



MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

January 7, 2025

6:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 6:00 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, and Councilwoman Matt Murphy. Councilman Peter Altman arrived at 6:01 p.m. and Councilman Bertell Butler, IV. Bertell arrived at 6:06 p.m.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, Deputy City Clerk Nadine Ward, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology Solutions Director Leanne Mahadeo, Human Resources Director Arnel Wetzels and Senior Planner Lisa Algieri.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of December 17, 2024 Work Session and Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Kelly Mothershead and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Mothershead, Murphy Absent: Butler

5. Proclamation Arbor Day

Environmental Committee Chair Dell dechant and Tom Oniell accepted the proclamation from Mayor Davis. Proclamation Read by City Attorney Driscoll.

6. Proclamation Hot Tea Month

White Heron Tea Room Business owner Kelly Hackman accepted the proclamation from Mayor Davis. Proclamation read by City Attorney Driscoll.

7. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

City Attorney Driscoll read aloud the rules governing Vox Pop. Mayor Davis then opened the floor for public comment. The following people came forward to speak:

- Kim Brust, 6545 Circle Blvd., NPR, President of Main Street Association shared an invitation to Council for two ribbon cuttings Jan 25 Gulf Shore Decor and Hudson Art And Decor. She also provided an update on the Tides of Time exhibit which highlighted the final steps of permitting and stated they are hoping for a spring install and unveiling.

With no one else coming forward for public comment, Mayor Davis closed Vox Pop.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

8 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Kelly Mothershead and seconded by Matt Murphy. The Motion Other. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

- a Cultural Affairs Committee Minutes - October and November 2024s
- b Library Advisory Board Minutes - August-October 2024
- c Purchases/Payments for City Council Approval

9 Public Reading of Ordinances

- a Second Reading, Ordinance No. 2024-2313: Vacation of Right-of-Way for High Street

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to vacate a 35-foot portion of right-of-way on High Street from Grand Blvd. to Aspen St. She then highlighted the five conditions were proposed at first reading which were as follows:

- Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and all others described in Ordinance Number 2024-2311 (herein referred to collectively as “Properties”);
- Applicant developing the Properties, in accordance with the site plan and provisions of Ordinance Number 2024-2311 and all regulations, ordinances and laws as determined by City (herein referred to as the “Development”);
- Applicant obtaining Certificates of Occupancy from City for all structures and improvements in the Development;
- Applicant providing for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant’s sole expense in a manner approved by the owner the utility infrastructure therein; and
- Applicant conveying to the City all right, title and interest it may have in the property currently subject to an ingress/egress easement in the City’s favor providing access to City’s proposed fire station under construction and lying adjacent to the Properties, in the form and manner provided by City.

She stated that there was some pushback from the financing institution when presented the conditions from the applicant. She stated there is an amended ordinance being presented this evening with the legal description and business impact estimate. There are also revised conditions which are as follows:

- Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and all others described in Ordinance Number 2024-2311 (herein referred to collectively as “Properties”);
- Applicant obtaining permits for site construction of the Properties, in accordance with the site plan and provisions of Ordinance Number 2024-2311 and all regulations, ordinances and laws as determined by City (herein referred to as the “Development”);
- Applicant providing a plan for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant’s sole expense in a manner approved by the owner the utility infrastructure therein; and
- Applicant conveying to the City all right, title and interest in fee simple to the property currently subject to an ingress/egress easement in the City’s favor providing access to City’s proposed fire station under construction and lying adjacent to the Properties, within ninety (90) days of Applicant’s completion of the condition set forth in paragraph A hereof, in the form and manner provided by City.

City Attorney Driscoll stated that the precurser has been removed and a reverter clause has been added in its place.

Upon opening the floor to public comment, the following people came forward to speak:

- Eugene Cellentani, 5500 Manatee Point Drive, NPR spoke regarding the recommendation that developer only was required to get the permit only and concerned that the developer would possibly not develop.

With no one else coming forward Mayor Davis returned the floor to Council. City Attorney Driscoll explained the reverter clause and the final condition proposed. Councilman Altman then spoke about the proposed bicycle trail.

Motion was made to approve the ordinance upon its second and final reading with an amendment to the language in Section 4 of the Reverter Section in the third line to state "and substantial completion of construction under the issued permits and continue on as determined by the City Manager."

