



**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

May 6, 2025

6:00 PM

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**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 Matt Murphy, Councilman Peter Altman, Councilman Bertell Butler, IV, and Councilman Brian Jonas.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Assistant Parks & Recreation Director Kevin Trapp, Community and Development Director Dale Hall, Technology Solutions Director Leanne Mahadeo, and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of April 15, 2025 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

5. Proclamation - Municipal Clerks Week

6. Proclamation - Alcohol Awareness and Power Talk 21 Month

7. Proclamation - Police Week and Peace Officers Memorial Day

8. Proclamation - Public Service Recognition Week

9. Proclamation - Stormwater Stewardship Month (By Title Only)

10. Presentation on the Fair Housing Act

David Fox from Fred Fox Enterprises, Inc. made a presentation to City Council regarding the Fair Housing Act.

11. 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:

- Kirk Phillips, 2031 Waterview Drive, Holiday spoke regarding the Pasco Coastal Improvement Council and Schwettman Education Center.

- Paul Bybee, 11544 Grovewood Blvd, LOL spoke regarding the Pasco Coastal Improvement Council and Green Key Rd.
- Beva Stevenson-Karay, 5719 Lafayette, St. spoke regarding the School Board contract, financial statements and joint workshop.
- Donna Pendland-Jensen, 5922 Wyoming Ave., NPR spoke regarding residential housing, the budget, and the Schwettman Education Center.
- John Gilliss, 6658 River Rd., NPR spoke regarding the Schwettman Education Center.
- Bill Stevens, 9454 Royal Palm Ave., NPR spoke regarding the Schwettman Education Center contract.
- Nathan Pollock, 6153 Massachusetts Ave., NPR spoke regarding his sign appeal.
- Marlowe Jones spoke regarding city finances and the Schwettman Education Center.

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.

12 Consent Agenda

Motion was made to accept the Consent Agenda.

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

- a Purchases/Payments for City Council Approval
- b Cultural Affairs Committee Meeting Minutes - March 2025

13 Public Reading of Ordinances

- a Second Reading, Ordinance No. 2025-2325: Authorizing the Issuance of Non-Ad Valorem Revenue Notes

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 that would authorize the issuance of the Non-Ad Valorem Revenue Notes, Series 2025 in an amount not to exceed \$9,000,000. She stated this agenda was first presented on April 1st. These revenue notes will be used to finance the costs of various capital improvements and the acquisition of real property located at 7631 US Hwy 19, New Port Richey, Florida, formally known as River Side Inn and for the Railroad Square Project. She then introduced Duane Draper and Jon Ford who presented the ordinance Council. Mr. Draper provided an overview of the requested actions by Council including the approval of the Ordinance No. 2025-2325, Resolution No. 2025-14 for Notes 2025A and 2025B and the Amended and Restated Interlocal Agreement. 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 ordinance upon its second and final reading.

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

- b First Reading, Ordinance No. 2025-2326: Property Lease Agreement w/CJBJ Ventures LLC (The Social)

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated the purpose of this agenda item was to conduct a first reading of an ordinance that would allow the authorization for execution of the lease agreement between the City of New Port Richey and CJBJ Ventures, LLC (The Social) attached as Exhibit "A". He stated the intent of this Ordinance is a renewal of the existing lease for CJBJ Ventures, LLC (who operates The Social) for use of a portion of the dumpster pad. The Social would continue to be responsible for making sure their dedicated dumpster area is kept clean and would continue to be responsible for a monthly leasing fee of \$31.20 to the city for use of the new dumpster pad. 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 ordinance upon its first reading.

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

- c First Reading, Ordinance No. 2025-2327: Property Lease Agreement w/Kazu's Sushi LLC

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated the purpose of this agenda item was to conduct a first reading of an ordinance that would allow the authorization for execution of a lease agreement between the City of New Port Richey and Kazu's Sushi, LLC attached as Exhibit "A". He stated this is the exact same language as the

previous agenda item. 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 ordinance upon its first reading.

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

14 Business Items

- a Resolution No. 2025-14: Authorizing the Issuance of Tax-Exempt Non-Ad Valorem Revenue Note 2025A and Taxable Non-Ad Valorem Revenue Note 2025B and Amended and Restated Interlocal Agreement

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to adopt a resolution that authorizes the following:

- Issuance of Tax-Exempt Non-Ad Valorem Revenue Note, Series 2025A, in the amount not to exceed \$3,350,000, to finance the costs of various capital improvements and Taxable Non-Ad Valorem Revenue Note, Series 2025B, in the amount not to exceed \$5,650,000 to finance the acquisition of real property.
- Approval of the form and execution of the Amended and Restated Debt Service Reimbursement Interlocal Agreement between the City of New Port Richey, FL and the City of New Port Richey, FL Community Redevelopment Agency.

