

Villa del Sol

Nestled in the heart of New Port Richey, along Grand Boulevard, lies a community where the timeless charm of Spanish architecture blends seamlessly with modern living. **Villa del Sol** is more than just a residential community; it's a vibrant tapestry woven with the threads of convenience, culture, and connectivity.

Imagine a place where the sun-kissed terracotta roofs meet the azure Florida skies, where every morning greets you with the promise of new adventures right at your doorstep. Villa del Sol is that place—a sanctuary where the spirit of community thrives amidst the beauty of Spanish design.

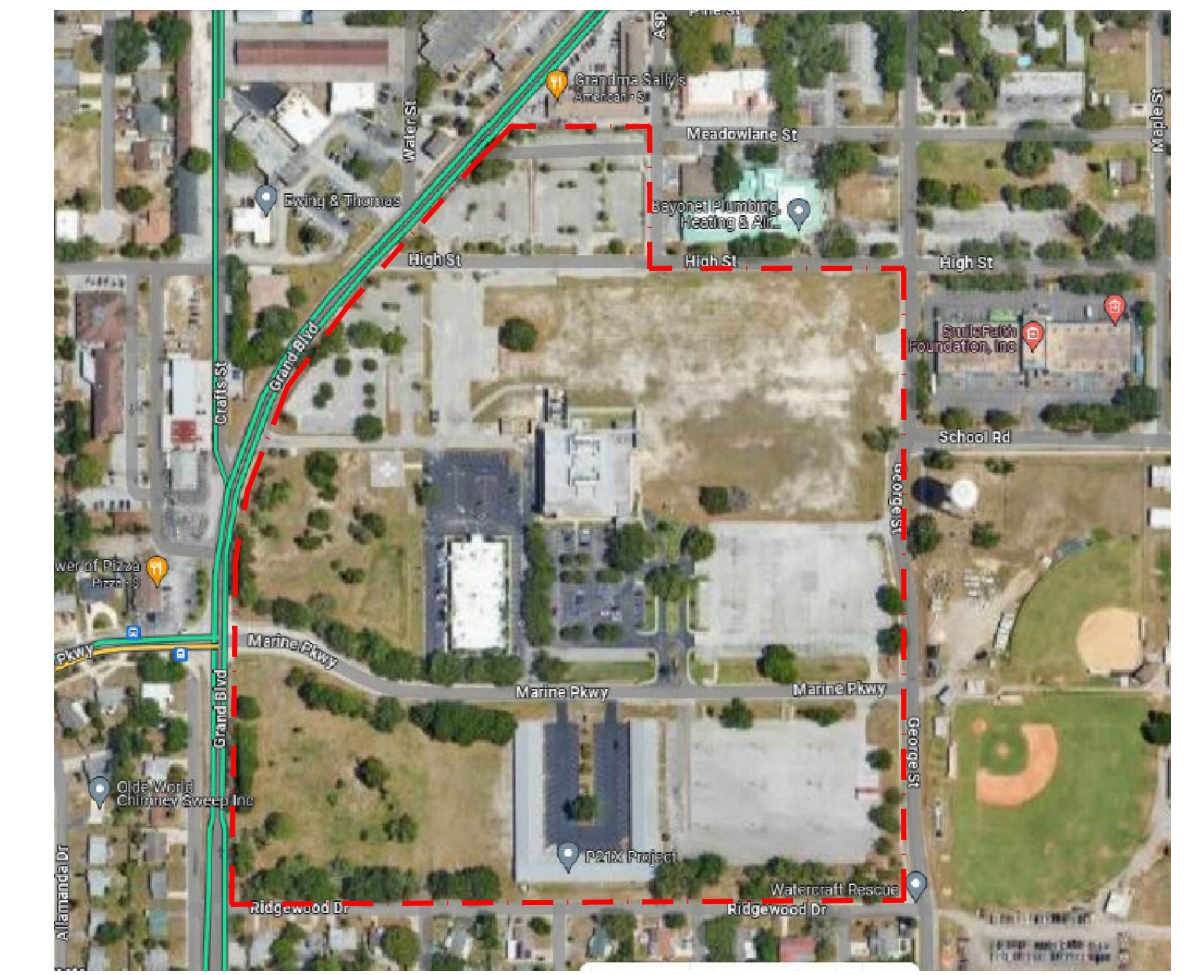
Residents of Villa del Sol enjoy a life of leisure and activity. With Gulf High School's educational excellence across the street and James M. Marlowe Elementary a block away, families find peace of mind in the proximity to top-notch education. The community pulses with life, offering a clubhouse for gatherings, a fitness room, and a sparkling pool for those warm Florida days. Sports enthusiasts revel in the pickleball courts, beach volleyball, and a dog park where furry friends can frolic freely.

The heart of Villa del Sol beats in rhythm with Main Street, where a new bike and pedestrian path along Grand Boulevard will lead to an array of stores, restaurants, and the serene Sims Park on the river. This path is a gateway to 30 miles of trails, inviting residents to explore the natural splendor of their surroundings.

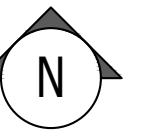
A few blocks away, the convenience of Publix and shopping centers await, while a planned golf cart crossing at Marine Parkway and US19 will add a quaint touch to local travel.

Villa del Sol is not just a place to live; it's a lifestyle—a community that embraces the joy of living where every day feels like a vacation. Welcome to your new home, where life is grand, and the living is easy.

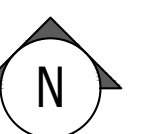




AERIAL VIEW
SCALE: NOT TO SCALE



SK-1 Rendering
August 4, 2024



Villa Del Sol Planned Development

SINGLE-FAMILY ATTACHED HOMES AND APARTMENT HOME COMMUNITY
Marine Pkwy / Grand Blvd, New Port Richey, FL 34652



DAVIS BEWS DESIGN GROUP
150 State Street East, Oldsmar, FL 34677
O: 813-925-1300
www.davisbews.com

Villa del Sol

August 1, 2024

VIA ELECTRONIC MAIL

Re: New Port Richey Multifamily Development Standards – HCA Redevelopment

To Whom It May Concern,

Villa del Sol is a transformative community of single-family attached homes and apartment homes located on the HCA Hospital site at Marine Parkway and Grand Boulevard in New Port Richey, Florida.

