



# ANNEXATION PETITION

City of New Port Richey  
Development Department  
City Hall, 5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652  
Phone (727) 853-1039 Fax (727) 853-1052

CASE # \_\_\_\_\_  
Date Received \_\_\_\_\_

- Submit original signed and notarized application
- Submit 1 total hard copy & 1 digital copy (thumb drive or email)
- Submit fee \$900 (check made payable to the City of New Port Richey)

## PROPERTY OWNERS AND REPRESENTATIVE INFORMATION:

**Current Property Owner(s):** JAE Property Holdings, LLC /Hudson Bay Developers, LLC

Mailing Address: 6232 Pasadena Point Boulevard S, Gulfport, FL 33707; 31 Gotthardt Street, Newark, NJ 07105

*(Street, City, State, Zip Code for all owners)*

Daytime Phone Number: c/o Agent 727-942-0733 Fax Number: \_\_\_\_\_

Email or Alternate Contact Information: Barbara@wilhitelaw.net

**Representative(s) of Owner(s):** Barbara L. Wilhite

Relationship to Owner(s): Agent of Record

Mailing Address: 6327 Grand Boulevard, New Port Richey, FL 34652

*(Street, City, State, Zip Code)*

Daytime Phone Number: 727-942-0733 Fax Number: \_\_\_\_\_

Email or Alternate Contact Information: Barbara@wilhitelaw.net

Who is the PRIMARY contact for this application? Barbara L. Wilhite, Agent of Record

## PROPERTY INFORMATION:

Street Address: None

General Location: Sea Forest Drive, west of Elisabeth Lane

Size of Site: \_\_\_\_\_ square feet 3.95 acres (north); 14.95 acres (south) acres

Legal Description: See attached

Parcel Number(s): 07-26-16-0090-00300-0020 and 07-26-16-0090-00100-0020

Existing Categories: Zoning District: MF-2 Land Use Category: RES-24

*(Obtain this information from Pasco County – 727-847-8132 or 727-847-8193)*

Proposed Categories: Zoning District: RPD Land Use Category: HDR-24

Existing Use and Size: Vacant

*(Existing number of dwelling units or square footage of non-residential use on the property)*

Proposed Use: 32 Townhomes (south parcel); 50 Apartments (north parcel)

*(Proposed number of dwelling units or square footage of nonresidential use)*

**SUBMITTAL REQUIREMENTS:** *Please submit three collated, stapled, folded sets of the following information.*

- Completed, notarized application petition – this form (one original and nine copies);
- Completed, notarized pre-annexation agreement (one original and nine copies);
- Current survey prepared that identifies the dimensions, area and location of the property prepared, signed and sealed by a land surveyor currently registered in the State of Florida (two originals and eight copies);
- A complete legal description of the subject property;
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument demonstrating ownership;
- Preliminary site plan of the subject real property, which shall depict all easements and rights-of-way (24" x 36" size folded and inserted into overall set);
- An agreement to execute and deliver grants of easement of designated and specified ground areas to this city in quitclaim deed form for utility purposes and/or street rights-of-way;
- The exact details of the petitioner's proposal for water and sewerage pipes, force mains, lift stations and other appurtenances which will service the subject real property including an agreement to incur the expense thereof;
- An agreement by the petitioner to convey to the city, by quitclaim deed, such water and sewerage pipes, force mains, lift stations and other appurtenances associated therewith;
- An engineer's report prepared by a duly licensed professional engineer of the effect, if any, that the intended use of subject property after annexation would have existing storm drainage; and
- Land Use and Zoning Application with concurrency information (refer to separate application with fee)

**STANDARDS FOR ANNEXATION:**

In determining whether to annex a particular parcel of property, the City shall consider the extent to which:

- The proposed annexation will impact City services.
- The proposed annexation is consistent with the Comprehensive Plan.
- The proposed annexation requires a change in the land use classification and zoning category assigned to the property and the justification for such change.
- The proposed or existing development, if any, is consistent with City regulations.
- The terms of a proposed annexation agreement, if any, promotes the City's Comprehensive Plan.

Please be advised that, in consideration of the annexation, the property owners do hereby agree that all structures and improvements which are erected upon said property subsequent to the date of this petition for annexation shall comply with all applicable City of New Port Richey regulations and ordinances as set forth in the City Code of Ordinances

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at all meetings including DRC, LDRB and City Council.

