopment Agency of the City of New Port Richey, Florida that the proposed amendment to Community Redevelopment Plan to amend the boundaries of the Redevelopment Area and the amended map, attached hereto, be adopted by City Council, to be added to the Appendix of the adopted Community Redevelopment Plan.

**DONE AND RESOLVED** at a regularly scheduled meeting of the Community Redevelopment Agency of the City of New Port Richey, Florida on the \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

By: \_\_\_\_\_  
Judy Meyers, City Clerk

By: \_\_\_\_\_  
Robert Marlowe, Chairman

(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