The proposed development will meet or exceed the multifamily development standards which are listed below except for a few.

Context and Compatibility

1. Range of Housing Types

Response: A variety of housing types will be provided with one-, two-, three- and four-bedroom apartment homes and three-bedroom single-family attached homes. Please see [Exhibit A](#).

2. Complementary building arrangement, buffer, and compatible building scale

Response: The proposed plan calls for a landscape buffer of a minimum of five feet. The building minimum setbacks from street frontage property is ten feet. Support for this setback is based on the following. Most of the property lines adjacent to existing right-of-way have approximately ten feet of greenspace between the road paving edge and the property line which combined with the five feet landscape buffer equates to fifteen feet of landscape buffer.

The previous HCA Hospital buildings had building heights of two to four stories. The proposed new buildings are two to four stories. Three-story single family attached homes are across the street north of Ridgewood. This section of the plan is the only portion adjacent to existing single-family homes.

The east boundary of the property is adjacent to a combination of high school ball fields, a water tower and an industrial building. The north boundary is adjacent to a combination of retail and office buildings. The west boundary, north of Marine Parkway, is a combination of retail, restaurant, commercial, office, medical office, and a fire station. The large retention area south of Marine Parkway and east of Grand Boulevard provides an attractive buffer.

The existing large retention area will have a perimeter walking path. An existing traffic light at the intersection of Grand and Marine provides a crosswalk for pedestrian safety. In addition, the existing bike/pedestrian path and streetscape from US19 to Grand along the south side of Marine Parkway will cross to this site and then continue north approximately one mile, to Main Street and Sims Park.

3. Streets extend from neighboring developments into site

Response: The site has multiple vehicular and pedestrian access points (primarily George Street, Marine Parkway and Grand Boulevard). The site is pedestrian accessible to eight streets: Marine Parkway, Grand Boulevard, George Street, High Street, School Street, Aspen/Magnolia, and Ridgewood. These access points are depicted in Exhibit A, of approximately 2,000 feet of public sidewalk and 2,000 feet of on-site sidewalk.

4. Neighboring developments connected through pedestrian/bicycle facilities

Response: The City of New Port Richey plans to construct a bike/pedestrian path along Grand Boulevard providing connectivity to the communities to the north, south and west. The project also has internal sidewalks that connect the parking lots, buildings, walking paths, amenities and connect to the public sidewalks and planned bike/pedestrian paths. These sidewalks are shown on Exhibit A.

5. Pedestrian/bicycle connections provided to adjacent open space/trails

Response: Sidewalks throughout will provide connectivity to open space and trails within the nearby community. The internal sidewalks and walking paths as well as the sidewalks on Marine Parkway provide access to several open areas on the site as well as the existing and planned bike/pedestrian trail on Grand Boulevard to Main Street, Sims Park, and future trail extensions. The property will also have walking paths around the perimeter of the two ponds. These sidewalks and trails are depicted throughout Exhibit A.

6. Building setback is similar to neighboring buildings

Response: The large office building adjacent to the north on High Street has a building setback of 10 feet. The proposed plan has building setbacks from property lines fronting streets, ranging from 10 feet to 40 feet.

7. Privacy of neighboring structures respected with windows and upper floor balconies positioned to minimize views into neighboring properties

Response: The proposed design provides privacy to the adjacent residential homes located south of Ridgewood. This area will feature three-story single family attached homes. Existing single-family homes are across the street south. The City is considering plans to improve Ridgewood with new pavement, parallel parking, landscaping, and trees which will provide additional screening and privacy.

Building Placement and Orientation

8. Buildings oriented toward adjacent public streets, courtyards, and other public spaces

Response: The buildings are thoughtfully placed. The single-family attached homes are oriented to front on Marine Parkway, George Street and Ridgewood. The fronts of the internal homes face each other in a courtyard setting or face the amenity area. The apartment home buildings are placed to create large courtyards with amenities. The apartment home portion of the site is bordered by Gulf High School to the east, restaurants, retail, and office to the north and medical office to the west. Three apartment home buildings will be oriented toward Grand Boulevard to create a sense of place and define the edge of the new community. They will have distinctive architectural elements. The clubhouse located on Grand Boulevard will house the leasing and management offices, workplace offices for residents and clubhouse amenities. Please see [Exhibit A](#).

9. Buildings placed parallel to street edges or perpendicular to street when arranged around a courtyard or open space

Response:

All Apartment home buildings are placed parallel or perpendicular to Grand, High, Marine Parkway or George. The single-family attached homes are all perpendicular or parallel to Marine, Ridgewood, and George. The internal single-family homes face each other in a courtyard setting or face the amenity area. The three apartment home buildings on Grand Boulevard and the two apartment home buildings on George Street are positioned to create large courtyards with amenities. Please see [Exhibit A](#).

10. Decorative fences, walls and landscape used when buildings are set substantially back from street

Response: A visual screen wall will be installed along the southern border of the apartment home portion of the site. The proposed wall height is eight feet to provide enhanced screening. In addition, both sides of the wall be landscaped to enhance the screening.

11. Spacing between buildings to meet zoning requirements, wider spacing for taller buildings

Response: Not applicable. PDD zoning.

12. Primary building entries are identifiable and visible from the street

Response: Attractive monument signage, hardscape and landscaping will clearly identify primary building entries from the various streets.

13. Street facing garage doors are discouraged

Response: There are no street facing garage doors.

Vehicular and Pedestrian Circulation

14. Residential and collector drives designed to encourage building clusters that define identifiable neighborhoods

Response: The single-family attached homes and apartment home buildings are clustered. The combination of the placement of buildings as they relate to the multiple existing roads clearly defines the identifiable neighborhood. Please see [Exhibit A](#).

15. Excessively straight and wide drives are discouraged

Response: The existing streets are straight. The internal drives are configured to have minimum visibility from the roads. Please see [Exhibit A](#) for this depiction.

