



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

March 21, 2023

7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 p.m. Those in attendance were Deputy Mayor Mike Peters, Councilman Peter Altman, Councilman Matt Murphy and Councilwoman Kelly Mothershead.

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, Community and Development Director Dale Hall, Library Director Andi Figart, Technology and Innovations Director Robert Greene, Parks and Recreation Director Terri Moore and Human Resources Manager Bernie Wharran.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of March 7, 2023 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

5. Proclamation - Problem Gambling Awareness Month (By Title Only)

Mayor Marlowe read the proclamation by title only.

6. Proclamation - Donate Life Month (By Title Only)

Mayor Marlowe read the proclamation by title only.

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

Mayor Marlowe opened the floor for public comment. The following people came forward to speak:

- Paul Black, 5844 Madison St., NPR spoke regarding safety issues at the right turn light at US19 and Main St.
- Judith Allen, 5940 Grand Blvd., NPR spoke regarding her recent grant application that she submitted. She then read a FOIA request.
- Kimberly Cox, 7336 Ashmore Dr., NPR spoke regarding code violations, marginalized citizens and grant funding. She also spoke regarding harassment on social media accounts.
- Teresa Maluk, 5538 Montana Ave., NPR spoke regarding alley changes at Montana and the street formally known as Calhoun.
- Sharon Schmidt read a letter from Diane Dougherty, 5523 Delaware Ave., NPR regarding alleys.
- Mary Beth Isaacson, 8805 Forest Lake Dr., PR thanked Council, City Manager and staff for their support of the arts. She also spoke regarding the Richey Community Orchestra.
- Denise Isaacson, 14134 Old Dixie Hwy., Hudson, spoke regarding the Richey Community Orchestra.
- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding the upcoming municipal election.
- Ronald MacDonald spoke regarding the Richey Community Orchestra.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke regarding an article from Creative Loafing, an independent investigation, and code enforcement revenue.

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

8 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

a Purchases/Payments for City Council Approval

9 Public Reading of Ordinances

a Second Reading, Ordinance No. 2023-2271: Amendments to Golf Cart Ordinance RE: Marine Parkway

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance which would amend the City's current golf cart ordinance to allow for use on Marine Parkway from U.S. Highway 19 to Grand Boulevard and on Grand Boulevard from Gulf Drive to Ridgewood Drive. She stated this agenda item is in reference to the City's application process to request the Florida Department of Transportation to approve golf cart crossing at the intersection of Marine Parkway and U.S. Highway 19 and the intersection of Gulf Drive and U.S. Highway 19. Upon opening the floor to public comment, the following people came forward to speak:

- Don House, 2104 Beach Trail, Indian Rocks Bch, spoke in support of the ordinance.
- Kimberly Cox, 7336 Ashmore Dr., NPR spoke in opposition of the ordinance.
- Teresa Maluk, 5538 Montana Ave., NPR spoke in support of Gulf Drive and in opposition of Marine Parkway.

With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

b Second Reading, Ordinance No. 2023-2272: Parking Enforcement Specialists

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance which would authorize the City's Code Enforcement Officers to issue parking citations when they observe violations. She stated that under State Law Code Enforcement Officers are certified they can be used for parking enforcement in order to assist patrol. Upon opening the floor to public comment, the following people came forward to speak:

- Kimberly Cox, 7336 Ashmore Dr., NPR spoke regarding fines and how they would impact marginalized communities.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke in opposition of the ordinance.
- Teresa Maluk, 5538 Montana Ave., NPR asked for clarification on violations.
- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding Code Enforcement's availability to issue citations.

