



CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
November 6, 2024
6:00 PM

Please note the meeting times for regular city council meetings has been changed to 6:00 p.m. effective for all meetings after April 1, 2024.

AGENDA

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE THE CITY CLERK TO TRANSCRIBE VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

ORDER OF BUSINESS

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Approval of October 7, 2024 and October 14, 2024 Special Meeting Minutes Page 3
5. Approval of October 15, 2024 Regular Meeting Minutes Page 9
6. Approval of October 21, 2024, October 28, 2024 and November 4, 2024 Special Meeting Minutes Page 21
7. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda
 - 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

- a. Cultural Affairs Committee Minutes - August and September, 2024 Page 31
- b. Purchases/Payments for City Council Approval Page 47
- c. Budget Amendment Page 49

9. Public Reading of Ordinances

- a. First Reading, Ordinance No. 2024-2305: Moratorium on Building Permits for Recently Annexed Property Page 63
- b. First Reading, Ordinance No. 2024-2306: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (5.29 Acres) Page 71
- c. First Reading, Ordinance No. 2024-2307: Rezoning of 5.29 Acres of Property from Pasco County Mobile Home and C-2 to Highway Commercial Page 81
- d. First Reading, Ordinance No. 2024-2308: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (16 Acres) Page 90
- e. First Reading, Ordinance No. 2024-2309: Rezoning of 16 Acres of Property from Pasco County Residential Mobile Home to R-4 Coastal Cottage Page 100
- f. First Reading, Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres) Page 109
- g. First Reading, Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD) Page 119

10. Business Items

- a. Board Re-Appointments: Beth Louise Fregger and Kimberly Brust, Cultural Affairs Committee Page 184
- b. Board Appointment: Susie Saxe, Cultural Affairs Committee Page 190
- c. Request for Approval of Renewal Agreement w/The Southern Group RE: Lobbying Services Page 198
- d. Request to Purchase Fortinet Firewall and Switch Upgrades Page 205
- e. Request to Purchase BitDefender CyberSecurity Software Page 210
- f. Resolution No. 2025-09: Extending Local State of Emergency for Hurricane Milton Page 214

11. Communications

12. Adjournment

Agendas may be viewed on the City's website: www.citynpr.org. This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk, 727-853-1021, not later than four days prior to said proceeding.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Judy Meyers, MMC, City Clerk
DATE: 11/6/2024
RE: Approval of October 7, 2024 and October 14, 2024 Special Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the October 7, 2024 and October 14, 2024 special meetings.

DISCUSSION:

City Council conducted a special meeting to declare a local state of emergency due to Hurricane Milton on October 7, 2024. City Council then met to extend the local state of emergency on October 14, 2024. The minutes from those meetings are attached for Council's review and approval.

RECOMMENDATION:

Staff recommends that City Council approve the minutes from October 7, 2024 and October 14, 2024 special meetings as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ October 7, 2024 Special Meeting Minutes	Backup Material
☐ October 14, 2024 Special Meeting Minutes	Backup Material



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

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

October 7, 2024
8:00 AM

ORDER OF
BUSINESS

1 Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 8:00 a.m. Those in attendance were Deputy Mayor Kelly Mothershead and Councilwoman Matt Murphy. Councilman Peter Altman arrived at 8:02 a.m. and Councilman Bertell Butler, IV arrived at 8:08 a.m. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Fire Chief Chris Fitch and Police Chief Robert Kochen.