She then introduced Finance Director Crystal Dunn who spoke regarding the Phase 1 of the redevelopment of Railroad Square and the acquisition of real property located at 7631 US Hwy 19, New Port Richey. She stated the Interlocal Agreement attached to this memorandum amends and restates a previous interlocal agreement between the CRA and the City. The Amended and Restated Debt Service Reimbursement Interlocal Agreement re-establishes the CRA's obligation to repay the City for all costs (present and future) incurred by the City on behalf of the CRA, in connection with the issuance of the Tax-Exempt and Taxable Non-Ad Valorem Revenue Note, Series 2025A and Series 2025B, respectively, in the event tax increment revenues are insufficient. 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 Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

- b Ratification of the Initial Collective Bargaining Agreement between the City and IAFF, Local 1158 (District Chief Unit)

City Manager Manns introduced Human Resources Director Arnel Wetzel who then presented the item to Council. He stated that the purpose of this agenda item was for City Council to vote affirmatively in favor of ratifying the proposed, initial Collective Bargaining Agreement reached for FY 2024-2025 between the City of New Port Richey and the International Association of Firefighters (IAFF), Local 1158 representing the District Chief Unit. He stated that after relatively few negotiation meetings with the District Chiefs, staff was pleased to present the proposed, initial Collective Bargaining Agreement that has been reached between the City and the IAFF (District Chief Unit) for FY 2024-2025.

The following highlights several of the key items that have been agreed upon by the Union and the City's negotiating teams. The items are as follows:

***Grievance Procedure:***

Arbitration will not be utilized for terminations, demotions or suspensions. City policy and procedures will be followed for such actions.

***Wages and Compensation:***

For Fiscal Year 2024-2025, the salary steps reflected in Article IX of the Collective Bargaining Agreement shall be as follows:

- District Chief Probationary = \$98,820/yr.
- District Chief I = \$100,796/yr.
- District Chief II = \$103,820/yr.
- District Chief III = \$106,934/yr.
- District Chief IV = \$110,143/yr.
- District Chief V = \$ 113,447/yr.

\*Current District Chiefs will be placed at a District Chief I salary level.\*

\*\*3-year contract with an annual wage re-opener.\*\*

***Career Ladder:***

District Chief Career Ladder

Designation                      Time Requirements                      Educational Requirements                      Testing Informat

Probationary completion of probation	Same as Prob Capt.	Same as Prob Capt.	Successful
District Chief I	Completion of Probation	Blue Card & Incident Safety	Task Book Officer Certification
District Chief II	3 years as a DC I	Health & Safety Officer	Task Book
District Chief III	3 years as a DC II	Safety Officer Certification	State Exam
District Chief IV	3 years as a DC III	Fire Officer III Certification	State Exam
District Chief V	3 years as a DC IV	Fire Officer IV Certification	State Exam

\*A current District Chief must remain in the District Chief I classification for at least 1 year to complete any incomplete educational requirements.

A current District Chief will be permitted to move to the District II level when they meet the educational requirements for the DC II level. The 3-year time requirement will be waived for a current District Chief to move to the DC II level only.\*

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 Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

c Recommendation for Cultural Program Funding Re: "Boots on the Ground" Celebrating the Journey

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 consider a recommendation on funding from the Cultural Affairs Committee in the amount of \$3,700 for the "Boots on the Ground" Celebrating the Journey Event meant to spotlight and bring awareness to the Juneteenth National Holiday. If approved, "Boots on the Ground" Celebrating the Journey will occur at 7 pm on June 18, 2025, at the Richey Suncoast Theatre. The event will be free and open to the public, with seating available on a first-come, first-served basis.

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

- Larnelle Scott came forward to speak in support of this item.

With no one else coming forward 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, Jonas, Murphy

d Request of Contractor for Off-Hour Construction

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was for Council to review a request from Benjamin Pencinger, the Assistant Superintendent for the Anchor at Gulf Harbors senior apartment complex by Dominionium, to pour concrete at the active construction site off of Sea Forest Drive the week of May 19<sup>th</sup> between the hours of 2am and 7am.

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

- Irene Jonas, asked about a change in cost from daytime to evening.
- Shannon Hauer, 5213 Tangerine Drive spoke regarding how the noise will affect the school aged kids. She asked if this was the property at US 19 and Marine Parkway and City Manager Manns stated no this was the project off of Sea Forest Drive.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the contractor's request.