With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

10 Business Items

a Board Re-Appointment: Robert Marin, Police Pension 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 Robert Marin to the Police Pension Board. She stated that on May 3, 2022, City Council appointed Mr. Marin to fill the remaining term of previous Police Pension Board trustee, Al Renedo, who moved out of the city limits. If approved, Mr. Marin's term will be for four years and will be up for renewal on February 5, 2027. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe 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, Marlowe, Mothershead, Murphy, Peters

b 2022 N. River Neighborhood Streetscape Improvements Project Award

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 approve the bid submitted in the amount not to exceed \$1,591,315.50 and project award to Keystone Excavators, Incorporated for the proposed 2022 N. River Neighborhood Streetscape Improvements Project. The proposed improvements include:

1. Removal and replacement of the existing sidewalk on the east side of N. River Road.
2. The milling and narrowing of the existing roadway.
3. Roadway striping for pedestrian crossings and bike lane symbols.
4. Decorative street lighting.
5. Landscape and hardscape.
6. The removal and replacement of existing traffic signage.
7. LED crosswalk at Green Key Road and River Road.
8. The straightening of the intersection located at N. River Road and Veterans Drive and Legions Place.
9. Sod placement at Sims Park

The funding for this project is LOGT and General Fund dollars. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe 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, Marlowe, Mothershead, Murphy, Peters

c Appeal of Variance #2023-03: Reduction in Required Parking at 5308 Lemon Street

City Manager Manns introduced Planning & Development Director Dale Hall who then presented the item to Council. He stated that the purpose of this agenda item was for Council to hear an appeal to a variance for a reduction in parking at 5308 Lemon St. Mr. Hall began his presentation by stating the request is for a reduction in parking spaces from 11 to 8 with 2 of them being substandard. He then provided an overview of the property site. Mr. Hall then highlighted the current use and proposed future plans. He stated that the DRC recommended denial and the LDRB unanimously approved the request. Mr. Hall then highlighted recently added road parking spaces along Lemon Street and Locust Place. Mayor Marlowe stated this was a quasi judicial matter. Councilman Altman stated he has been advocating for this project before the variance application was submitted. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Councilman Altman made a motion to approve the variance. Mayor Marlowe passed the gavel to Deputy Mayor Peters so he could second the motion.

Motion made by Pete Altman and seconded by Rob Marlowe. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

d General Employee Classification and Compensation Study

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the City Manager entering into an agreement with Evergreen Solutions, LLC to conduct a Classification and Compensation Study in respect to the General Employees for an amount not to exceed \$40,500. The study would be for general non-union employees. She stated that the City contracted with Evergreen Solutions, LLC in 2022 to conduct a review of the positions covered under the labor contract with the West Central Florida Police Benevolent Association. She stated that the City has made the commitment to conduct a comprehensive compensation evaluation for each of the city's employee groups at least once every three years. The purpose of the evaluation is to remain market competitive by providing external equity with comparable communities and ensuring appropriate internal alignment. City Manager Manns stated it is our hope that this study will bring minimum wage into compliance before the provisions of the recently passed amendment. The study is due to be completed in July and will be submitted for consideration for the FY23/24 Budget. Upon opening the floor to public comment, the following people came forward to speak:

- Marlowe Jones, 6141 Pine Hill Rd., PR asked if this was the same company hired to do the employee survey. City Manager Manns stated no.

With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

e Grand Blvd. Park Improvements – Project Close Out

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the final pay request from Top Line Recreation Incorporated in the amount not to exceed \$185,625.03 for the completion of the Grand Blvd. Park Improvements Project. Mr. Rivera then highlighted the elements of the project. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

f Request for Approval to Purchase Two Police Traffic Speed Trailers

City Manager Manns introduced Police Chief Bob Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve the purchase of two Onsite 300MX Matrix speed trailers from MSM Public Safety and Project and corresponding budget amendment. Funding for this item is \$24,368.00 however, the City will apply a one-time city credit from American Traffic Solutions of \$10,000.00 dollars. The remaining \$14,368.00 will be taken from forfeiture funds. Upon opening the floor to public comment, the following people came forward to speak:

- Bertell Butler, IV, 5335 Bellview Ave., NPR came forward to thank Council for innovative solutions regarding speeding.
- Kimberly Cox, 7336 Ashmore Dr., NPR came forward to state her support of the item.