2 Pledge of Allegiance

3 Moment of Silence

4 Business Items

a. Resolution No. 2025-04: Declaring a Local State of Emergency RE: Tropical Storm/Hurricane Milton - Page 3

City Manager Manns read the proposed resolution by title only. She stated the purpose of this agenda item was to declare a local state of emergency in response to Hurricane Milton. The local state of emergency will be in effect as of 12:01 a.m. on Tuesday, October 8, 2024 and will remain in effect for seven days. Councilman Murphy stated we are unsure what this storm is doing and urged everyone to be safe. Deputy Mayor Mothershead urged everyone to heed the evacuation orders. Councilman Altman spoke regarding the Harborview Mobile Home Park and evacuation assistance for low-income residents. 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 Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Davis, Mothershead, Murphy Absent: Butler

5 Communications

Deputy Mayor Mothershead stated the debris pickup will be another issue and if anyone can secure it to do so in advance of the storm. She stated there is a main drainage off of River Road near Veterans that is covered currently by debris. She stated she would like to see those main drains cleared or we will have more flooding than before. City Manager Manns stated she has had Public Works crews

working all weekend and they started picking up debris yesterday and we have brought in contractors to assist in picking up the debris in addition to the storm contractor so that we can pick up the most we can from the most impacted areas in advance of Hurricane Milton. She stated we are having some difficulty with the County in terms of getting a place to dump and so we are currently dumping at Pine Hill which is not the best method. She stated we will have to move the debris a second time. Councilman Murphy asked if we are still hiring contractors and City Manager Manns stated yes. He stated after all of this is over he would like to sit down and have a roundtable about what we have seen. Councilman Altman stated the TBRPC is having a roundtable for the entire membership on October 14th in Pinellas Park to include five counties and all of the cities sharing stories. He stated the roundtable will be broadcasted and he encouraged the other Council members to watch. He stated one thing that was discussed last Tuesday for the last storm was the City's invoicing related to permits and he noticed that the City of Clearwater has removed permits related to rebuilding for all residential but did not remove them from commercial. He said that was a big issue along with the 50/50 rule that everyone is scared about. Councilman Altman then spoke again regarding Harborview Mobile Home Park and those that rent their lots and would have to rebuild according to the 50/50 rule. He stated he has heard from permitting that there are some residents who have built theirs up but there has been a story that the management company has been walking to these properties that are so severely damaged and are handing legal documents to have people sign over their properties on the site to avoid paying rent. He stated everyone in there has been charged October rent even though they are not able to be there. He told Councilman Murphy to his point that there will be several different issues. Councilman Altman thanked the other members of Council for being seen in the community and showing that we care. Councilman Butler thanked Councilman Altman and staff for touring the Harborview community. He stated it is the same west of US19. He stated he caught the end of the debris discussion and wanted to know if there was any discussion regarding those who were notified they would be losing power and asked if that had been pushed back due to the new hurricane that was approaching and City Manager Manns responded that there have been no changes. She stated the position is still if your power lines were impacted with water we can't restore your power until they have been certified to be safe. Councilman Butler stated he was not going to call anyone out but there are folks who have been given that notice but their power is still on so they are in limbo on to continue working or should they not. Councilman Murphy responded by stating that he has heard that many times that they are going to come turn your power off but he doesn't think that will happen as they are working to get power turned on so he is not sure where that came from but they are not going around turning people's power off. Councilman Murphy stated it is the individual's responsibility to make sure their stuff is inspected so they do not have issues. Councilman Butler asked if we have looked into a potential funding source for contracting with electricians on a tiered level because he has seen anywhere from \$150 to \$1,200 for inspections and he asked Councilman Murphy is an inspection is enough and Councilman Murphy stated it is difficult to isolate circuits. Councilman Murphy stated what they have been doing is going through and any wires that were affected they have been disconnected from the panel and then installing outlets under the panel to use to at least get your power back on. City Manager Manns stated she has worked with Councilman Murphy to craft a program. Councilman Murphy stated it is called a partial pass so that at least the power can be turned back on but the permit is still there so they know what repairs need to be done. Councilman Altman stated the real thing now is that people who have lost everything are now liquidating their bank accounts in the false hope that they will be able to come back. He stated in Harborview there is a power station that is costing \$3,500 to be replaced and in theory is owned by the ownership of the property. He stated the fifty percent rule is negating any value in the investments they are making just to get their power back on. Deputy Mayor Mothershead stated there has been a lot of people at the Library helping with FEMA applications and there has been feedback from the community that is has been greatly appreciated.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:19 a.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



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

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

October 14, 2024

4:30 PM

ORDER OF
BUSINESS

1 Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 4:30 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, Councilwoman Matt Murphy, and Councilman Peter Altman. Councilman Bertell Butler, IV arrived just after 4:30 p.m. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Fire Chief Chris Fitch and Police Chief Robert Kochen.