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

e Consider Continuation of Agreement w/BayCare Behavioral Health for Social Worker Services

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve a Memorandum of Understanding Agreement w/BayCare Behavioral Health, Inc (BCBH) in the amount of \$67,452.56 for case manager/social worker services to assist the New Port Richey Police Department's Life Improvement Facilitation Team (LIFT) and subsequent budget amendment. He stated under the current agreement with BayCare Behavioral Health, which expires in June 2025, the social worker (in partnership with

the LIFT Team) provides critical “wrap-around-services” to those in need. In fact, the social worker’s keen ability to locate the appropriate “wrap around services” allows the LIFT Team to spend much more time in the field identifying those in need. The social worker/LIFT Team partnership is invaluable and has greatly enhanced our ability to assist people.

The renewed agreement with BCBH will continue to enhance the services the LIFT Team provides to our community by having a case manager/social worker available (as per the terms of the MOU) to provide comprehensive “wrap-around-services” to help end homelessness, provide mental health support, provide substance abuse services, and to support our LIFT Team’s overall efforts within the community.

The annual funding of \$67,452.56 for BCBH case manager/social worker services will be paid for by the Opioid Settlement Funds received by the City of New Port Richey. The LIFT Team will provide monthly reporting to the administration of the New Port Richey Police Department to document the activities of this partnership and its successes.

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 and budget amendment as presented.

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

f Approval of Criminal Justice Information Sharing Agreement w/Pasco County Sheriff’s Office

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve the Criminal Justice Information Sharing (CJIS) Interagency Sharing Agreement with the Pasco County Sheriff’s Office. He stated the Sheriff’s Office currently maintains criminal justice information networks consisting of Computer Aided Dispatch Systems, Records Management Systems, Mobile Computer Terminal, as well as other systems. The New Port Richey Police Department has direct access to these systems and shares information across these systems with the Sheriff’s Office and other police agencies. This interagency CJIS agreement outlines the responsibilities of both parties as it relates to the operations of the CJIS systems. 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, Jonas, Murphy

g Recreation and Aquatic Center Summer Membership Sale

City Manager Manns introduced Assistant Parks & Recreation Director Kevin Trapp who then presented the item to Council. He stated that the purpose of this agenda item was to review and consider for approval the proposed Recreation and Aquatic Center 2025 Summer Membership Sale. He stated the proposed sale dates are from May 7th through June 4th, 2025. Summer memberships would be active from the date of purchase through August 10th, 2025. The Summer Membership Sale allows families or individuals to utilize the Recreation and Aquatic Center at a discounted rate of 20% for Residents and 10% for Non-Residents for the summer break when school is not in session.

Staff proposes the following price points based on the 20% Resident and 10% Non-Resident discounts for summer memberships:

**Resident Rate**

Resident Youth - \$38.40  
Resident Senior - \$48.00  
Resident Adult - \$67.20  
Resident Household - \$120.00

**Non- Resident Rate**

Non-Resident Youth - \$54.00  
Non-Resident Senior - \$67.50  
Non-Resident Adult - \$97.20  
Non-Resident Household - \$189.00

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 Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

h Fire Station No. 1 Building Hardening Improvements Project – Engineering Services

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 consideration for approval is Task Order No. 25-001 from K2M Design, Inc. in the amount not to exceed \$75,180.00 for engineering services associated with the design and construction phases of Fire Station No. 1 Building Hardening Improvements Project. He stated the structure was built in 1964 and renovated in 1993. The bay is approximately 7,200 square feet and can hold three trucks. The station houses five fire personnel per shift. In addition to its normal fire and rescue operations, Fire Station No. 1 is a critical facility during storms and natural disasters housing first responders pre and post storms. The City of New Port Richey, Florida has received CDBG funds in the amount of \$572,005 from the U.S. Department of Housing and Urban Development and the City will provide \$397,495 in matching funds for a total budget of \$969,500 for the purpose of hardening Fire Station #1. The hardening will include the replacement of the metal roof, the replacement of the bay doors, exterior doors and windows. The replacement of the existing 85kw generator. Brick and grout repairs and remodeling of the existing bathrooms. Should City Council approve the attached task order, it is anticipated that the construction phase would begin in October/November of 2025. 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, Jonas, Murphy

i First Public Hearing - Small Cities Community Development Block Grant Application

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a public hearing to solicit comments on the city's application for \$2,000,000 in Small Cities Community Development Block Grant funds. She then introduced David Fox from Fred Fox Enterprises, Inc. who then made a presentation to Council. Mr. Fox began his presentation by highlighting the four CDBG categories including Housing Rehabilitation, Commercial Revitalization, Neighborhood Revitalization and Economic Development. He then highlighted the FY2025 income limits. He then spoke regarding leverage points. He concluded his presentation by highlighting the steps required in the CDBG application process. Upon opening the floor to public comment the following people came forward to speak:

- George Romagnoli, 6235 Florida Ave., NPR spoke regarding rules in place from HUD and Commerce. He stated anyone who needs housing assistance can get it through the County at this time as there is not a wait list. He stated we should focus on a capital facility and low income areas that have been forgotten.
- Paul Bybee, 11544 Groveland Blvd., LOL spoke about the option of waterways and the LMI areas.