With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

g Request for Approval to Purchase Fuel Master Software

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase of Fuel Master Software by Syn-tech Systems in the amount estimated not to exceed \$39,920.00 and corresponding budget amendment. Mr. Greene stated this will improve the current fuel management system and will provide better tracking mechanisms. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe 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, Marlowe, Mothershead, Murphy, Peters

h Memorandum of Understanding with West Central Florida PBA RE: Christmas and New Year's Eve Holidays

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to ratify a Memorandum of Understanding with the members of the West Central Florida Police Benevolent Association related to the Christmas and New Year's Eve Holidays. She stated that a change was effectuated late last year which in short removed eight (8) hours of annual leave time from the general employees floating holiday leave entitlement and it was replaced with four (4) hours of holiday time on both Christmas Eve and New Year's Eve. The purpose of this agenda item is to extend the same opportunity to the police union. The Memorandum of Understanding was tentatively agreed upon by the City of New Port Richey and the West Central Florida Police Benevolent Association in January of 2023 subject to ratification by the City Council. The Memorandum provides specifically that the bargaining unit members floating holiday balance will be amended from a 32 to 24 annual hours. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Kelly Mothershead and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

11 Communications

Mayor Marlowe stated he attended the TB Water meeting on Monday and received a number of handouts. He stated TB Water approved an agreement with Hillsborough County for injection wells. He stated that the pipeline will not be installed until 2028. He then explained how injection wells work. He also spoke regarding TAP and Pure. Mayor Marlowe stated a lot of the reclaimed water is pumped to the 4G Ranch in Pasco. He stated that Fitzgerald's came to us a few weeks back for a three day event and it worked really well. He was not aware of any problems with the event. He stated two other businesses stated they had the best day. He stated he agreed with Mr. Black's comments about the

right turn lane at US19 and Main Street. He stated we need to speak to FDOT about the right on red. Mayor Marlowe stated he would like staff to look at the Calhoun issue. He stated he would like to see signs at the Masonic Lodge and using the DART shuttle. Mayor Marlowe stated the Pasco Art Guild had their exhibit on Sunday. He asked his colleagues to think about removing the lights along Main Street and put in stop signs in its place and to discuss it at the upcoming work session. Councilman Murphy stated he would like to see a home for the Richey Community Orchestra. He stated he will check his election location. He stated that Chasco begins this week. Councilman Altman spoke regarding the Richey Community Orchestra and the Finnish American Club. He stated the Baptist Church that bought the property has put it up for sale. He stated the building could serve a cultural purpose. He stated if the City would acquire the property it would give the orchestra time to secure a permanent home. Councilman Altman stated that it would be a great fit. He asked that it be placed on a CRA agenda for discussion. Deputy Mayor Peters stated that our WWTP has served us well but it is aging. He stated we need to start thinking about how to go about replacing it and to have conversations with the County. He stated he is looking forward to Council's visit to Tallahassee to speak with legislators. He stated we are a small city and operate differently than larger cities across the state. He thanked the parks department for the concert last weekend. Councilwoman Mothershead stated she also wanted to congratulate the parks department on the concert. She stated St. Patrick's Day was great. She said all the restaurants were full. She also agreed with Mr. Black's comments about the turn lane at US19. She said the Genesis School was sold in November. She stated she heard it was supposed to be senior housing. City Manager Manns stated she is looking forward to Chasco. Councilman Altman discussed the lanes on Little Rd. near 54. He suggested a green turn arrow. He then highlighted some of the scheduled events for Chasco.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:25 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____

FOIA REQUEST

FROM JUDITH ALLEN
TO JUDY MYERS

THE TAXPAYER HAS THE RIGHT TO KNOW HOW THEIR GOVERNMENT IS MANAGING TAXPAYER MONEY.

THIS IS A FREEDON OF INFORMATION REQUEST.

EACH OF THE DOCUMENTS ARE TO BE CHARGED SEPARATELY.