2 Pledge of Allegiance

3 Moment of Silence

4 Business Items

a. Resolution No. 2025-05: Extending Local State of Emergency for Hurricane Milton - Page 3

City Manager Manns read the proposed resolution by title only. She stated the purpose of this agenda item was to extend the local state of emergency in response to Hurricane Milton. She stated that on October 7, 2024 City Council declared a local state of emergency due to impending Hurricane Milton. The local state of emergency went into effect as of 12:01 a.m. on Tuesday, October 8, 2024 and remained in effect for seven days. As the City is still in its recovery efforts, staff is requesting that City Council extend the local state of emergency another seven days until Monday, October 21, 2024 as outlined in the provisions of Section 252.38(3)(a)(5). Councilman Butler asked about the debris pickup and City Manager Manns stated the map from Public Works would be available on the website. City Manager Manns stated we are prioritizing the hardest areas hit first and we have subcontracted out for additional services. She stated as of today we have had to terminate our contract with our emergency services provider due to failure to perform. She stated it will be difficult to get another contractor as other areas are offering a higher amount for hauling. Mayor Davis stated not to put trash out with the storm debris. Councilman Butler requested a map regarding power outages. City Manager Manns stated there was an additional 59 residences that were affected from Hurricane Milton. Councilman Butler stated in the Disaster Plan it stated there would be a lineman from Duke on a strike team and City Manager Manns stated there is one and he is in the County's EOC. Councilman Altman stated commercially owned properties and privately owned areas may not have debris picked up by us. He stated that each area have a different way of running things and one answer does not work for everyone. He stated he doesn't know what can be done when it is someone else's responsibility. City

Manager Manns stated there are a couple of ways that we have approached areas around the city that are private. She stated we will not leave any of the city undone. She stated if we get permission from the owner we can go in under certain conditions and then get reimbursement for it. She stated she has spoken to the manager of Harborview but not the owners. She stated the park will be cited as a nuisance and will be assessed for the collection and removal. She stated that since this message has been sent she will be hearing from the owners. Councilman Murphy thanked staff for all of their hard work especially with back to back storms. City Manager Manns stated there were employees who volunteered to assist in cleanup in the parks last Saturday. Mayor Davis stated he is thrilled to see neighbors helping neighbors. It is something we see at the local levels and not the higher levels. 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

5 Communications

Councilman Altman spoke regarding a damage inventory and the economic hit to the city. City Manager Manns stated that our solid waste disposal is estimated to be \$1.5m and will have an updated map on Friday. City Manager Manns stated there is a time lapse in getting the FEMA funds.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 4:50 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Judy Meyers, MMC, City Clerk
DATE: 11/6/2024
RE: Approval of October 15, 2024 Regular Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the October 15, 2024 regular meeting.

DISCUSSION:

City Council met for their regularly scheduled meeting on October 15, 2024. The minutes from that meeting are attached for Council's review and approval.

RECOMMENDATION:

Staff recommends that City Council approve the minutes from the October 15, 2024 regular meeting as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ October 15, 2024 Regular Meeting Minutes	Backup Material



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

October 15, 2024
6:00 PM

Please note the meeting times for regular city council meetings has been changed to 6:00 p.m. effective for all meetings after April 1, 2024.

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, Councilwoman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler, IV.