16. Streets include sidewalks, pedestrian-scale lights, and amenities

Response: Sidewalks are located around the perimeter of each building. In addition to sidewalks

on Marine Parkway, the City of New Port Richey is constructing a pedestrian/bike path with landscaping and lighting along the east side of Grand Boulevard to Main Street. Walking paths will be located around the perimeter of both ponds. Attractive and appropriate lighting will be provided in all pedestrian, parking and amenity areas. Benches will be provided along all pedestrian walkways. Please see Exhibit A.

17. System of pedestrian walkways links all site entrances, building entries, parking areas and common outdoor spaces

Response: All pedestrian walkways throughout the property will be linked to all site entrances, building entries, parking areas and common outdoor spaces, and will connect to the existing and future pedestrian/bike trail from US19 to Marine Parkway and to Main Street and Sims Park. Please see [Exhibit A](#).

18. Internal sidewalks abutting vehicular circulation are raised or separated by a physical barrier

Response: Internal sidewalks abutting vehicular circulation areas will be elevated or separated by a physical barrier.

19. Bicycle racks provided on site

Response: Bicycle racks will be installed for each apartment home building.

Common Open Spaces and Amenities

20. Common open space is incorporated as an amenity

Response: Generous open space amenities will exist for residents. The proposed plan features several open space amenity areas. Please see [Exhibit A](#).

21. Common open space is designed, landscaped, and furnished

Response: Professionally designed landscaping and furnishings will be provided throughout the community, including all common open space areas. Please see Exhibit A.

22. 50 units or more contains one central open space for focal point and gathering space in addition to other smaller diverse open spaces

Response: The apartment home community will have three open spaces of diverse sizes and features. The single-family attached community will feature a large open area which will include an amenity building and several outdoor amenities including a pool. In addition, the two large retention areas will feature walking paths and benches.

23. Large-sized developments include facilities to meet the social, civic or public safety needs of residents

Response: These requirements will be provided by the building's design to ensure the safety of residents, community members, and staff. Proper fire safety, electrical, and utility, and signage will be provided to satisfy city code and make a safe environment in cases of emergency.

24. On-site amenities to meet activity interest of age groups residing in development

Response: An abundance of amenities will be provided including but not limited to fitness room, walking trails, open green space, dog parks, bocce ball, playground, swimming pool, outdoor kitchen, pickle ball, dog grooming room, workspace conference rooms, indoor kitchen, clubhouse and more. Please see [Exhibit B](#) for representative images of the planned amenities.

25. Minimum number of amenities provided (3 amenities for Large-size development)

Response: The community will exceed the three amenities minimum. The six open space amenities are twice the standard. Please see response 24 above for a partial list of planned amenities.

Private Open Spaces

26. Private open space (80 sf) provided in at least 50% of units

Response: The apartment home community will provide an average 50 sf of private open space in at least 65% of the units (primarily with balconies). Most of the single-family attached homes will have at least 80 sf of private open space (primarily with front yards).

Site Furnishings and Utilities

27. Site furnishings provided in open space

Response: Open spaced site furnishings may include cabanas, outdoor kitchens, Bocce ball courts, pool with loungers, covered seating, benches, bike racks, pickle ball courts, seating, fencing and water fountains for dog parks. See Exhibit B.

28. Fencing and wall material are compatible with building

Response: Fencing and wall material will be of similar color palette of the buildings.

29. Retaining wall material is compatible with building

Response: Retaining wall material will be of similar design to the building materials and colors.

30. Service and utility areas located external to building are enclosed or screened

Response: All above ground utilities, including electrical transformers, are screened with landscaping. Service areas will be enclosed or screened with fencing and/or landscaping.

31. Dumpsters are completely screened

Response: The dumpsters and/or compactors will be screened with masonry walls and finishings that are of equal design quality as the building materials.

32. Underground utilities

Response: All on-site utilities will be underground, as pursuant to the city development standards.

33. Roof mounted mechanical equipment is screened from ground view

Response: All rooftop equipment will be screened from ground view by the decorative roof parapet walls and roof features integrated into the design and strategically placed around the building perimeter.

Context and Compatibility

34. Design incorporates neighborhood architectural features

Response: The building design incorporates the neighborhood by providing multiple materials with a goal of redefining and improving its architectural character. See Exhibit C.

35. Appropriate transition between development and abutting site

Response: Most of the site is bordered by Gulf High School and industrial to the east, existing medical facilities, fire station, retail, commercial, office and medical office to the north and west. The southern border is adjacent to single family homes that are located south of Ridgewood. As a transition to the existing single-family homes located south of Ridgewood, single-family attached homes are located on the north side of Ridgewood. As a transition to the single-family homes located across the street of the southwest portion of the site along Grand and Marine, the existing retention area provides an attractive buffer. See Exhibit A.

Mass and Scale

36. Building façade displays rhythm through recurrence of building elements

Response: The building facade displays rhythm through recurring buildings elements such as balconies, façade treatments, windows, and other architectural features. These features enhance the visual impact of the buildings. Please see [Exhibit C](#).

37. Building has masses and forms for visual appeal. No flat building

Response: The building massing has visual appeal with the placement of recurring building elements as discussed in response 36 above. Please see [Exhibit C](#).

38. Building massing demonstrates a balanced appearance

Response: The building massing has 3-dimensional visual appeal through recurring building elements as discussed in the response to 36 above. The consistency throughout the building massing provides a balanced appearance. Please see [Exhibit C](#).

39. Building design incorporates heavier and massive elements at base and lighter elements above base

Response: The architectural elements provide a visual base which is complemented by recurring horizontal and vertical building elements. Please see [Exhibit C](#).

Building Materials and Architectural Details

40. Acceptable facade materials

Response: The building exterior materials meet the approved material standards.

41. Side and rear facades visible to the public are designed with similar elements as front facade

Response: All sides of the buildings will feature similar elements as the front façade.

42. A unit's entry is enhanced through architectural elements

Response: All apartment home entries from the exterior are enhanced with architectural elements, that make clear that there is an entrance. Each single-family attached home will feature attractive front door elements.

43. Acceptable roofing material

Response: All roofing material will meet approved roofing standards.

44. Color of building is not a monotonous color or garish

Response: The buildings feature a combination of colors which, along with the recurring building elements, provide visually appealing buildings. Please see [Exhibit C](#).