1. CURRENT FISCAL YEAR FINANCIAL REPORTS. BEGIN OCTOBER 1 2022--DECEMBER 31, 2022. NO CHARGE.
2. SECOND QUARTER FISCAL YEAR FINANCIAL REPORT. BEGIN JANUARY 1 2023-MARCH 31, 2023. TO BE COMPLETED AND FILED BY APRIL 15 2023.
3. GENERAL LEDGER ALL TRANSACTIONS SEPTEMBER 1 -DECEMBER 31, 2022
4. CREDIT/DEBIT CARD TRANSACTIONS ISSUED AND PAID FOR BY CITY OF NEW PORT RICHEY FOR:
 - DEBBIE MANNS – CITY MANAGER. SEPT 2022 - PRESENT
 - TIMOTHY DRISCOLL – CITY ATTORNEY. September 2022-PRESENT
5. LETTERS OF INTENT TO SUE CITY OF NEW PORT RICHEY. JUNE 20, 2014-PRESENT.
 - a. ALL ACTIONS FILED AGAINST CITY OF NEW PORT RICHEY TO INCLUDE NAME, DATE, AND COMPLAINT. JUNE 20, 2014-PRESENT
 - b. NUMBER OF LAWSUITS ACTUALLY FILED. NAME, DATE, CASE NUMBER. JUNE 20,2014
 - c. NUMBER OF CASES SETTLED OUT OF COURT. DOLLAR AMOUNT SETTLED. NAME, DATE, COMPLAINT, CASE NUMBER JUNE 20,2014
 - d. NUMBER OS CASES WITH CASE NUMBER THAT WENT TO COURT. JUNE 20,2014.
6. ALL FORECLOSURES INITIATED BY CITY OF NEW PORT RICHEY. JANUARY 2019-PRESENT
7. ALL 990'S FILED WITH IRS. JANUARY 2019-PRESENT.
8. COPY OF MISSING 2017 CRA.
9. COPYS OF ALL PROPERTY PURCHASED BY CITY JANUARY 2019-RESENT
10. NAMES OF ALL RECIPIENTS OF ALL COVID STIMULUS GRANTS AND AMOUNTS RECEIVED.
11. NAMES AND AMOUNTS APPROVED OF ALL CRA GRANTS OF ANY DESCRIPTION 2017-PRESENT.
12. NAMES AND AMOUNTS ACTUALLY RECEIVED OF ALL CRA GRANTS. 2017-PRESENT.
13. ALL PROPERTIES, WITH NAMES AND ADDRESSES, GRANTED A REDUCTION IN CODE VIOLATIONS IN ORDER TO TRANSFER TO NEW OWNER.

Jen 3-21-2027

March 21, 2023

My name is Teresa Maluk I live at 5538 Montana Ave.

speaking in Re: Alley changes

I have issue with the citys proposed changes being taken against my property I am on Block 126 lot 17.

(Pasco county Parcel ID No. 05-26-16-0060-12600-0170)

It has always been my understanding that the alleys are for the benefit of the residence that the alleyways border. I am the property owner of the portion of land that once was Calhoun Street, which back in 1925 the alleyway between Montana and Delaware exited to Calhoun, prior to it being closed and vacated in 1952, the next year my house was built basically on top of Calhoun Street.

I take great exception to the consideration of the alley way, now in 2023, being reopened to stop in the middle of my back yard, as it would be without an exit, just a dead end to nowhere, except to my yard.

It is clear from the survey company's copy of survey, provided to me from the city, that they used the wrong outdated plat book, insted of the current updated plat. The plot they used still shows Calhoun as an open road, which it clearly is not.

I do not think this is in the best interest of the community, residences or any part of New Port Richey, with the exception of course to the homeless, drunkards and general deviants, and of course those who throw old trash in untraveled allyways. This does not just effect me. This also effects 4-5 other properties with the same concerns.

It is unbelievable that the city would continue on, with its plan to clear an estimated 17 trees, for no understandable reason, especially since we are a 'tree city' and i have concerns of its effect on our 'Tree City" status? This

would cause destruction of natural animal habitat, (most concerning the turtles and owls, but other animals as well).

We should be able to feel safe in our homes, This area should not be a place for strangers in the community to just hang out inconspicuously.