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, Technology Solutions Director Leanne Mahadeo, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of September 24, 2024 Special Meeting and October 1, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

5. 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:

- Jeff Starkey, 3751 Wiregrass Rd., NPR spoke regarding the fifty percent rule.
- Derek Anderson, 5517 Tropic Dr., NPR spoke regarding debris on his street and water bill relief.
- Richard Costanza, 5531 Tropic Dr., NPR also spoke regarding the debris on the his street.
- Janel Heffelfinger, 5945 Eastlake Dr., NPR spoke regarding the debris at Harborview Mobile

Home Park.

- Don House, 2104 Beach Trail, Indian Rocks Beach, commended staff for the good work on the drainage areas on Marine Parkway and Azalea which resulted in no flooding in the storm events.

With no one else coming forward 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.

6 Consent Agenda

Motion was made to accept the Consent Agenda.

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

- a Purchases/Payments for City Council Approval

7 Public Reading of Ordinances

- a Second Reading, Ordinance No. 2024-2286: Amendments to City Dock Ordinance

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 to amend Section 5-44 of the City's Code of Ordinances regarding docks on city-owned land. She stated that currently the City provides a license to property owners owning property abutting city-owned property along the Pithlachascotee River to allow the attachment of a dock to the city property. The current dock ordinance describes the eligible properties by lot and block numbers. Staff is recommending that the City's Code be amended to describe eligible properties attaching a dock to city-owned land by map rather than legal description. This way the map could then be amended by resolution in the future. This amendment also provides that docks constructed pursuant to this section shall be limited to floating docks subject to approval of the design, size and shape.

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

- Scott Chittum, 5708 Kentucky Ave., NPR spoke regarding Ordinance One, the proposed map changes by resolution and the approval of the design, size and shape.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Butler asked about lifts on public property and City Manager Manns stated there are none. He asked about the approval process and appeal and City Manager Manns explained it. Councilman Murphy asked about permits and City Manager Manns explained the process. Councilman Altman spoke about Ordinance One. He stated staff is asking to not allow for items that are listed in the ordinance from a hundred years ago. City Manager Manns stated the reason this was initiated was that the property at 5600 Virginia Avenue did not have legal authority to have a dock. There may have been an error made last time there was a map and we wanted to correct that error. They would be deserving of having a dock based on their placement. She stated since we were only permitting floating docks we made the language stronger to reflect that. It would provide more discretion to protect the public. She stated that any language can be amended per Council's request. City Attorney Driscoll stated that the language under 5-44(C)(2) "be limited to floating docks and" could be removed.

Motion was made to approve the ordinance upon its second and final reading with the amendment that the language under 5-44(C)(2) "be limited to floating docks and" be removed.

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

8 Business Items

a Resolution No. 2025-01: Establishing a City Dock Map

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 establishes a City Dock Map. She stated that this agenda item is a companion item to the second reading of Ordinance No. 2024-2304 which amends Section 5-44 of the Code of Ordinances related to docks on city owned property. The attached resolution establishes eligible properties via a City Dock Map instead of by lot and block numbers.

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

- Scott Chittum, 5708 Kentucky Ave., NPR asked for clarification from using a legal description versus using a map. He stated he did not think Orange Grove was included in Ordinance One. City Manager Manns stated there is not any expectation to amend in the future but the resolution makes for a more simpler process.