45. Design and construction of garages is compatible with the principal building

Response: Freestanding garages will complement and incorporate the materials and colors of apartment home buildings.

Natural Features

46. Preservation of significant natural features

Response:

N/A. The site was previously improved with a large hospital complex.

Land Disturbance

47. Does not include extensive grading or unusual site improvements

Response: The site was previously 100% developed with a large hospital facility which was removed. Therefore, extensive grading has already occurred. No unusual site improvements are planned.

48. Layout follows natural topography of site

Response: The site was previously 100% developed as a large hospital facility and was later removed. The existing topography is flat.

Landscaping Materials and Standards

49. Site landscaping enhances architecture and outdoor spaces

Response: The landscaping will enhance the look and feel of the community.

50. Wide range of plant material

Response: A wide array of landscape materials will be provided. The landscaping will enhance the look and feel of the community.

51. Landscaped areas are covered in live plant material

Response: The property will feature live, and attractive plant material utilized throughout the site.

52. Appropriate irrigation

Response: Appropriate irrigation will be provided to ensure the health and beauty of the landscaping.

53. Landscape plantings used to define private space from public space

Response: The property entry drives will be distinctive, unique and offer a sense of arrival. The property will incorporate multiple plant species to enhance the look and feel of the community.

Parking Lot Landscaping

54. Detached garages in a row are separated by landscaped islands

Response: Proposed landscaping will provide diamond landscape islands between the detached garages in a row. This will function as a natural safety barrier for drivers but also make for an enhanced parking plan. The garages and respective landscaped islands will be shown in detail in an upcoming set of plans.

55. Parking lots, structures and garages are screened from adjacent streets and public spaces through use of landscaping or fences

Response: Landscaping will provide sufficient screening around structures and garages from adjacent streets and public spaces.

Lighting

56. Pedestrian walkways are lit through use of low glare-controlled fixtures

Response: The lighting will be designed to provide a highlight of aesthetic features and function properly for movement through the spaces to generate a feeling of safety. Low glare-controlled fixtures will be incorporated on this property throughout the internal sidewalks and walkways.

57. Light poles or other lighting structures do not exceed 20' in height, bollards do not exceed 4' in height.

Response: All lighting will meet the requirements of the city. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

58. Light fixtures use full cut-off lenses or hoods to prevent glare onto neighboring properties or roadways

Response: All lighting on the development will be designed accordingly to meet all the city's requirements and reduce as much impact as possible to neighbors, wildlife, and roadways. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

59. Light fixtures are color-correct type for visual comfort for pedestrians

Response: Lighting will be designed accordingly to minimize overspill into adjacent roadways/properties while still providing the necessary visual acuity and security needs of a lighting plan. The specific location and detailed type of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

Storm Water Management

60. Uses green roofs, permeable pavement, rain barrels, rain gardens or vegetated swales

Response: The proposed design, where feasible, will incorporate open areas to help limit the amount of runoff generated and incorporate permeable pavement and/or vegetated swales within the surface water management system design.

61. Drainage patterns prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways

Response: The site will be designed to prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways. As an example, the proposed pedestrian walkways will be either raised, at the elevation of the adjacent curb, or pitched to flow into vehicular use area.

Energy Efficiency, Water Conservation, and Resiliency

62. Plans demonstrate implementation of energy efficient site and building design

Response: The site lighting will consist of pedestrian scale pole mounted fixtures near the building and parking lot pole mounted fixtures at other parking areas. Building components meet or exceed the energy code requirements with Energy Star appliances provided in each apartment. Low flow plumbing fixtures are also included to conserve the use of water.

63. Demonstrates water conservation measures for site and building design

Response: Irrigation will be low-volume, efficient irrigation to provide the least impact to water resources while still maintaining the health and beauty of the landscaping.

64. Demonstrates resiliency measures to protect, mitigate and recover from impacts of flooding and other natural disasters

Response: The site is in Flood Zone X and is high and dry. The stormwater retention system will be enhanced to meet current regulations.

Villa del Sol

Exhibit A

SITE STATISTICS / DESIGN CRITERIA

Overall Specs:	Totals:	
Total Acreage	23.98	
Maximum Density Allowed Units/Acre	30	19.89 Proposed
Maximum Units Allowed	719	453 Proposed
Proposed Unit Matrix		
Apartment Units	300	
Single-Family Attached Homes	153	
Total Square Footage of Site	1,044,430	
Max Impervious Area SF	835,544	(80.00%)
Proposed SF of Green Space and %	446,350	(42.74%)
Total Impervious Area SF and %	598,080	(57.26%)

Apartments:		
Minimum Required Spaces per Unit	15	(450 Total)
Total Proposed Parking Spaces	546	(1.82 per Unit)
Proposed Parking Matrix		
Standard	366	(9x18)
Accessible (w/ 5 ft Access Aisle)	9	(12x18)
Tree Island Compact	54	(9x16 +/- depth)
Compact	16	(8x18)
One Story Garages	30	(10x20)
Electric Charging	2	(9x18)
On Street Parallel Parking	9	(9x23)

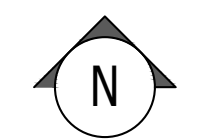
Minimum Apartment Front, Side, Rear Setbacks	10 ft
Minimum Garage Front, Side, Rear Setbacks	5 ft
Minimum Parking Setback	5 ft
Maximum Building Height to Top of Roof Peak	67 ft
Maximum Height of Additional Roof Elements	15 ft
Amenity list:	
Dog park	
Pool	
Clubhouse	
Gym	
Offices	

Single-Family Attached Homes:		
Totals:		
Total Units	153	
Minimum Parking Spaces	230	(1.5 per/unit)
Total Garage Spaces	306	
On Street Parallel Parking	62	(9x23 ea)
(Not Including Ridgewood Drive)		
Total Parking	368	(2.4 per/unit)
Minimum Building Front, Side, Rear Setbacks	5 ft	
Maximum Building Height to Top of Roof Peak	57 ft	
Minimum Lot Size:	16x60 ft	

Amenity list:	
Clubhouse	
Pool	
Volleyball	
Pickleball	
Dog Park	
Walking path	
Bocce Ball	
Tot Lot	