**AUTHORIZATION TO VISIT THE PROPERTY:**

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

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

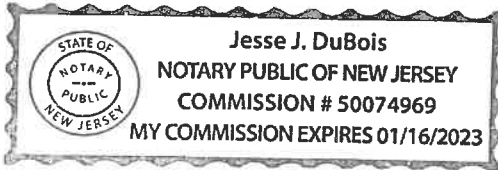
I Kimberly Grams, the owner, and authorized representative of Hudson Bay Developers, LLC, hereby authorize Barbara L. Wilhite to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project for parcel identification number 07-26-16-0090-00100-0020. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): Kimberly Grams

Date: 11/30/21

STATE OF New Jersey  
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of Nov, 2021 by Kimberly Grams as MM of Hudson Bay Developers, LLC, on behalf of the corporation. He/she is personally known to me or has produced Drivers License as identification.



Jesse DuBois  
Signature of Notary  
Jesse DuBois  
Printed Name of Notary  
My Commission Expires 01/16/2023

**APPLICANT'S AFFIDAVIT:**

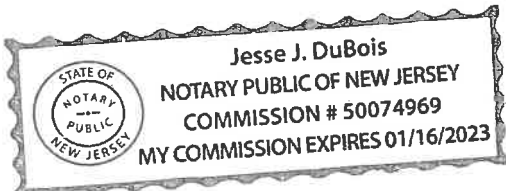
I Kimberly Grams, the owner or authorized representative, of Hudson Bay Developers, LLC, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Owner or Authorized Representative: Kimberly Grams

Date: 11/30/21

STATE OF New Jersey  
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of Nov, 2021 by Kimberly Grams as MM of Hudson Bay Developers, LLC, on behalf of the corporation. He/she is personally known to me or has produced Drivers License as identification.



Jesse DuBois  
Signature of Notary  
Jesse DuBois  
Printed Name of Notary  
My Commission Expires 01/16/2023

**PETITION FOR ANNEXATION TO THE CITY OF NEW PORT RICHEY, FLORIDA**

The undersigned, being the sole owner(s) of the following described real property located within Pasco County, Florida, hereby consent and agree to annexation of such property by the City of New Port Richey, and further request the City of New Port Richey to forthwith undertake annexation proceedings to annex the following described real property:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"  
PARCEL IDENTIFICATION NUMBER: 07-26-16-0090-00100-0020  
ADDRESS OF WHICH IS COMMONLY KNOWN AS: Sea Forest Drive, west of Elisabethan Lane

**SIGNATURE BLOCK: CORPORATE / PARTNERSHIP / TRUST / OTHER ENTITY**

By executing this PETITION, Corporate / Partnership / Trust / Other Entity representative acknowledges that the undersigned has the lawful authority granted by said entity to execute this PETITION on behalf of the entity, and has been granted the right to bind the owner to the annexation of the real property herein above stated.

ENTITY NAME: HUDSON BAY DEVELOPERS LLC

By (Signature):

Kimberly Grama

Print Name:

Kimberly Grama

As (Title):

Managing member

WITNESS

By (Signature):

Nicholas Bassisty

Print Name:

Nicholas Bassisty

corporate seal (if available)

**OWNER NOTARIZATION:**

STATE OF

New Jersey

COUNTY OF

Monmouth

The foregoing instrument was acknowledged before me by means of  physical presence or  online

notarization, this

11/24/21

by

Kimberly Grama

Name, title

Managing member

Entity name

a

FL

State of Incorporation

corporation, on behalf of the corporation. He/She is personally known to me or has produced

NTPL

Type of identification

as identification.

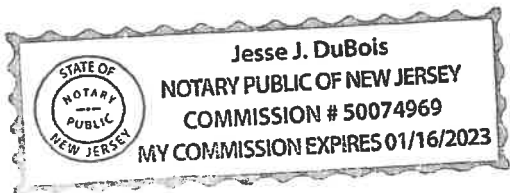
Notary Public Signature

Jesse DuBois

Notary Public Print Name

Notary Public

Title or Rank



**PETITION FOR ANNEXATION TO THE CITY OF NEW PORT RICHEY, FLORIDA**

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By executing this PETITION, Corporate / Partnership / Trust / Other Entity representative acknowledges that the undersigned has the lawful authority granted by said entity to execute this PETITION on behalf of the entity, and has been granted the right to bind the owner to the annexation of the real property herein above stated.