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, Mothershead, Murphy

b 2024 Water and Wastewater Revenue Sufficiency Analysis and Rate Design Study

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 2024 Water and Wastewater Revenue Sufficiency Analysis and Rate Design Study. He stated the County has a partial ownership in the WWTP and they also use Stantec. He then introduced Danica Katz with Stantec Consulting Services who then presented the study to Council. She began her presentation by highlighting a project background and scope. The Revenue Sufficiency Analysis concluded a 4% increase was needed. She then highlighted the key elements, assumptions and 10-year forecast. Ms. Katz then highlighted the funding needs. She then highlighted the financial management plan summary. She then highlighted the cost allocation review. Ms. Katz then highlighted the recommendations which included that the 4% annual adjustment is sufficient to meet the needs through FY28. Councilman Altman spoke about the bulk service and how to walk away from the potential revenue as short term there were many expenses. He stated after that we modified the percentage of the facility. He asked if anything was learned from those results and Ms. Katz stated fund balance is being used for debt service and capital projects. She stated staff provided revenue for bulk which was incorporated. Councilman Altman stated there was a provision in the agreement to not charge County residents extra and we need to make our process clear to the County. He also spoke about gray water. He stated we need to have more understanding and conversation about gray water revenue. He would like legal to look at our legal obligations under the 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 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 Request for Extension for the Police Accreditation Managed Services/Independent Contractor Agreement

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 twelve month extension with consultant Frank Ruggiero for police accreditation consulting services. Currently the city has an

agreement with the CFA for our police department to meet the requirements of CFA accreditation by December 1, 2025. Our accreditation consultant has been instrumental in guiding the New Port Richey Police Department through this arduous process, and we have made much progress. He stated that it is essential that we continue to utilize the services of the accreditation consultant by extending the existing contract for twelve months so we can fulfill our goal of becoming a fully accredited police agency prior to December 1, 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 Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

d Approval of Revised Memorandum of Understanding with the Pasco County Sheriff's Office RE: Operation Stonegarden

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 revised Operation Stonegarden Memorandum of Understanding between the Pasco Sheriff's Office and the New Port Richey Police Department to allow our department to seek cost reimbursements for police operations under a Homeland Security Grant that the Sheriff's Office administers. He stated that City Council approved the MOU on September 17, 2024 however there have been some minor revisions to the MOU that require us to bring this back to you for approval. The revisions to the MOU are as follows:

- The grant number changed from RO461 to RO545
- Section III e. (Terms and procedures of Operation Stonegarden) was changed to add grant number RO545.
- Section g. was added to Section III and states the following: All Parties agree that any allocations and use of funds under the OPSG Border Security Grant, shall be in accordance with the guidelines of the grant.
- In section V. iii. (Fiscal) the language was changed to require us to send PSO Stonegarden reimbursement invoices within 45 business days of an operation as opposed to within 10 business days of an operation.
- In section V. (Fiscal) the revised MOU added section iv. with language that disallows grant reimbursement if we do not send reimbursement invoices within 45 days of an operation as per section V. iii.
- Section V. c iii. was changed to require our agency to provide the Sheriff's Office with a designated contact person for this MOU within 15 business days of its execution.
- In section VII K. (Miscellaneous) is highlighted as a change; however, the language still allows all parties to terminate their participation in the MOU by providing (30) days' written notice to all other parties.

Chief Kochen stated by signing this revised MOU, our agency is bringing in more resources and funding to combat the importation of illegal drugs into the Tampa Bay Area. 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

9 Communications

Councilman Altman addressed Jeff Starkey's comments about the fifty percent rule. He stated that the Property Appraiser appraises a land's true value. The County is allowing for a 15% upgrade. He stated we could use that method too. He spoke about the comments made about upgrades and he stated FEMA is worried about repetitive losses. City Manager Manns stated we are looking into it as there are exemptions that can be applied. She stated the five year may be set by local ordinance which can be amended. She stated she would confirm the details with the County Administrator. Councilman Altman spoke about the fifty percent rule and valuation to mobile homes. He stated mobile home owners are