With no one else coming forward Mayor Davis returned the floor to Council. City Manager Manns stated she appreciated Mr. Romagnoli's comments and that HUD and Commerce make it difficult with the rules imposed. She stated we have only been through one cycle. She stated we have learned things to help with the next cycle. She stated she would like to ask for \$2M for housing rehab and there are CRA funds available for curb appeal. She stated she believes it is a community need that needs to be addressed. City Manager Manns stated housing rehab funds are hard to find.

Mr. Fox then presented the recommendations from the Citizens Advisory Task Force that met earlier today. Their recommendation was to look at housing rehabilitation.

Motion was made to recommend consultant to work with the City Manager to put together a plan with a priority on housing.

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

15 Communications

Mayor Davis spoke regarding what he has been hearing out in the community. He suggested the SOS GHS group go out into the community and talk to people what is really going on. He stated he is tired of the rumors being spread. He also told the group to look for grants. Councilman Altman spoke regarding the City Manager annual performance. He stated he brought it up last year to have it conducted after the budget season. He stated he will hold off on his review until after September. He spoke regarding sustainable investments in the community. He spoke regarding Mr. Pollock's comments on grants and his sign appeal. He spoke about the Aqua Harbor project and the payment of building fees. He stated the fees can only be used within the building department and is will not help our General Fund. Councilman Altman stated he is waiting on financial information and he believes it is coming. He then spoke about density rights. He asked where the funds came from. He stated he doesn't believe the General Fund should be charging a profit and taking away from the CRA for a building project. He spoke about the CRA acquiring the building for the hands-on science museum. He stated we should not put all the money in one private project on a deep canal when there are three other redevelopment projects that need attention. Councilman Altman then spoke about Penny for Pasco and ARPA. He stated we need some professional help to move these projects along. Councilman Butler spoke regarding the financials and last year's budget process. He spoke regarding prom promises. He spoke regarding Mr. Pollock's appeal, the sign ordinance and grants. He spoke about the Schwettman Education Center contract. Councilman Jonas stated he is in agreement that we need some budget numbers. He stated the main reason he wanted to get on Council was to be involved. He stated ultimately Council is the decision makers. Deputy Mayor Murphy spoke regarding the land acquisitions and their importance as the city

moves forward. He stated the CRA will not be around forever. He stated we need to be vigilant on how we do things. He spoke regarding the Schwettman Education Center. He spoke regarding Mr. Pollock's comments. Mayor Davis spoke about the County's Grand Blvd. meeting and the next meeting is tomorrow night and asked for someone to attend. City Manager Manns stated that staff was in attendance at the last meeting and will be in attendance tomorrow as well. City Manager Manns stated that she does distribute quarterly reports to Council through the Finance Director and she understands that they are behind. She is aware of the request from the SOS GHS for over two years of financials and she will pass them along for comments. She spoke regarding her evaluation being conducted later in the fiscal year but it would be outside of her contract terms and if Council would like to change that she would be open to renegotiating her contract. She did address comments made by Mr. Pollock regarding his sign. City Manager Manns stated the Schwettman agreement will be on the May 20th agenda.

16 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:02 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_