ENTITY NAME: JAE PROPERTY HOLDINGS, L.L.C.

By (Signature): *Jeffrey C. Miller*  
Print Name: JEFFREY C. MILLER  
As (Title): Manager

WITNESS

By (Signature): *Brad Hankoff*  
Print Name: Brad Hankoff

corporate seal (if available)

**OWNER NOTARIZATION:**

STATE OF MD

COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of November by Jeffrey C. Miller

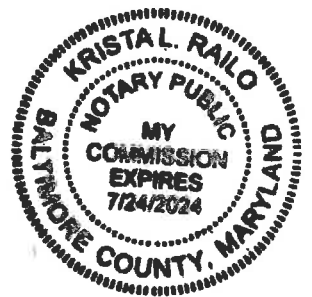
1 of JAE  
JAE Property Holdings LLC State of Incorporation Property Holding Inc. Entity name  
a JAE Property Holdings LLC corporation, on behalf of the corporation. He/She is personally known to me or has produced personally known as identification.

*Krista L. Railo*  
Notary Public Signature

Krista L. Railo  
Notary Public Print Name

Notary  
Title or Rank

Serial number, if any



VIA HAND DELIVERY

May 21, 2021

Barbara Wilhite, Esq.  
Barbara Wilhite, P.A.  
6327 Grand Blvd.  
New Port Richey, FL 34652

**RE: Engineer's Report – Stormwater Drainage  
Pre-annexation Agreement Application  
Aqua Reserve Townhomes and Apartments  
Parcel ID Nos. 07-26-16-0090-00300-0020  
07-26-16-0090-00100-0020**

Dear Barbara:

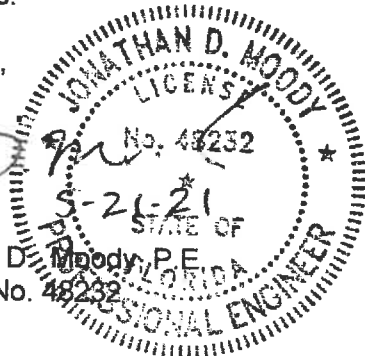
I have reviewed the available boundary and topographic surveys for the referenced property, and I have also visited site to make an evaluation of the availability of sufficient stormwater drainage.

With the exception of the property's frontage on Sea Forest Drive, the developable, upland portion of the property is bordered by an existing seawall and is surrounded by a coastal estuary and dredged canal system. Although a nominal amount of import fill material will be required to develop the property, there is no limitation as to the rate and volume of stormwater discharge the surrounding estuary can accept, while having no adverse impact to any surrounding properties.

Sincerely,



Jonathan D. Moody, P.E.  
FL Reg. No. 48232  
Principal



cc: Nick Polemis, Hudson Bay Developers, LLC

VIA HAND DELIVERY

July 23, 2021


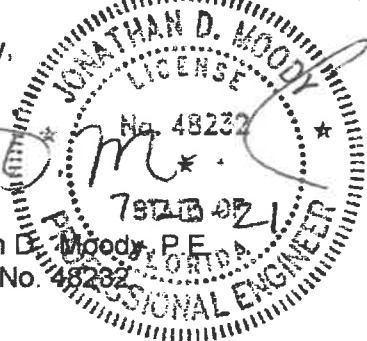
Barbara Wilhite, Esq.  
Barbara Wilhite, P.A.  
6327 Grand Blvd.  
New Port Richey, FL 34652

**RE: Engineer's Report – Water and Sewer Service  
Aqua Reserve Townhomes and Apartments  
Annexation Application  
Aqua Reserve Townhomes and Apartments  
Parcel ID Nos. 07-26-16-0090-00300-0020  
07-26-16-0090-00100-0020**

Dear Barbara:

Water and sewer service to the proposed Aqua Reserve townhome and apartment development will be provided by the Florida Governmental Utility Authority (FGUA). The project developer, Hudson Bay Developers, LLC, will bear all costs of design, construction and connection of the project utility services to the FGUA system. Further, the project developer will bear the cost of all applicable connection and capacity charges which may be assessed by the FGUA.

Sincerely,

  
  
Jonathan D. Moody, P.E.  
FL Reg. No. 48232  
Principal

cc: Nick Polemis, Hudson Bay Developers, LLC