not the estate owners. They are obligated to get a value from an appraisal. He stated Harborview has circumstances going on with the owners. He stated there are some legal questions on what we are advising them. He stated there are some relocation requirements under the law. The fifty percent is bearing expense and he is not sure who is responsible. Councilman Altman stated we are a CRA and can remove the blight. He stated in the short term people are turning over their titles. Deputy Mayor Mothershead stated there is a mobile home park in Pinellas who just went through this and they were told not to turn anything over because once they do there is no reimbursement. City Manager Manns stated we are doing our homework to pass along the correct information to the residents. Mayor Davis stated he would like guidance from the City Attorney on what we can do. Councilman Butler stated he attended the town hall that FEMA was at last night. He would like to get staff in front of the FEMA representative. He asked City Manager Manns about the letter that was sent and she stated a letter was sent to the owner and if they do not clean it up the property will assess the property for the fee for the cleanup and they have not responded. Councilman Altman spoke about Tropic Drive and City Manager Manns stated she has fielded many inquiries from the residents and she visited the area before Milton and the city is prioritizing areas for pickup based on the amount damage that was done. Our number one priority is the hardest hit areas of the city first. She stated the pickup was not done before Milton due to the heavy rains. Councilman Altman spoke about the upcoming FRA Annual Conference that he will be attending. He spoke about resiliency. He stated he hopes to see some action on the Schwettman property soon. City Manager Manns stated that much has gone unsaid in large part as the schools have been closed due to the storms and her focus has been on storm preparations and recovery. She did have a follow up call to the School Board before the hurricanes hit. Councilman Butler stated the map on website does not have time stamp. Mr. Rivera stated we have moved into the yellow section. Mr. Rivera stated the map will be updated on a daily basis and will include the amount that was picked up.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:39 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____

50% Rule... What does this mean? It means that if you live in a pre-FRIM home in a rated flood zone and you invest more than 50% of the assessed building value in upgrades over a period of time, you will be required to elevate your home. I was told by the City that it is 50% of the assessed building value. Yet the County says that it is 50% of the assessed building value plus 15%.

What is that period of time?

For the City of New Port Richey it is 5 years. 5 years accumulative.

For Pasco County it is 1 year. How can this be?

We are both part of the National Flood Insurance Program. This is a Federal program. Why are we not on the same page?

So, if your assessed building value is \$300,000, you cannot put more than \$150,000 in “permitted ‘upgrades’” into your home over a “five year span” in the City. What is an upgrade? Should a new roof be considered an upgrade or is it home maintenance? Should new windows to protect your home be considered an upgrade? The state encourages residents to make their homes more wind and hurricane resistant. They even offer grants through the My Safe Florida Home Program to do so. Yet, this could end up hurting them and preventing them from being able to move back into their homes after a devastating event like Hurricane Helene.

Why is the city preventing residents from starting the reconstruction of their pre-FIRM home until they submit a proposal for the cost of the entire rebuild? They are counting the entire rebuild towards the accumulative 50% rule. Why is this? You

don't need a permit to hang drywall. You don't need a permit to purchase and hang cabinets.

I was always under the impression that the 50% rule was created to prevent homeowners from adding additions worth more than 50% of the assessed building value to the home without requiring the living area to be built above the base flood elevation. Not to prevent them from putting their homes back together with the same footprint after a flood.

Flood insurance does not pay for additional living expenses as a homeowner's insurance policy does.

I've lived here 50 years and I have never seen devastation like this in our area. As the City's governing body, I urge you to find the answers to these questions and help our residents put their homes and lives back together as quickly as possible.



5452 Bellview Ave

From Gina Drake <drakeg@cityofnewportrichey.org>
Date Tue 10/1/2024 4:13 PM
To Jeff Starkey <jeff.starkey@greatflorida.com>
Cc Ledford, Tammy <LedfordT@CityofNewPortRichey.org>

1 attachments (363 KB)
5452 Bellview Ave - Permits.pdf;

You don't often get email from drakeg@cityofnewportrichey.org. [Learn why this is important](#)

Good Afternoon,

Our computer system has been down all day today. I looked up the permit information on our website and attached the permits in the past 5 years that apply to FEMA.

ROOF-21-06-0134	\$14,480.00	07/23/2021
BLDR-23-11-0156	\$77,000.00	06/24/2024
MECH-23-08-0478	\$ 9727.00	08/24/2024

Total \$101,207.00

Pasco Property Appraiser Building Value \$ 374,199.00 $\times .5 = 187,099.50$

Currently at 27% FEMA.