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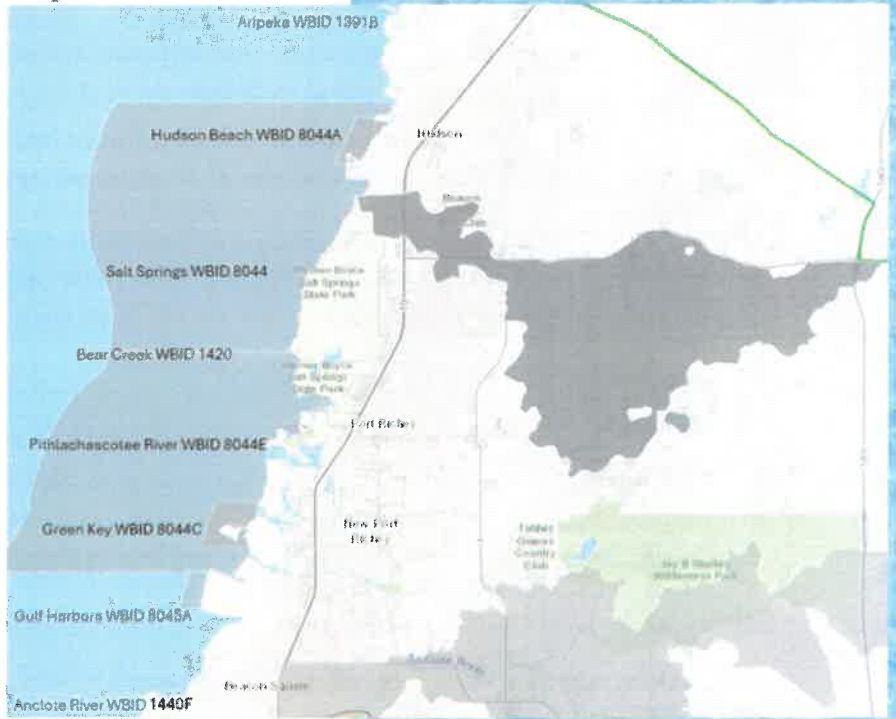
2025

**Pasco County Coastal Improvement Council (CIC) Integrated Master Plan Executive Summary**

**Longshore Drift**



**Impaired Basins**



Mr. Paul Bybee

Dr. Kirk "Captain" Phillips

Mr. Allen Rose

<https://pascoic.org>

[workingtogether@pascoic.org](mailto:workingtogether@pascoic.org)

(703) 220-9398

(727) 364-3218



## Integrated Master Plan (IMP) Executive Summary by Pasco Coastal Improvement Council

### **Problem**

Pasco's natural water flows, particularly the longshore drift, have been severely disrupted over the past 60 years. This disruption is not merely a minor environmental concern but a significant issue that has led to unintended and far-reaching consequences for upstream, midstream, and downstream ecosystems. The alteration of these water flows has increased storm risks, contributing to more frequent and severe weather events that threaten natural habitats and human settlements.

The economic impact of this disruption is undeniable. Residents now face higher taxes as local governments struggle to fund necessary infrastructure improvements and emergency responses. Insurance premiums are rising due to the heightened risk of storm damage, placing an additional financial burden on homeowners and businesses. Furthermore, energy costs have climbed as communities attempt to mitigate these environmental changes with more intensive resource use.

We must address these issues head-on by implementing strategic measures to restore Pasco's natural water flow. Failing to do so will only exacerbate these challenges, leading to an even more significant ecological imbalance and financial strain for future generations.

### **Purpose**

The Coastal Improvement Council's vision is ambitious. It spans an impressive 24 miles and 3 miles in width. It aims to revitalize and improve up to 50,000 acres of critical ecosystems, including channels, rivers, bayous, creeks, swamps, and wetlands. It addresses many challenges of the eight impaired essential water basins that the FEPA and the United States EPA declared.

### **Plan**

This endeavor epitomizes practical wisdom—common sense—grounded on a straightforward strategy: *Facilitate Mother Nature by naturally restoring her water flows throughout our county and coastlines.*

The Coastal Improvement Integrated Master Plan is a visionary blueprint for safeguarding our future. This forward-thinking initiative perfectly aligns with the Florida Coastal Management Program's updated master plan for 2026-2031, marking an ambitious stride toward comprehensive coastal improvement and protection. This project fills a significant void in our current coastal defenses by targeting the critical stretch between Anclote Island and Crystal River. The plan is structured around a meticulous nine-zone, six-phase approach, each representing a decisive step toward ecosystem improvement and preservation. It's not just about maintaining what we have; it's about enhancing public accessibility and ensuring these vibrant ecosystems thrive for generations.

At the heart of this vision lies creating a secure passage for transient manatees stretching from Crystal River to Tarpon. The anticipated benefits are profound: between 6,000 and 12,000 acres



of protected seagrass meadows will emerge as essential habitats for diverse marine life. Establishing 10 to 15 miles of oyster reefs will enhance ecological balance by delivering over 50 million gallons of purified water daily. Beyond supporting manatees and oysters, this plan seeks to bolster natural resources vital for wildlife by improving mangroves and enhancing habitats for migratory seabirds, sea turtles, seagrasses, and fish populations such as scallops.

This initiative promises ecological improvement and strengthens flood mitigation efforts in human communities across Pasco County. Moreover, it is an economic catalyst by supporting local livelihoods while safeguarding life and property against environmental threats.