AERIAL VIEW
SCALE: NOT TO SCALE

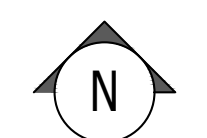


GRAPHICS LEGEND

- AREA UNDER DENSITY TABULATION
- AREA NOT INCLUDED UNDER TABULATION
- PUBLIC R.O.W. / DOMAIN
- AREA TABULATION BOUNDARY
- PROPOSED TREE/LANDSCAPING
- PROPOSED SINGLE-FAMILY ATTACHED HOMES

SK-2 Site Plan

August 4, 2024



Villa Del Sol Planned Development

SINGLE-FAMILY ATTACHED HOMES AND APARTMENT HOME COMMUNITY
Marine Pkwy / Grand Blvd, New Port Richey, FL 34652



DAVIS BEWS DESIGN GROUP

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Villa del Sol

Exhibit B













Amenities













Villa del Sol

Exhibit C





FUTURE LAND USE MAP AMENDMENT

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

*Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.*

Date Received

Required Attachments:

- Applicable fees to be paid (checks made payable to the *City of New Port Richey*)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submittal Information: *Please address the following on a separate sheet and attach to this application.*

Florida Statutes (FS) Section 163.3177(1)(f) provides "All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." Data must be taken from professionally accepted sources.

- A. **Conformance to FS § 163.3177(6)(a)8.** This Section provides that Future Land Use Map amendments shall be based upon an analysis of three factors. The three factors and conformance of the proposed FLUM amendment with each of the three factors is addressed below:
 - 1. An analysis of the availability of facilities and services.
 - 2. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - 3. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

- B. **Conformance to FS § 163.3177(6)(a)9.** This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.
 - 1. **Primary indicators.** The 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. An analysis of whether the proposed FLUM amendment discourages urban sprawl is addressed below.
 - a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - d. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - e. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - f. Fails to maximize use of existing public facilities and services.
 - g. Fails to maximize use of future public facilities and services.
 - h. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - i. Fails to provide a clear separation between rural and urban uses.
 - j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - k. Fails to encourage a functional mix of uses.
 - l. Results in poor accessibility among linked or related land uses.
 - m. Results in the loss of significant amounts of functional open space.
 - 2. **Secondary indicators.** The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.
 - a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- d. Promotes conservation of water and energy.
- e. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- f. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- g. Promotes conservation of water and energy.
- h. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- i. Preserves open space and natural lands and provides for public open space and recreation needs.
- j. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- k. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

1. Current Property Owner(s) New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Bridgen, Manager, NPR Grand 1, LLC.				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
240 4th St. N.	St. Petersburg	Pinellas	FL	33701
Phone Number	Email			
727.577.5390	grady@bridgendevelopment.com			
3. Primary Contact (Phone Number & Email) SAME AS 2.				

4. Site Address 5637 Marine Parkway		
General Location Grand Boulevard + Marine Parkway		
Size of Site	Square Feet	Acres
1,031,936		23.69
Legal Description of Subject Property See attached		
Tax Parcel Number(s) See attached		
Future Land Use Category	Proposed Future Land Use Category	
Existing Use (Include number of residential units and/or spare footage of non-residential uses)		
Proposed Use (Provide details about the specific use requested) Single-family attached homes and Apartment homes		

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
 "Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment".

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 152 gal x 2.12 persons/household x <u>160</u> units = <u>51,558</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 152 gal x 1.90 persons/household x <u>300</u> units = <u>86,140</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 114 gal x 2.12 persons/household x <u>160</u> units = <u>38,669</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 114 gal x 1.90 persons/household x <u>300</u> units = <u>64,980</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 6.3 lbs x 2.12 persons/household x <u>160</u> units = <u>2,137</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 6.3 x 1.90 persons/household x <u>300</u> units = <u>3,691</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated solid waste.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> <u>160</u> units x 2.12 persons/household = <u>339</u> (population projection)</p> <p><i>Multi-Family:</i> <u>300</u> units x 1.90 persons/household = <u>570</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>
<p>Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.</p>	

Transportation:

Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the requirements of a Transportation Study.

- Determine the number of trips generated by the proposed project during the PM PEAK hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. Include your calculation(s) here: _____
- If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - If no study is required, the applicant is required to provide only the existing directional PM PEAK hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. Provide this information here: _____
 - The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
- Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information here: _____
- Existing turning movement volumes at the impacted intersection(s) and intersection LOS. _____

APPLICATION & HEARING PROCESS

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit and photograph, and post a notice on the property described in this application.

I, See attached authorization AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S), the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20_____

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Pridden
Owner or Representative's Name (Printed)

[Signature]
Owner or Representative's Signature

Sworn to and subscribed before me by Grady Pridden

this 26th day of July, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FLDL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

FUTURE LAND USE MAP AMENDMENT

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org



REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.



Required Attachments:

- Applicable fees to be paid (checks made payable to the City of New Port Richey)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submission Information: Please address the following on a separate sheet and attach to this application.

Guidelines for Granting a Rezoning, LDC § 5.0111

The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

1. Whether the proposed zoning district is one (1) of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one (1) zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;
3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;
4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;
5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;
6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;
7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;
8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;
11. The totality of the circumstances; and
12. Any competent substantial evidence presented at the public hearings.

1. Current Property Owner(s) New Port Richey Hospital, Inc. / HCA Realty, Inc. / HCA Squared, LLC.				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Bridgen				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
240 4th St. N.	St Petersburg	Pinellas	FL	33701
Phone Number	Email			
727.577.5390	gradya@bridgendevlopment.com			
3. Primary Contact (Phone Number & Email) Same as 2.				

4. Site Address 5637 Marine Parkway	
General Location Marine Parkway and Grand Boulevard	
Size of Site 1,031,936 1,031,936 Square Feet	23.69 Acres
Legal Description of Subject Property See Attached	
Tax Parcel Number(s) See Attached	
Zoning District	Proposed Zoning District
Future Land Use Category	Proposed Future Land Use Category
Existing Use (Include number of residential units and/or spare footage of non-residential uses)	
Proposed Use (Provide details about the specific use requested)	

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
"Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment."