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 4-1. Ayes: Altman, Davis, Mothershead, Murphy Nays: Butler

b First Reading, Ordinance No. 2024-2314: Amendments to Floodplain Ordinance

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend Chapter 22 - Flood Damage Prevention of the City's Land Development Code to provide for the definition of substantial improvement and a reduction in review time from five years to two years. She stated that as Council will recall, an emergency ordinance related to this issue was brought before you for consideration at your special meeting on October 21, 2024. The attached ordinance is the permanent ordinance which will provide for the definition of substantial improvement and a reduction in review time from five years to two years. The Land Development Review Board reviewed this matter at a special meeting on November 21, 2024 and recommended approval. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Councilman Butler spoke regarding reducing the rollback period to one year. City Attorney Driscoll asked to include an amendment to the motion to state that within section three that all ordinances in conflict with the provisions of this ordinance and specifically Emergency Ordinance No. 2024-2312 are hereby repealed to the extent of such conflict. Motion was made to approve the ordinance upon its first reading with the change from two years to one year and the language stated by City Attorney Driscoll regarding the conflicts.

Motion made by Bertell Butler and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

10 Business Items

a Cultural Affairs Committee Request for Funding RE: Riverside Cultural Concert Series

City Manager Manns introduced Library Director Andi Figart who then presented the item to Council. She stated that the purpose of this agenda item was to approve funding support in the amount of \$750.00, for a spring Riverside Concert Series featuring culturally significant performers and performances. The proposed lineup for the spring Riverside Concert Series lineup features a curated collection that showcases the diverse traditions, music, and artistry of different cultures:

- *The Shaelyn Band* touches on the roots of Black history
- *Garbage Men* is an Earth-conscious musical group that uses instruments made from repurposed items
- *Hungrytown* is a folk duo with original folk ballads
- *Rene Schlegal* is an original artist with unique local flavor.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

b Board Re-Appointment: Beverly Barnett, Land Development Review Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Beverly Barnett as member to the Land Development Review Board. She stated that Ms. Barnett has been a member of the Land Development Review Board since 2018. Her current term expired on June 1, 2024 therefore she has submitted her application seeking re-appointment to the board. If approved, Ms. Barnett's term will be for three years and will be up for renewal on January 7, 2028. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

c Board Appointment: Mike Peters, Land Development Review Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of Mike Peters as first alternate member to the Land Development Review Board. She stated that on December 11, 2024, Mike Peters submitted an application seeking membership on the Land Development Review Board. Mr. Peters faithfully served the residents of the City of New Port Richey during his time on City Council and she has no doubt that he will continue to serve the City well as first alternate member for the board. If approved, Mr. Peters' term will be for three years and will be up for renewal on January 7, 2028. Upon opening the floor to public comment, no one forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

d 2024 Stormwater Master Plan 10-Year Update

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to consider for approval the adoption of the 2024 Stormwater Utility System Master Plan Update for the City of New Port Richey's Stormwater Utility. The last time the Plan was updated was 2014. Mr. Rivera then highlighted the projects since the last update. He then introduced Robert Johnson from Environmental Consulting and Technology, Inc. who then presented the Master Plan to Council. Mr. Johnson began his presentation

by giving an overview of the project. He stated ten drainage improvements are being proposed. He then highlighted the regulatory constraints. He then highlighted the stormwater maintenance needs. He then highlighted the stormwater technologies. He then highlighted the level of service evaluation. Mr. Johnson then highlighted the current existing drainage conditions. He then highlighted the top ten BMP locations, concepts and funding. He then highlighted the top ten projects. The total estimated cost over the next ten years for all of the ten projects was \$9,870,259.94. He then highlighted funding sources. He then highlighted the next steps in the process. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

- e Resolution No. 2025-10: Adopting the Flood Risk and Preparedness Public Information Committee Report

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a resolution which adopts the Flood Risk and Preparedness Public Information Committee's report. She stated that as Council may recall, the Flood Risk and Preparedness Public Information Committee (FRPPIC) was formed in July 2024 with the purpose of offering advisory opinions and recommendations to the City Council on best practices for information dissemination regarding flood risk and emergency preparedness. The formulation of the report identifies priority areas, determines priority audiences, provides an inventory of public information efforts, addresses community messaging, and outreach projects with an emphasis on pre-hurricane season, post-hurricane season, pre-event information and post-event information. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

- f Fleet Maintenance/Utility Purchasing Warehouse Construction Project – Change Order No.2/Budget Amendment

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to review and consider for approval the attached Change Order No. 2 submitted by Hennessy Construction Services Corporation in the amount not to exceed \$70,091.11 for the Fleet Maintenance and Utility Warehouse Project and to also approve the attached budget amendment in the amount not to exceed \$70,100.00. He stated that a subsurface analysis of the site was performed by Central Florida Testing Laboratories as a sub-consultant of Stroud Engineering Consultants, Incorporated. Subsequent to the testing, an estimated 200 to 300 cubic yards of grout was estimated to stabilize the subsurface. Guidelines have been established for the amount that can be pumped. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