This leaves \$85,892.50 before going over the 50%



Thank you,

Gina Drake, Development Tech
City of New Port Richey
5919 Main St. New Port Richey, FL 34652
Desk: 727-853-1049 * City Hall: 727-853-1016 * Fax: 727-853-1052
Email: drakeg@cityofnewportrichey.org * Web: cityofnewportrichey.org
[Civic Access \(tylerhost.net\)](http://CivicAccess.tylerhost.net)



Policy Number: [REDACTED]
 Policy Term: June 05, 2024 at (12:01 a.m.) - June 05, 2025 at (12:01 a.m.)
 Policy Form: Dwelling Policy
 Policy Declarations Type: New Policy Declarations
 Rate Category: Rating Engine
 Insured Property Location: 5452 BELLVIEW AVE
 NEW PORT RICHEY, FL 34652-1216

To report a claim visit <https://my.nfipdirect.fema.gov>
 or call us at: (800) 767-4341

FLOOD INSURANCE POLICY DECLARATIONS

This Declarations Page is part of your Policy. THIS IS NOT A BILL.

Policyholders(s)/Mailing Address:

[REDACTED]
 5452 BELLVIEW AVE
 NEW PORT RICHEY, FL 34652-1216

*> City of
 New Port Richey*

Agent:

JEFF STARKEY, STARKEY & ASSOCIATES, INC DBA
 GREAT FLORIDA INSURANCE
 4613 LITTLE RD
 NEW PORT RICHEY, FL 34655-0000
 (727) 376-0558
 JEFF.STARKEY@GREATFLORIDA.COM

Insurer NAIC Number: 99999

Policy Coverages & Endorsements

COVERAGE	LIMIT	DEDUCTIBLE
Building	\$250,000	\$2,000
Contents	\$65,000	\$2,000

\$6,475.00

Total Annual Payment

Includes Premium, Discounts, Fees, and Surcharges

*MPR CRS Discount
 is a 7. Trying to get to a 5.*

Payor: Policyholder(s)

Premium Details

Building Premium	\$5,180.00
Contents Premium	\$1,969.00
Increased Cost of Compliance (ICC) Premium	\$75.00
Mitigation Discounts	(\$0.00)
Community Rating System Discount	(\$11.00)
Full-Risk Premium	\$7,213.00
Statutory Discounts	
• Annual Increase Cap Discount	(\$1,787.00)
Discounted Premium	\$5,426.00
Fees and Surcharges	
• Reserve Fund Assessment	\$977.00
• Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) Surcharge	\$25.00
• Federal Policy Fee	\$47.00
Total Annual Payment (Premium, Discounts, Fees and Surcharges)	\$6,475.00

Renewal Dwelling Policy Form Policy Declarations

Policy Number: [Redacted]
Product Type: Standard Policy

Policy Period: 05/31/2024 to 05/31/2025
At the time of loan closing

Named Insured

NAIC: 10872

Agent/Producer Name & Address

Property Location:

5411 PILOTS PL
NEW PORT RICHEY, FL 34652-3083

414829 - GREAT FLORIDA INSURANCE
4613 LITTLE RD NEW PORT RICHEY, FL 34655
(727)376-0558

Mailing Address

5411 PILOTS PL
NEW PORT RICHEY, FL 34652

> Pasco County Jurisdiction

Payor: Carrington Mortgage Services LLC, ISAOA

Date of Construction: 06/15/1974
Rate Category: Rating Engine

Building Information

Occupancy: Single Family Home
Elevated Building: No
Number of Floors: 1 Floor
Built on Slab at Ground Level
Construction Type: Masonry
First Floor Height: 0.7 ft FEMA determined
Prior NFIP Claims: 0
Your property's NFIP Flood claims history can affect your premium

★ Pasco County
Community Rating System Discount is a Class 5.