The Coastal Integrated Master Plan prioritizes these ecological factors to improve and protect Pasco County's natural beauty and ensure its communities are better equipped to face future environmental challenges.

### **Key Objectives**

1. Improve residential and commercial developments from coastal and flooding hazards; insurance mitigation
2. Establish and restore protective barrier islands to guard against tropical storms and hurricanes
3. Restore and improve natural coastal processes, including longshore drift
4. Re-create a marine sanctuary and aquatic preserve for coastal Pasco County and the State of Florida
5. Enhance water quality through biodiverse filtration systems
6. Improve public access to coastal amenities

### **Core Components**

#### **1. Barrier Island System**

- Re-establish strategically placed barrier islands
- Re-integration of protective canals and bivalve reefs
- Re-creation of new beach areas and recreational zones

#### **2. Environmental Enhancement**

- Protection of mangroves and seagrass beds
- Recreating marine habitats
- Enhancement of water purification systems
- Protection of marine wildlife, including manatees, sea turtles, and migratory birds



### 3. **Infrastructure Development**

- Comprehensive dredging program
  - Channel improvements for better water flow
  - Enhanced flood control systems
  - New recreational facilities and public access points

### **Fiscal Framework**

The project will utilize funding from multiple sources:

- |                                                                        |                                    |
|------------------------------------------------------------------------|------------------------------------|
| 1. FDEP                                                                | 2. State Beaches and Ports program |
| 3. John Chafee Coastal Barrier Resource System (CBRA—Offshore Islands) | 4. FEMA                            |
| 5. Restore Funds                                                       | 6. Community Partnerships          |

### **Expected Outcomes**

1. Improved coastal protection against storms and flooding
2. Reduce up- and mid-stream flooding
3. Enhanced environmental preservation
4. Better public access to coastal areas
5. Stronger economic development potential for coastal areas
6. Improved water quality
7. Enhanced recreational opportunities

### **Timeline and Next Steps**

1. Finalize 2025-2026 Coast Improvement Council Master Plan
2. Obtain necessary approvals from the U.S. Fish and Wildlife Service and the Department of the Interior, DEP, FEMA, US Army Corp of Engineers
3. Amend current CBRS unit #03100207 and offshore islands
4. Establish partnerships with key stakeholders
5. Begin phased implementation of specific geographic zone improvements
  - a) Coastal Barrier Island will address hurricane and tropical storm risks under CBRA Anclote

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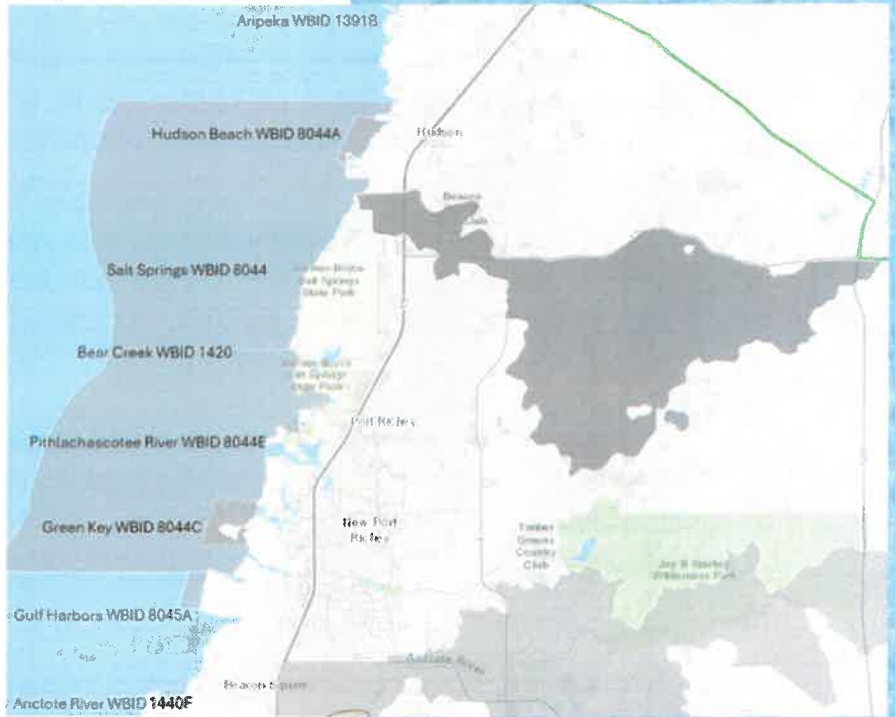
2025

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The economic impact of this disruption is undeniable. Residents now face higher taxes as local governments struggle to fund necessary infrastructure improvements and emergency responses. Insurance premiums are rising due to the heightened risk of storm damage, placing an additional financial burden on homeowners and businesses. Furthermore, energy costs have climbed as communities attempt to mitigate these environmental changes with more intensive resource use.