- g Resolution No. 2025-11: Ratifying the City Manager's Extension of the Permitting Fee Waivers

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to formally approve and ratify the building permit fee waivers for repairs caused by Hurricanes Helene and Milton previously granted by the city manager for the time period between September 26, 2024, and January 15, 2025. She stated that as a result of the devastation created by Hurricanes Helene and Milton several initiatives were put

in place to assist property owners with tending to necessary home repairs. One of which was a program which accelerated the review of permit applications and allowed the waiver of building permit fees for property owners implementing repairs of damage caused by one of the hurricanes. Therefore, property owners have been afforded a full three-month period of time in which to pull a permit for their required work. She stated that the City has provided notice of the pending closure of the program on the city's website and on our social media pages. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

11 Communications

Councilman Altman stated the sidewalks outside of City Hall are lifted due to the trees. He stated that next Monday is the annual work day for the Resiliency Steering Committee and he is proud of what they are planning to do. He stated that the City can be quick to design and develop a vision for how we will be in the future. He stated on May 15th and 16th at the Palmetto Marriott there will be a Resiliency Summit and encouraged other members to attend. He stated the City should try to present something and see if we can win an award. He then spoke about a student program for the summit. Councilman Altman stated that Pasco County will be having a budget discussion in mid-February regarding the Recreation Tax. He stated we should be aware of what they decide. He stated all of the cities have different circumstances. Councilman Altman stated his wife has had difficulty watching and hearing the recent meetings online so he would like updated feedback on how well our meetings are published. Councilman Butler stated he has received some texts regarding this issue as well and we need to get the audio correct on those meetings. He would like to include ADU's in the upcoming discussion. He wanted to recognize The White Heron and thanked Mrs. Hackman for taking a change on NPR. Deputy Mayor Mothershead stated the NYE event was like being in New York. She stated all of the businesses pitched in together. Councilman Murphy agreed and wished everyone a Happy New Year. Mayor Davis agreed as well and stated it did not get jammed until 11:30. He stated that this is the starting of a new year and we all have ideas what we want to do and let's put it on the list. City Manager Manns thanked staff for all of their hard work on the NYE event as it was last minute. We have an event that went off without a flaw.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:55 p.m.

(signed) _____
Nadine Ward, Deputy City Clerk

Approved: _____ (date)

Initialed: _____

ORDINANCE NO. 2024-2313

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR THE VACATION OF A PORTION OF THE RIGHT-OF-WAY KNOWN AS HIGH STREET, RUNNING BETWEEN ASPEN STREET AND GRAND BOULEVARD, AND SHOWN ON THE PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, RECORDED IN PLAT BOOK 2 PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND C E CRAFTS SUBDIVISION NO 5, RECORDED IN PLAT BOOK 2 PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract vendee of properties lying along and adjacent to the portion of the City right-of-way known as High Street, running between Grand Boulevard and Aspen Street, dedicated in the plats of Rush Brothers Palm Haven Addition to New Port Richey, recorded in plat book 2 page 11 of the public records of Pasco County, Florida and C E Crafts Subdivision No 5, recorded in plat book 2 page 62 of the public records of Pasco County, Florida, has requested the vacation of said right-of-way, as shown on the survey map and as legally described in Exhibit “A” attached hereto and incorporated herein (hereinafter “Right-of-Way”);

WHEREAS, the owner of the Properties is currently HCA Squared, LLC, a Delaware limited liability company, and the Properties are under a bona fide real estate contract for conveyance to Applicant;

WHEREAS, the City Council has found that the subject application filed by or on behalf of NPR Grand 1, LLC., a Florida limited liability company (herein referred to as “Applicant”) meets all of the criteria for approval of the vacation request, and that it would be in the best interest of the citizens of the City for the application to be granted;

WHEREAS, the Right-of-Way will no longer serve a public purpose upon the development of the Properties and the Right-of-Way;

WHEREAS, this vacation is conditioned upon the Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and developing the said properties and all others described in Ordinance Number 2024-2311 (herein referred to collectively as “Properties”), in accordance with the site plan and provisions of said ordinance, providing for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant’s sole expense, and conveying to the City the property currently subject to an ingress/egress easement in the City’s favor providing access to City’s proposed fire station lying adjacent to the Properties; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and

promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

**NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA
HEREBY ORDAINS:**

Section 1. **Vacation.** The City of New Port Richey, Florida, hereby vacates the portion of the right-of-way known as High Street dedicated in the plats of Rush Brothers Palm Haven Addition to New Port Richey, recorded in plat book 2 page 11 of the public records of Pasco County, Florida and C E Crafts Subdivision No 5, recorded in plat book 2 page 62 of the public records of Pasco County, Florida, and running between Aspen Street and Grand Boulevard, as shown on that certain survey prepared for this vacation request and more particularly described in the Legal Description and survey map attached hereto and made a part hereof as Exhibit "A" ("Right-of-Way").