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 152 gal x 2.12 persons/household x <u>160</u> units = <u>51,558</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 152 gal x 1.90 persons/household x <u>300</u> units = <u>80,640</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 114 gal x 2.12 persons/household x <u>160</u> units = <u>38,169</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 114 gal x 1.90 persons/household x <u>300</u> units = <u>64,980</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 6.3 lbs x 2.12 persons/household x <u>160</u> units = <u>2,137</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 6.3 x 1.90 persons/household x <u>300</u> units = <u>3,591</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated solid waste.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> <u>160</u> units x 2.12 persons/household = <u>339</u> (population projection)</p> <p><i>Multi-Family:</i> <u>300</u> units x 1.90 persons/household = <u>570</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>

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 - The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
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AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

I, See attached authorization, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20 _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Bridgen
Owner or Representative's Name (Printed)

Grady Bridgen
Owner or Representative's Signature

Sworn to and subscribed before me by Grady Bridgen
this 26th day of July, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34667 • 777-953-1047 • www.cityofnewportrichey.org

SELLER/OWNER AUTHORIZATION

NEW PORT RICHEY HOSPITAL, INC., A FLORIDA CORPORATION, HCA REALTY, INC., A TENNESSEE CORPORATION, AND HCA SQUARED, LLC, A DELAWARE LIMITED LIABILITY COMPANY collective are the owners of the tracts of real property legally described in attached **EXHIBIT A**, by this reference incorporated herein. The real property in question is depicted in **EXHIBIT B** attached hereto and by this reference incorporated herein. The real property in question is under contract for sale to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**.


The undersigned owners of the real property hereby designate to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, and its principal, **GRADY C. PRIDGEN, III**, as their collective authorized agent to work with the City of New Port Richey, Florida, the governmental entity with jurisdiction over the property in question for the purposes of applying for land use change, or changes, to make applications to change the zoning of the property, to apply for right-of-way vacations, and any and all other ancillary or related governmental approvals in connection with the above-referenced real property. This authorization shall remain in effect until terminated by the owners in writing delivered to the City of New Port Richey Planning and Zoning Department.

Dated this 18th day of July, 2024.

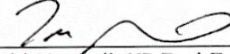
The balance of this page was intentionally left blank.

NEW PORT RICHEY HOSPITAL, INC.,
a Florida corporation

HCA REALTY, INC.,
a Tennessee corporation

By: 

Todd Maxwell, VP Real Estate

By: 

Todd Maxwell, VP Real Estate

HCA SQUARED, LLC
a Delaware limited liability company

By: 

Todd Maxwell, VP Real Estate

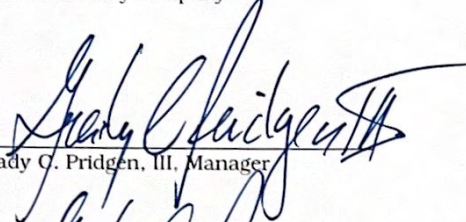
Joinder and Consent

The undersigned join in the above-referenced owner authorization and agree to discharge the actions delineated therein

Dated this 18th day of July, 2024.

NPR GRAND 1, LLC.
a Florida limited liability company

By:


Grady C. Pridden, III, Manager

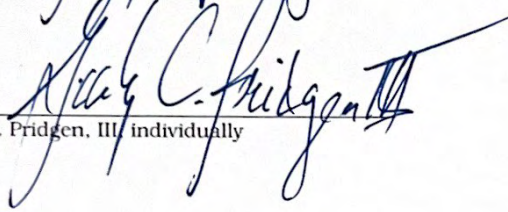


Grady C. Pridden, III, individually

Exhibit A

 Exhibit A	ISSUED BY First American Title Insurance Company File No: NCS-1135724-NAS
---	--

File No.: NCS-1135724-NAS

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR; MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-I, REQUIREMENTS; SCHEDULE B-II, EXCEPTIONS; AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

PARCEL A:

A PORTION OF TRACTS 45, 46, 47 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1313.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE RUN NORTH 0°02'16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF RIDGEWOOD DRIVE WITH THE EAST BOUNDARY OF SAID TRACT 48, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°38'19" WEST, A DISTANCE OF 1203.48 FEET TO THE INTERSECTION OF THE NORTH LINE OF RIDGEWOOD DRIVE WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 595, SAID EASTERLY RIGHT-OF-WAY LINE BEING 33 FEET EASTERLY FROM THE CENTERLINE OF PAVING AS IT IS NOW CONSTRUCTED; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID STATE ROAD NO. 595 NORTH 0°34'27" EAST, A DISTANCE OF 464.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,787.43 FEET AND A CHORD OF 58.22 FEET WHICH BEARS NORTH 1°10'21" EAST, THENCE PARALLEL TO THE SOUTH BOUNDARY OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SOUTH 89°37'10" EAST, A DISTANCE OF 200 FEET; THENCE NORTH 10°40'05" EAST, A DISTANCE OF 254.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, A DISTANCE OF 950.09 FEET TO THE EAST BOUNDARY OF SAID TRACT 45; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 45 AND 48, SOUTH 0°02'16" EAST, A DISTANCE OF 772.13 FEET TO THE POINT OF BEGINNING.

AND INCLUDING THE SOUTHERLY 10 FEET OF THAT PORTION OF RIDGE ROAD RIGHT -OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

AND ALSO INCLUDING THE NORTHERLY 25 FEET OF THAT PORTION OF RIDGEWOOD DRIVE RIGHT-OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 45 AND 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS, OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°38'19" EAST, A DISTANCE OF 1,318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE NORTH 0°02'16"

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Form 5030012 (5-16-17)	Page 6 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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Exhibit A