We must address these issues head-on by implementing strategic measures to restore Pasco's natural water flow. Failing to do so will only exacerbate these challenges, leading to an even more significant ecological imbalance and financial strain for future generations.

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### **Plan**

This endeavor epitomizes practical wisdom—common sense—grounded on a straightforward strategy: *Facilitate Mother Nature by naturally restoring her water flows throughout our county and coastlines.*

The Coastal Improvement Integrated Master Plan is a visionary blueprint for safeguarding our future. This forward-thinking initiative perfectly aligns with the Florida Coastal Management Program's updated master plan for 2026-2031, marking an ambitious stride toward comprehensive coastal improvement and protection. This project fills a significant void in our current coastal defenses by targeting the critical stretch between Anclote Island and Crystal River. The plan is structured around a meticulous nine-zone, six-phase approach, each representing a decisive step toward ecosystem improvement and preservation. It's not just about maintaining what we have; it's about enhancing public accessibility and ensuring these vibrant ecosystems thrive for generations.

At the heart of this vision lies creating a secure passage for transient manatees stretching from Crystal River to Tarpon. The anticipated benefits are profound: between 6,000 and 12,000 acres



- b) Nine (9) different Coastal Zones and Coastal flooding from 589 to the Gulf Anclote River, Cotee River, and Bear Creek
- c) Barrier Island Re-establish: 5,000 acres of new beaches to 15,000 acres

### **Risk Mitigation**

The plan addresses multiple risks: Storm surge, coastal erosion, flooding, environmental degradation, and infrastructure vulnerability and resiliency.

### **Implementation Strategy**

The master plan divides improvements into nine geographic zones, each with specific interventions designed to address local needs while contributing to the overall coastal protection system. Implementation will require coordination with multiple stakeholders, including residents and associations, academic institutions, and federal, state, and local agencies. This comprehensive approach ensures long-term sustainability while providing immediate benefits to coastal communities and ecosystems.

### **Key Contacts:**

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**Dear Council Members and Staff,**

During the City Council meeting held on June 18, 2024, I formally requested a new quasi-judicial appeal regarding the mishandling of my previous appeal on May 3, 2022.

At the initial hearing, I was not afforded due process as outlined in Florida State Statute Title XI, Chapter 163, Section 3215(g), which mandates that, at a quasi-judicial hearing, all parties must have the opportunity to respond, present evidence and arguments, cross-examine witnesses, and submit rebuttal evidence. Public testimony must also be permitted.

During the hearing, I attempted to question newly presented information introduced by the City's Attorney and question statements made by the City Manager. However, I was silenced by the Council, with the statement, "you already had your time." This action denied me the opportunity to cross-examine and rebut, thus violating the statutory requirements for a fair hearing.

Additionally, the quasi-judicial hearing was never finalized, as the final order was not committed to writing and date-stamped by the City Clerk, contrary to Florida State Statute Title XI, Chapter 163, Section 3215(h). As a result, the original appeal lacks the finality required by law, effectively rendering the process incomplete and invalid, and justifying a rehearing of the matter.

Given these procedural deficiencies, it would be reasonable and appropriate for the City to allow a new, fair, and properly conducted hearing. It is the City's duty to uphold the principles of fairness for all citizens and business owners, especially those who are dedicated taxpaying members of the community.

Justification for my appeal can be found in the City's own Land Development Code (LDC) where there is no specific or vague interpretation showing that freestanding signs are considered non-conforming. To the contrary in Chapter 13.11.00 (h) of the LSC it shows that a Freestanding (Pole) Signs can be permitted and built in the city if you provide a survey within 24 months of obtaining a permit.

Accordingly, I respectfully request a written response, directed to the owner of Patriot Stogies LLC, c/o Nathan Pollock, at 6153 Massachusetts Ave., New Port Richey, FL 34653, within ten (10) business days from the date of this correspondence.

Thank you for your prompt attention to this matter.