Section 2. **Title.** It is the City's intention that the City's interest in said Right-of-Way pass to the Applicant as owner of the properties adjacent to said right-of-way to the platted line of said right-of-way, as shown on the survey prepared for this vacation request and more particularly described in the Legal Description and survey map attached hereto and made a part hereof as Exhibit "A". The City of New Port Richey makes no warranties of any kind as to the title or ownership of the property being vacated, or as to the existence of any liens, easements or encumbrances against the same. This Ordinance shall only be construed to release any legal or equitable interest the City may have in the subject property. Nothing contained herein shall be construed to affect the rights of parties having an interest in the subject property prior to it becoming a City right-of-way.

Section 3. **Conditions.** This vacation is hereby conditioned upon the following:

- A. Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and all others described in Ordinance Number 2024-2311 (herein referred to collectively as "Properties");
- B. Applicant obtaining permits for site construction of the Properties, in accordance with the site plan and provisions of Ordinance Number 2024-2311 and all regulations, ordinances and laws as determined by City (herein referred to as the "Development");

- C. Applicant providing a plan for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant's sole expense in a manner approved by the owner of the utility infrastructure therein; and
- D. Applicant conveying to the City all right, title and interest in fee simple to the property currently subject to an ingress/egress easement in the City's favor providing access to City's proposed fire station under construction and lying adjacent to the Properties, within ninety (90) days of Applicant's completion of the condition set forth in paragraph A hereof, in the form and manner provided by City.

Section 4. **Reverter.** All right, title and interest in the Right-of-Way shall revert to the City of New Port Richey upon the failure of Applicant or any successor in interest to comply with the conditions set forth herein in Section 3 hereof, and to substantially complete construction under the permits issued for the Development, as determined by the City Manager of the City, and Applicant or any successor in interest to Applicant shall upon thirty days' notice from the City Manager convey all right, title and interest thereto in fee simple to the City of New Port Richey, Florida. The provisions hereof shall be enforceable through injunctive relief, specific performance or other legal remedy.

Section 5. **Reparcel.** The applicants shall replat or reparcel, as appropriate, the properties lying adjacent to the vacated right-of-way, to combine each said lot or parcel, together the portion of the right-of-way adjacent thereto, as a single parcel, and any subdividing, reparcelling or replatting of said parcel shall hereafter be prohibited without approval of the City of New Port Richey.

Section 6. **Laws Applicable.** Nothing contained herein shall be construed to alter the application of all City laws, regulations and ordinances to the subject property.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon final passage as required by law and Applicant's completion of the condition set forth in Section 3A hereof to the satisfaction of City as certified by City's city manager. This ordinance shall not be recorded until the city manager has certified completion of the condition as set forth hereafter.

Section 8. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 9. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 17th day of December, 2024, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 7th day of January, 2025.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, 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 CA Approved 1-10-25

CERTIFICATION

I HEREBY CERTIFY that the condition in section 3A of this Ordinance has been met and satisfied as set forth herein and this Ordinance is in full force and effect this ____ day of _____, 2025.

Debbie L. Manns, City Manager

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF SOUTH 89°49'52" EAST, FOR THE SOUTH BOUNDARY LINE OF BLOCK 1, RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

RIGHT-OF-WAY VACATION DESCRIPTION

HIGH STREET RIGHT-OF-WAY VACATION

A PORTION OF HIGH STREET LOCATED BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF ASPEN STREET LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 3, RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 3 SOUTH 89°49' 52" EAST, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ASPEN STREET; THENCE SOUTH 00°10' 08" WEST, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 1, NORTH 89°49' 52" WEST, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID BLOCK 1; THENCE NORTH 00°10' 08" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

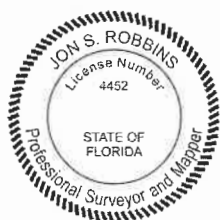
THE ABOVE DESCRIBED PARCEL CONTAINS 0.32 ACRES MORE OR LESS.

(CLOSES 0.000' J.M.M.)