WEST, DISTANCE OF 1,305.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TRACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, NORTH 89°37'10" WEST, A DISTANCE OF 689.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°02'16" EAST, A DISTANCE OF 368.00 FEET; THENCE NORTH 89°37'10" WEST, A DISTANCE OF 172.00 FEET; THENCE NORTH 0°02'16" WEST, A DISTANCE OF 368.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACTS 45 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN 25.00 FEET OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 8 AND RUN THENCE SOUTH 89°52'00" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 8, A DISTANCE 1,343.45 FEET TO A POINT, SAID POINT BEING 25.00 FEET EAST OF THE SOUTHEAST CORNER OF SILVER OAKS HILL SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 0°15'32" WEST PARALLEL TO AND 25.00 EAST OF THE MOST EASTERN BOUNDARY OF SAID SILVER OAKS SUBDIVISION, 483.02 FEET TO AN INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST ALONG SAID EAST BOUNDARY OF SAID TRACT 48, A DISTANCE OF 403.80 FEET; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 AND RADIUS EQUALS 200.00 FEET TO A POINT WHICH IS 25.00 FEET WEST OF THE EAST BOUNDARY OF TRACT 45 OF SAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST PARALLEL TO SAID EAST BOUNDARY OF SAID TRACT 45, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 45, SAME BEING THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 TO POINT OF TERMINUS.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO WARREN A. CLARK AND CAROL CLARK, BY VIRTUE OF THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 1227, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 48 OF SAID SECTION 8; THENCE RUN NORTH 0° 02' 16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE AS IT IS NOW ESTABLISHED WITH THE EAST BOUNDARY LINE OF SAID TRACT 48; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 445.63 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 264.55 FEET; THENCE NORTH 0° 02' 16" WEST, A DISTANCE OF 329.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD AS IT IS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD, SOUTH 89° 37' 10" EAST, A DISTANCE OF 264.55 FEET; THENCE SOUTH 00° 02' 16" EAST, A DISTANCE OF 329.28 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE NORTH 10.00 FEET TO TRACT 45 OF THE TAMPA-TARPON SPRINGS SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions.

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Form 5030012 (5-16-17)	Page 7 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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Exhibit A

OF THE PUBLIC RECORD A OF PASCO COUNTY, FLORIDA, PREVIOUSLY CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, BY WARRANTY DEED DATED JANUARY 20, 1971, SAID WARRANTY DEED BEING RECORDED IN OFFICIAL RECORD BOOK 529, PAGE 770 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, C. E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 2, NORTH 89°48'27" WEST, A DISTANCE OF 32.62 FEET; THENCE RUN SOUTH 0°02' 16" EAST, A DISTANCE OF 38.73 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 45; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID TRACT 45, SOUTH 0°02'16" EAST A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TRACT 45, NORTH 89°37'10" WEST, A DISTANCE OF 807.35 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 8, BLOCK 1, OF SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE NORTH 0°05'27" WEST, A DISTANCE OF 10.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 45, SOUTH 89°37'10" EAST, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF LOTS 7, 8, 10, 11 AND 14; THE SOUTH 25 FEET OF LOTS 5 AND 6; AND THE EAST 50 FEET OF LOTS 9 AND 12, ALL LYING IN BLOCK 3 OF PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, AS RECORDED IN PLAT BOOK 2, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

PARCEL D:

LOT 3, BLOCK 1, C.E. CRAFT'S NO. 5; SAID LOT, BLOCK AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 2 AT PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL E:

LOTS 1, 2, 4, 5, 6, AND 7, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A PORTION OF VACATED RIGHT-OF-WAY FILED JULY 13, 1989, RECORDED IN BOOK 1823, PAGE 1328 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL F - VESTING 955-1776 (BLUE):

LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 1; ALSO LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 2; ALSO THAT PORTION OF ASPEN STREET (MAGNOLIA STREET) LYING BETWEEN SAID BLOCKS 1 AND 2, AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORD BOOK 166, PAGES 227 AND 228; ALL LYING IN C.E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON PLAT RECORDED PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO LOTS 9, 12 AND 13 BLOCK 3, PALM HAVEN ADDITION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS THE EAST 50.00 FEET OF SAID LOTS 9 AND 12.

AND INCLUDING THAT PORTION OF VACATED SCHOOL ROAD LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL AS VACATED BY COUNTY COMMISSIONERS OF PASCO RECORDED IN BOOK 1009, PAGE 213 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Form 5030012 (5-16-17)	Page 8 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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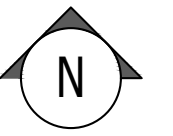
Villa del Sol

Deed Transfers/Easement Modification/Right of Way Vacations

- 1. HCA to City***
- 2. City to HCA #1***
- 3. City to HCA #2***
- 4. Drainage Easement Modification***
- 5. Right of Way Vacations***



AERIAL VIEW
SCALE: NOT TO SCALE

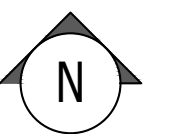


GRAPHICS LEGEND

GRAPHICS LEGEND

- RIGHT OF WAY VACATION
- DRAINAGE EASEMENT MODIFICATION
- AREA DEEDED TO CITY
- AREA DEEDED TO APPLICANT
- PROPERTY LINE / BOUNDARY

SK-3 R/W, Deed & Easements
August 4, 2024



Villa Del Sol Planned Development

SINGLE-FAMILY ATTACHED HOMES AND APARTMENT HOME COMMUNITY
Marine Pkwy / Grand Blvd, New Port Richey, FL 34652



DAVIS BEWS DESIGN GROUP
150 State Street East, Oldsmar, FL 34677
O: 813-925-1300
www.davisbebs.com

Chary City of N.P.R.
115-030
17.00
2.50
19.50

PERPETUAL DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT was entered into the 17th day of June, 1988 by and between the CITY OF NEW PORT RICHEY, FLORIDA, hereinafter referred to as THE MUNICIPALITY, and NEW PORT RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, hereinafter referred to the HOSPITAL,

THAT WHEREAS, the HOSPITAL is the owner in fee simple of the following described real property:

See attached Exhibit "A";

and

WHEREAS, THE MUNICIPALITY and the HOSPITAL have acknowledged that said real property constitutes a storm drainage receiving area for surrounding properties from which the discharge and flow of storm waters is received, retained, absorbed, and channelled through the hereinabove described real property; and

WHEREAS, said real property, by virtue of the existing topographical conditions should be designated as a designated drainage field; and

WHEREAS, the Parties deem it advisable to execute this Agreement to express their intentions in the foregoing respect.