Respectfully,

Nathan S. Pollock  
Owner, Patriot Stogies LLC  
CW3 (Retired), U.S. Army  
Veteran of OIF/OEF/OAR  
(937) 605-9875

References

### Sign Permit Section-

[https://library.municode.com/fl/new\\_port\\_richey/codes/code\\_of\\_ordinances?nodeId=APXALADECO\\_CH13SIAD\\_ARTISI\\_13.11.00PE](https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances?nodeId=APXALADECO_CH13SIAD_ARTISI_13.11.00PE)

#### 13.11.00 - Permits.

(h) Freestanding signs shall require a boundary survey prepared within the last twenty-four (24) months of the permit application date, and signed and sealed by a land surveyor or engineer licensed in Florida showing the proposed location of the sign.

#### 13.19.00 – Same-Business Zones-

[https://library.municode.com/fl/new\\_port\\_richey/codes/code\\_of\\_ordinances?nodeId=APXALADECO\\_CH13SIAD\\_ARTISI\\_13.19.00SAUSZO](https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances?nodeId=APXALADECO_CH13SIAD_ARTISI_13.19.00SAUSZO)

1. The following requirements shall apply to the office zone and all commercial zones with exceptions. Such requirements are that:

a. A total sign area of one and three-quarters (1¾) square feet for each lineal foot of building frontage or one-half square foot for each lineal foot of lot frontage, whichever results in the larger sign area. The maximum total area of all permitted signs for any establishment shall not exceed two hundred (200) square feet, single face, and the minimum shall be not less than thirty-two (32) square feet. Each face of a sign shall be included in the computation of allowable sign area, with the exception that only a single face of a monument sign be included. When two (2) identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are a part of the same sign structure and are not more than twenty-four (24) inches apart, the sign size (area) shall be computed by the measurement of one of the sign faces. **This is the only section that pertains to the type of sign I have and I am conforming to the requirements. It is within size limits for building and road frontage.**

b. Wall signs may be mounted flush anywhere on the surface of that building. Where frontage is on more than one (1) street, only the signs computed with the frontage of that street shall face that street.

c. Monument signs are allowed, except in shopping centers, with the top level of the sign no higher than twenty-five (25) feet above ground level. The framing and structure surrounding or supporting a monument sign shall not be higher than twenty-five (25) feet above ground level.

d. In addition, a real estate sign up to sixteen (16) square feet in size shall be permitted. Such sign shall be set back not less than ten (10) feet from the property line and twenty (20) feet from the rear and sides of the property. Such sign shall be removed from the property immediately upon the conveyance of the property or upon the initial lease or rental of all units. Those properties which front on U.S. Highway 19, however, will have a fifteen-foot setback from the property line.

e. Signs shall be limited to a maximum of two (2) monument signs, except shopping centers.

2. Shopping centers shall be allowed the following signs:

a. One (1) monument sign no higher than twenty-five (25) feet above ground level and four (4) wall signs of a total area as defined in 1.a. above; and,

b. One (1) additional sign which shall not exceed twenty (20) feet in height measured to the top of the sign from ground level. The size of this sign shall not exceed eighty (80) square feet or one hundred sixty (160) square feet for the two (2) faces of a double-faced sign. The sign shall be a monument sign.

3. Signs placed in a window or affixed to a window shall not cover more than twenty-five (25) percent of the window and shall not be included as part of the total sign area allowed. No permit is required. If transparent panels are used as the primary building material comprising the building facade of a more than one-story building, window signs shall be limited to the first floor windows and only fifty (50) percent of the window area shall be considered windows for the purposes of this section.

4. Signs may be on the vertical faces of marquees and may project below the lower edge of the marquee not more than twelve (12) inches. The bottom of marquee signs shall be no less than eight (8) feet above the sidewalk or grade at any point. No part of the sign shall project above the vertical marquee face or beyond the marquee itself.

Original Appeal-May 3, 2022 <https://newportricheyfl.new.swagit.com/videos/05042022-762/#16>

## Florida Statute Governing Quasi-Judicial Hearings

<https://www.flsenate.gov/Laws/Statutes/2024/0163.3215>

(g) At the quasi-judicial hearing, all parties must have the opportunity to respond, to present evidence and argument on all issues involved which are related to the development order, and to conduct cross-examination and submit rebuttal evidence. Public testimony must be allowed.

(h) The local process must provide for a duly noticed public hearing before the local government at which public testimony is allowed. At the quasi-judicial hearing, the local government is bound by the special master's findings of fact unless the findings of fact are not supported by competent substantial evidence. The governing body may modify the conclusions of law if it finds that the special master's application or interpretation of law is erroneous. The governing body may make reasonable legal interpretations of its comprehensive plan and land development regulations without regard to whether the special master's interpretation is labeled as a finding of fact or a conclusion of law. The local government's final decision must be reduced to writing, including the findings of fact and conclusions of law, and is not considered rendered or final until officially date-stamped by the city or county clerk.