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7080 RED OAK LOOP
NEW PORT RICHEY, FLORIDA 34654
727-841-8414



WORK ORDER NO: 240070
FOR: CITY OF NEW PORT RICHEY
DATE OF SKETCH: DECEMBER 9, 2024

SHEET 1 OF 2

Jon S Robbins

JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Jon S Robbins
DN: cn=Jon S Robbins,
dnQualifier=A01410C00001922AB49810000001E, o=Unaffiliated, c=US
Location: 7080 Red Oak Loop, New Port Richey, Florida 34654
Reason: I am the author of this document
Contact info: 727-841-8414
Date: 2024.12.10 09:22:50-05'00'

F.B. N/A
P.G. N/A

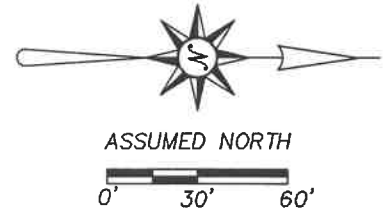
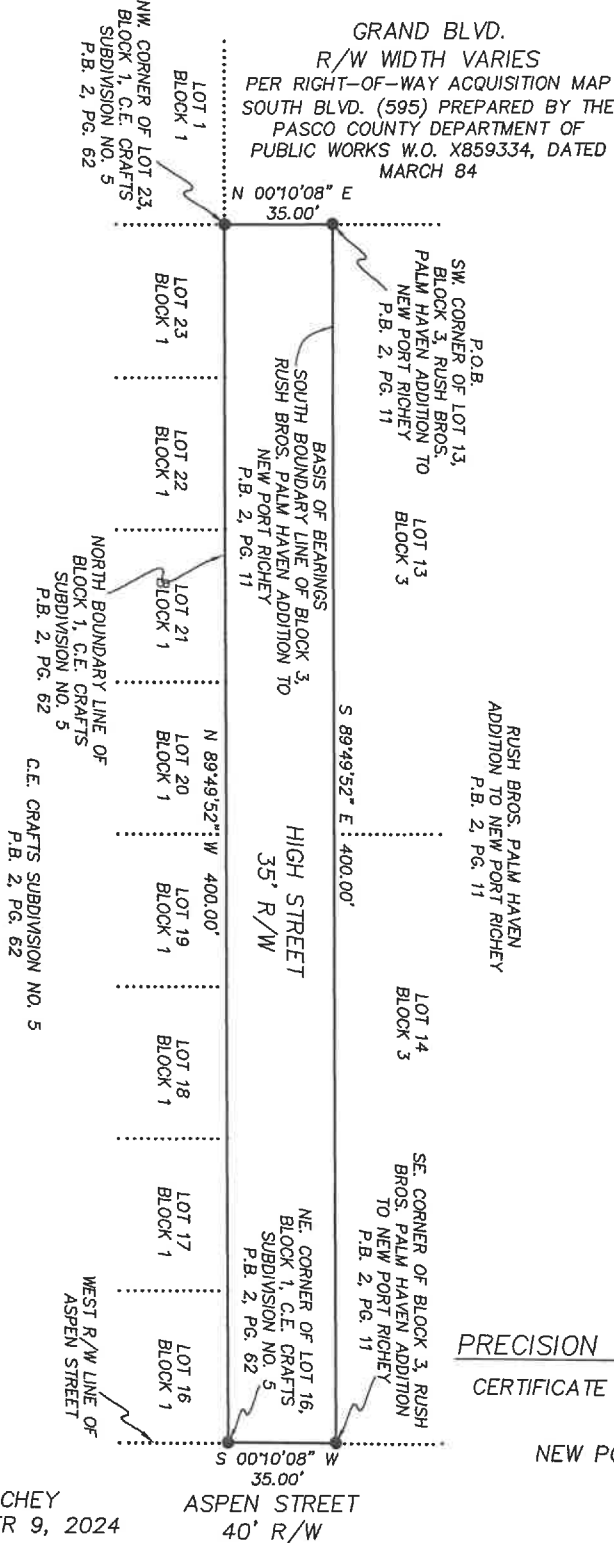
DRAWN BY: J.M.M.
CHK'D BY: J.S.R.

SEC. 8, TWP. 26 S., RNG. 16 E.

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF SOUTH 89°49'52" EAST, FOR THE SOUTH BOUNDARY LINE OF BLOCK 1, RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION

SKETCH OF DESCRIPTION
HIGH STREET R/W VACATION



- LEGEND
- P.G. = PAGE
 - RNG. = RANGE
 - SEC. = SECTION
 - TWP. = TOWNSHIP
 - P.B. = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING

PRECISION SURVEYING & MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-6734
7080 RED OAK LOOP
NEW PORT RICHEY, FLORIDA 34654
727-841-8414

WORK ORDER NO: 240070
FOR: CITY OF NEW PORT RICHEY
DATE OF SKETCH: DECEMBER 9, 2024