Another factor is the cost. Why would we want to spend that amount of money to remove 17 trees, deface property, put in street lights, (which would be absolutely need), add work hours to our police to monitor, and maintenance crews to maintain the additional area, when they are clearly having difficulty maintaining what we already have?

The utility department has had complete cooperation from the landowners to access this area. No one has prevented them from entry. There is no water, sewer or utility in this area, but they still have access without issue. It would save the township a ton of money, as well as be in the residence's best interest, to allow the existing alleyway to stop where it currently does, and stay as is on this particular section.

The devaluation of my property is also of concern. I am certain that my property evaluation and appraisal as it sits today will be greatly reduced if this action is continued. I intend to hold the city liable for any loss of value.

There is also an issue with my permitted shed which was proposed, permitted and had final inspection for both tie down and location. It was approved and has been in its location since 2015, for 8 years now. It is also unreasonable that after 25 years of me personally maintaining the entire area, that the city would not give reasonable time and consideration to any proposed changes of said area. I would also like to note that in these same 25 years no city employee has ever set foot on said property for any city related issues.

The proposed alleyway actions needs to be terminated immediately, as it is totally unjust and wrong.

All these actions began happening starting the day prior to my husband passing away, February 20, 2023. As he was in his hospice bed in our home, I had to leave, go down to address the situation, rather than be at his side for a period of time. Then within days of him passing away, city representatives came back again with same letter. I have had little time to grieve my husband, as this is going on.

My teenage daughter has concerns if it will be safe to remain here to live. Not only is she trying to grieve the only father she has known, but is fearful of loosing her home. This has been unfair and unreasonable; This is causing physical, emotional and financial harm and distress to us both. Even without the death of my husband this would be completely unreasonable and unexceptable, but the totality of the circumstances is almost too much to bear, adding this to my already heavy load of funeral costs, death and property issues.

I am praying you hear my concerns and do the right thing without fear of retaliation and or reprisal.

Finally -
I'd like to know what this "Alley Improvement Program" is. what its "goals" are and what it's "Greater Purpose" is.

As well as who in the world initiated this action
; who approved it, without research and homework.

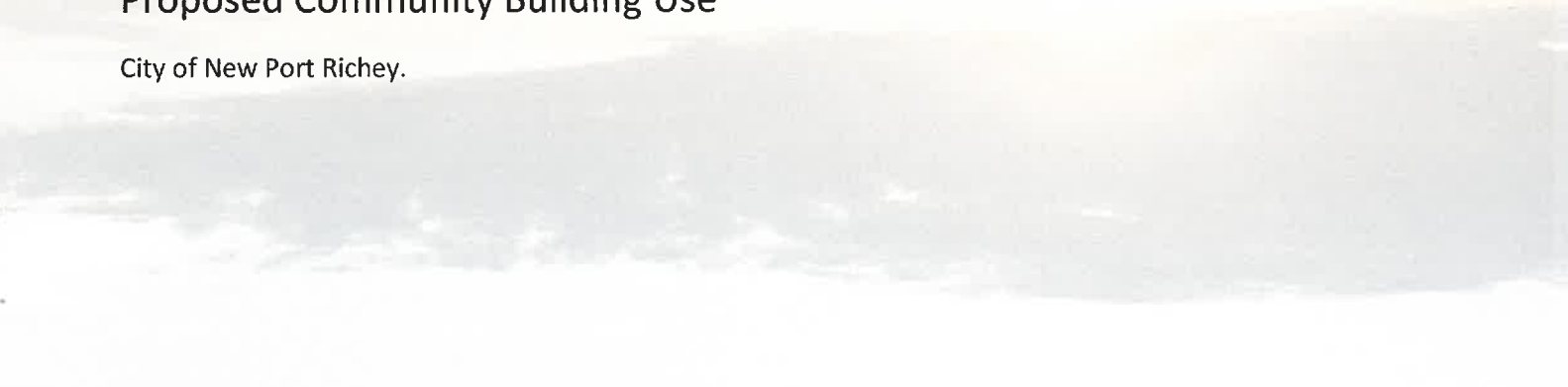


Richey Community
Orchestra

Report

Proposed Community Building Use

City of New Port Richey.