IN CONSIDERATION THEREFOR, and for other good and valuable considerations, the Parties do hereby acknowledge, covenant and agree as follows:

1. That the hereinabove described real property is hereby acknowledged and declared between the Parties hereto as a perpetual drain field which shall hereafter receive storm waters from surrounding properties from which the discharge and flow of storm waters shall be received, retained, absorbed, and channelled on a perpetual basis.
2. The HOSPITAL or its grantees, successors and assigns shall own and maintain said real property and this Agreement shall not impose any duty upon THE MUNICIPALITY to conduct any such maintenance activities thereon.

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLORIDA 34654
O.R. 1717 PG 1826

3. That this Agreement shall be executed in recordable form and shall be filed on the Public Records of Pasco County, Florida, and shall be deemed as a covenant running with the land. IN TESTIMONY WHEREOF, the Parties have hereunto affixed their hands and seals, this 17th day of June, 1988.

CITY OF NEW PORT RICHEY, FLORIDA
A Municipal Corporation

By: Robert Prior
Mayor



ATTEST:
June Sachse Bottner
City Clerk

NEW PORT RICHEY HOSPITAL, INC.,
d/b/a HCA NEW PORT RICHEY HOSPITAL

By: Andrew Oravec Jr.
Administrator

ATTEST:
George Billings Jr.
Assistant Administrator

STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ROBERT PRIOR and JUNE BOTTNER, Mayor and City Clerk respectively of the CITY OF NEW PORT RICHEY, FLORIDA, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 17th day of June, A.D. 1988.

(Notary Seal)

A. L. Oravec Jr.
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES MAR 26, 1990
D. W. H. S. C. L. A. L. INC. UND.

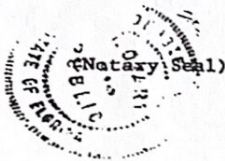
STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ANDREW ORAVEC, JR. and GEORGE BILLINGS, Administrator and Assistant Administrator respectively of NEW PORT

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 33464

RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 15th day of June, A.D. 1988.



Debbie Dumas
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 31, 1990
DUMAS DEBBIE DUMAS, INC. 7802

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32879

O.R. 1717 PG 1828

DESCRIPTION OF

A portion of Tracts 46 and 47 of Tampa-Tarpon Springs Land Company Subdivision of Section 8, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 Of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1318.44 feet to the Southerly extension of the East line of Tract 48 of said Section 8; thence run North 0° 02' 16" West, a distance of 533.02 feet to the intersection of the North right-of-way line of Ridgewood Drive as it is now established with the East boundary line of said Tract 48; thence along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 710.18 feet for a POINT OF BEGINNING; thence continue along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 493.30 feet to the intersection of the North line of Ridgewood Drive with the Easterly right-of-way line of State Road No. 595, said Easterly right-of-way line being 33 feet Easterly from the centerline of paving as it is now constructed; thence run along the Easterly boundary of said State Road No. 595 North 0° 34' 27" East, a distance of 393.72 feet to the Southerly right-of-way line of Sunset Boulevard as it is now established; thence along the Southerly right-of-way line of said Sunset Boulevard, the following courses and distances: South 89° 24' 20" East, 41.94 feet; 128.52 feet along the arc of a curve to the right, said curve having a radius of 222.35 feet and a chord of 126.74 feet which bears South 72° 50' 49" East; 185.56 feet along the arc of a curve to the left, said curve having a radius of 319.00 feet and a chord of 182.96 feet which bears South 72° 57' 09" East; North 00° 23' 27" East, 25.00 feet; South 89° 37' 10" East, 151.00 feet; thence leaving the Southerly right-of-way line of said Sunset Boulevard, South 00° 02' 16" East, a distance of 329.36 feet to the POINT OF BEGINNING.

The above described parcel contains 3.892 acres, more or less.

EXHIBIT "A"

JUN 24 2 55 11 PM '03

466857

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA. 34856.

O.R. 1717 PG 1829



VACATION OF EASEMENT/ PUBLIC RIGHT-OF-WAY APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Case # _____
Date Received: _____

APPLICANT INFORMATION:

Applicant Name New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC.
Company c/o Grady Bridgen, Authorized Representative
Address 240 4th St. N., St. Petersburg, FL 33701
Phone 727.577.5390 Fax 727.577.5391
E-mail Address grady@pridgendevelopment.com

REQUESTED INFORMATION:

- Legal description of easement/public right-of-way (ROW) to be vacated
- Letters from the following utilities stating they have no objection to the vacation of easement or public ROW
 - Charter Spectrum Communications (855) 243-8892
 - Frontier Communications (800) 921-8101
 - Duke Energy Florida (877) 372-8477
 - Clearwater Gas (727) 562-4900

APPLICATION FEE (Check made payable to the City of New Port Richey):

- \$500.00 Residential
- \$1,000.00 Commercial

Please return all requested information and application fee to the Development Department. The request will then be scheduled for a Development Review Committee (DRC) meeting. Following the DRC review, the request will be considered by the City Council for formal approval. City Council meetings are held on the first and third Tuesday of each month.



March 7, 2024
Grady C. Pridgen III
Pridgen Development, LLC.
(727) 688-4901
240 4th Street North
St. Petersburg, FL 33701

RE: High Street Vacation, New Port Richey

Dear Grady,

The Clearwater Gas System (CGS),

- has no objection or conflict with your proposed:
 - Vacation of Easement
 - Plat
 - Construction (Outside CGS service area)
 - Other – Vacation of ROW
- maintains facilities within the area. One of the following conditions must be met prior to the release of a "No Objection" letter:

A. The owner/developer must reimburse The Clearwater Gas System for all cost incurred by relocation of our facilities.

B. A utility easement must be platted to encompass existing facilities.

Clearwater Gas System appreciates your help in this matter. If you have any questions, please contact me at (727) 444-8920, or at Clifton.whitaker@clearwatergas.com.

Sincerely,

Clifton Whitaker
Engineering Technician
Clearwater Gas System

400 North Myrtle Avenue Clearwater, FL 33755
PO Box 4748 • Clearwater, FL • 33758-4748 • (727) 562-4900 • Fax (727) 562-4902

AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER

www.clearwatergas.com

Villa del Sol

1. Survey