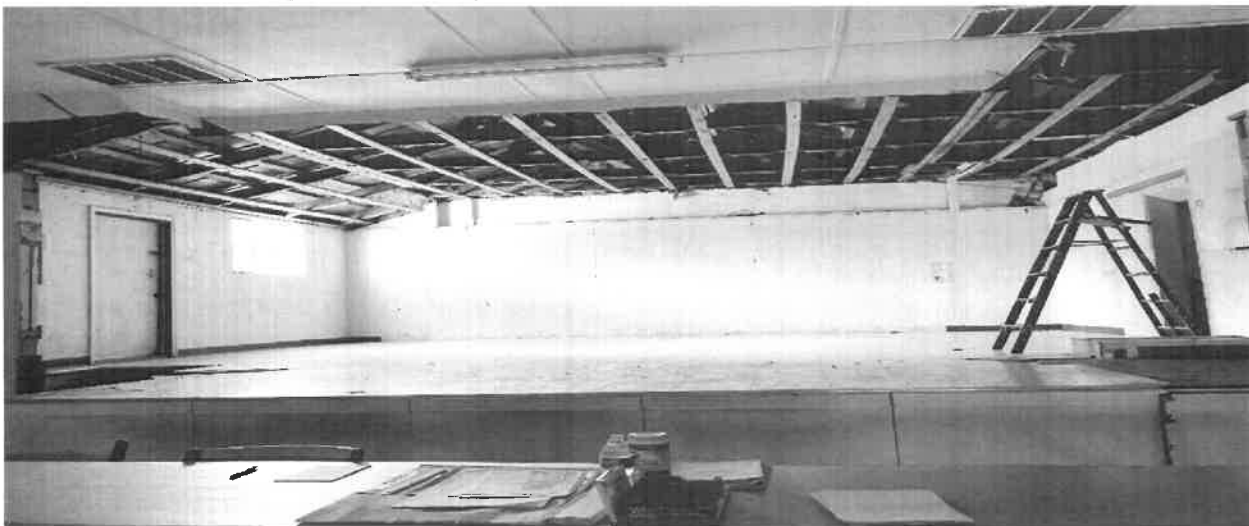
Celtic Renovation Services

After inspecting the building and seeing the safety issues as well as the areas that are presently incomplete we prepared a report.

Proposed Scope of Repair on abandoned church for the Richey Community Orchestra.

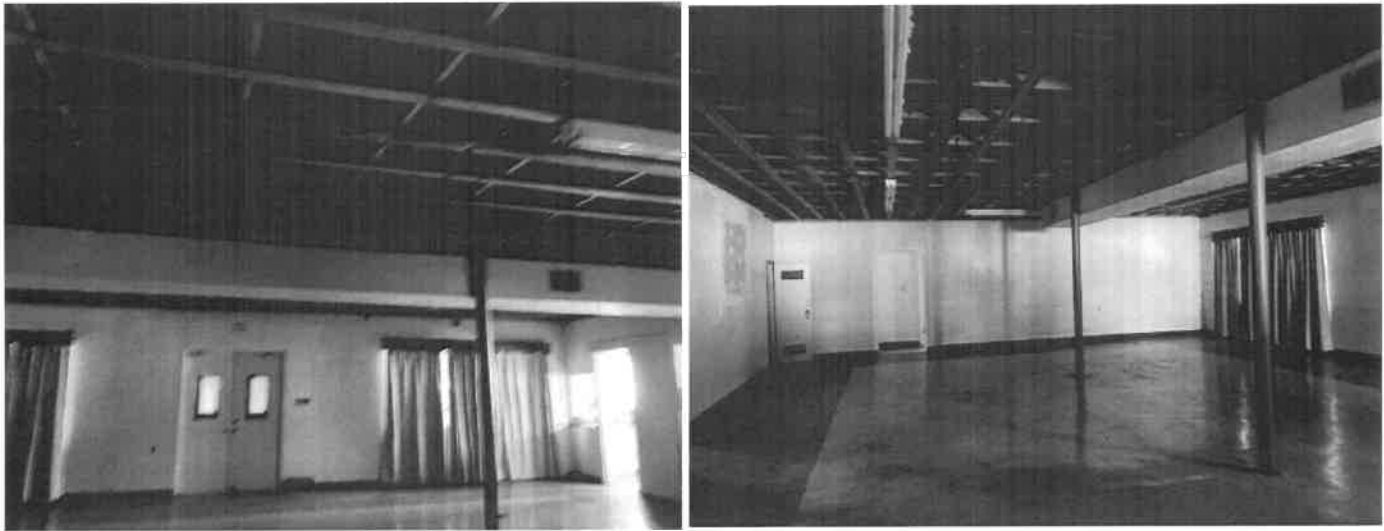
Main Hall:

- Inspect ceiling rafters.
- Install Fiberglass, rolled insulation in open area for sound proofing.
- Install drywall in ceiling, tape and bed and texture.
- Install firing strips on block walls and cover with drywall, tape, bed and texture.
- Remove peel and stick tile on stage and replace with indoor / outdoor carpet for sound proofing.
- Install handrail on steps leading up to the stage.
- Install electrical wiring in ceiling for 12 LED can lights.
- Install wiring for 8 4 plug 120v outlets along the sides and rear walls.
- Install wiring for 6 120v grounded floor outlet plugs.



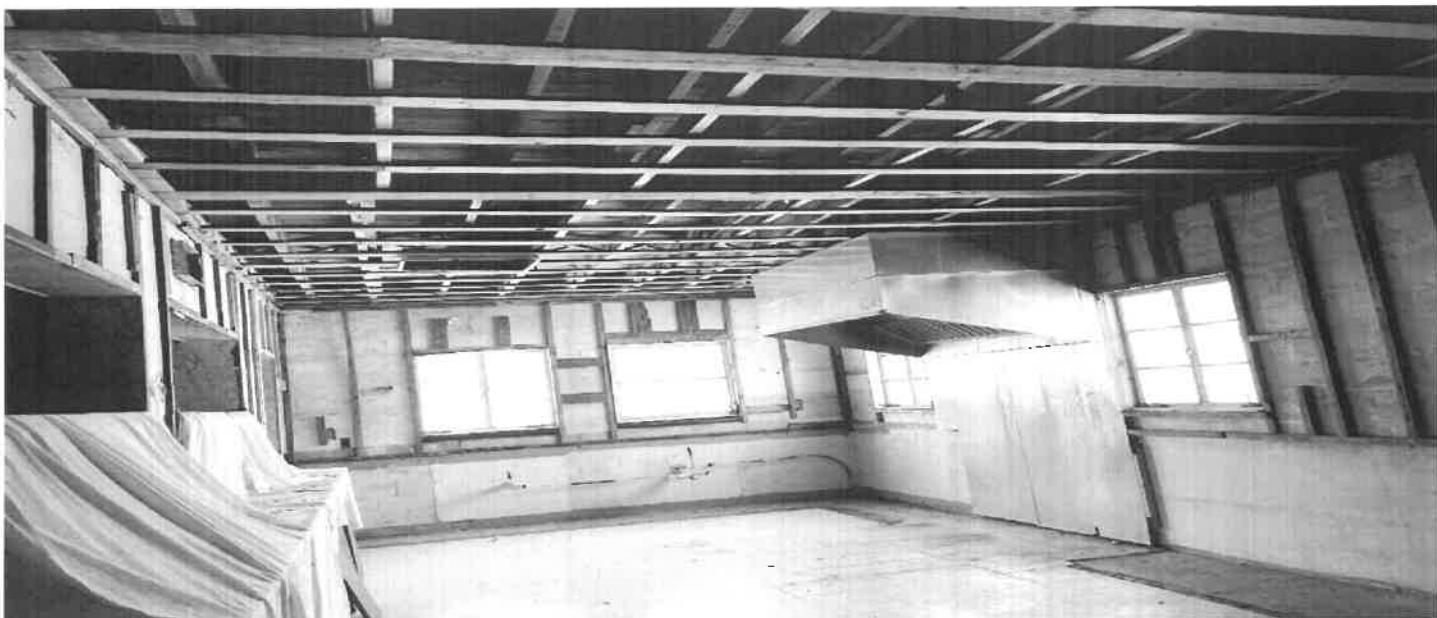
Hall Dining Room:

- Install emergency lighting and fire exit signs.
- Install new LED lighting in ceiling and wire to fuse box.
- Install door trim and slide bolt to exterior door.
- Install emergency light and exit sign over door.
- Install wiring for 120v outlets along base of the walls (none exist every 8")



Kitchen Area:

- Remove existing vent hood system and
- Inspect ceiling rafters.
- Install Fiberglass, rolled insulation in open area for sound proofing.
- Install drywall in ceiling, tape and bed and texture.
- Install drywall, tape, bed and texture on walls where firing strips are installed.
- Install emergency lighting and fire exit signs.
- Install new LED lighting in ceiling and wire to fuse box.
- Coat block walls with water proofing compound
- Install commercial SS sink where existing plumbing is.
- Install new ceiling lights.
- Install cabinet base (12' with Formica countertop for coffee bar area)
- Install wiring 120V outlets for coffee bar area.
- Replace flooring
- Repair windows
- Paint with oil base paint



Work Room:

- Waterproof walls with waterproofing compound
- Install firing strips on block wall and cover with drywall, tape, bed and texture.
- Remove and re-stretch existing indoor / outdoor carpeting.
- Install wiring for 120v electrical outlet every 8'
- Install ceiling lighting, LED



Side Room

- Inspect ceiling rafters.
- Install Fiberglass, rolled insulation in open area for sound proofing.
- Install drywall in ceiling, tape and bed and texture.
- Install firing strips on block walls and cover with drywall, tape, bed and texture.
- Remove peal and stick tile on stage and replace withy indoor / outdoor carpet for sound proofing.
- Install handrail on steps leading up to the stage.
- Install electrical wiring in ceiling for 12 LED can lights.
- Install wiring for 6 4 plug 120v outlets along the sides and rear walls.
- Install Door casings
- Install new LVP flooring.



Air Handler Room:

- Inspect ceiling rafters.
- Install Fiberglass, rolled insulation in open area for sound proofing.
- Install drywall in ceiling, tape and bed and texture.
- Install firing strips on block walls and cover with drywall, tape, bed and texture.
- Install electrical wiring in ceiling for 6 LED can lights.
- Install wiring for 6 4 plug 120v outlets along the sides and rear walls.
- Install Door casings
- Install new LVP flooring.
- Install emergency light and lighted exit sign

Bathrooms:

- Convert one bathroom to a Family / Handicap Bathroom
- Install handicap fixtures.
- Install baby changing station.

General Work:

- Repair settlement cracks along exterior of the building.
- Replace wooden crawl space doors and install hardware.
- Paint interior and exterior with premium latex paint
- Install new light filtering window treatments.
- Service and repair all windows.
- Seal asphalt parking area. Paint stripes
- Check and replace all exterior electrical outlets with grounded plugs.
- Inspect all electrical components and update electrical panel box.
- Install all new door hardware.
- Inspect plumbing throughout.
- Install 57 stone on grass area for additional parking and to Allow for permeable surface.
- Install new signage.
- Install new smoke detectors and CO2 monitors throughout.
- Install fire extinguishers in each room.
- Install Burglar and Monitored fire alarm system.
- Install exterior security camera system.

Optional and Future Work:

- Replace two AC units with power efficient units.
- Replace water heater with on demand unit.
- Replace old casement windows with Hurricane approved, double pane windows.
- Replace the removed outdoor storage shed with new metal shed.

The following listed repairs and work are expected to take 3 to 6 weeks.

All work will be completed by a Florida Licensed general Contractor using Florida licensed Electrical, Plumbing and mechanical sub-contractors.

All work performed will be conducted to meet the Florida Building Codes.