Primary Residence: Yes

Coverage Information	Limit(s):	Deductible	Premium
Building	\$250,000	\$5,000	\$3,827.00
Contents	\$50,000	\$5,000	\$1,295.00

THIS IS NOT A BILL.

MORTGAGEE:

The Reform Act of 1994 requires you to notify the WYO company for the policy within 60 days of any changes in the service of the loan.

COVERAGE LIMITATIONS MAY APPLY.

See Your Policy Form for Detail

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit FloodSmart.gov/floodcosts.

ICC Premium:	\$75.00
Mitigation Discount:	\$0.00
CRS Discount:	\$-15.00
Full-Risk Premium:	\$5,182.00
Annual Increase Cap Discount:	\$0.00
Pre-FIRM Discount:	\$0.00
Newly Mapped Discount:	\$0.00
Other Statutory Discounts:	\$0.00
Discounted Premium:	\$5,182.00
Reserve Fund Assessment:	933.00
HFLAA Surcharge:	\$25.00
Federal Policy Fee:	\$47.00
Probation Surcharge:	\$0.00
Total Annual Payment:	\$6,187.00

Special Provisions

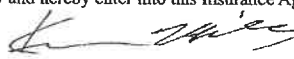
This policy covers only one building. If you have more than one building on your property, please make sure each is covered. See Section III Property Covered within your flood policy for the NFIP definition of 'building' or contact your agent, broker or insurance company.

Forms and Endorsements

ASI FLD IMPINF 08, DW 10 2021 Merged

This Declarations Page, in conjunction with the policy, constitutes your Flood Insurance Policy. IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Date: 04/24/2024



Kevin Milkey
Executive Vice President, American Strategic Insurance

Tropic Drive 10/14/24





NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Judy Meyers, MMC, City Clerk
DATE: 11/6/2024
RE: Approval of October 21, 2024, October 28, 2024 and November 4, 2024 Special Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the October 21, 2024, October 28, 2024 and November 4, 2024 special meetings.

DISCUSSION:

City Council conducted special meetings on October 21, 2024, October 28, 2024 and November 4, 2024 to extend the local state of emergency due to Hurricane Milton. The minutes from those meetings are attached for Council's review and approval.

RECOMMENDATION:

Staff recommends that City Council approve the minutes from the October 21, 2024, October 28, 2024 and November 4, 2024 special meetings as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ October 21, 2024 Special Meeting Minutes	Backup Material
☐ October 28, 2024 Special Meeting Minutes	Backup Material
☐ November 4, 2024 Special Meeting Minutes	Backup Material



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

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

October 21, 2024
4:30 PM

ORDER OF
BUSINESS

1 Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 4:30 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, Councilwoman Matt Murphy, and Councilman Bertell Butler, IV. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Fire Chief Chris Fitch and Police Chief Robert Kochen. Councilman Peter Altman arrived at 4:33 p.m.

2 Pledge of Allegiance

3 Moment of Silence

4 Public Reading of Ordinances

a. Emergency Ordinance No. 2024-2312: Consider Approving an Emergency Ordinance to Provide for the Definition of Substantial Improvement - Page 3

City Attorney Driscoll read the proposed emergency ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to adopt an emergency ordinance to provide for the definition of substantial improvement. She stated this agenda was being presented as a result of many property owners in the city who have suffered losses due to the recent hurricanes and fall into the category of substantial improvement. She stated our ordinance currently provides a look back period of five years and this ordinance amendment would reduce it to two years. City Manager Manns stated she believes that a two year period is appropriate and will allow for problems to be addressed and allow for property owners to make the improvements needed without impacting our insurance rating. If Council approves this emergency ordinance, a permanent ordinance will be presented through regular procedures in the near future.

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

- Jeff Starkey, 3751 Wiregrass Rd., NPR spoke in favor of the ordinance. He urged Council to engage with a liaison from FEMA to have our residents to be able to turn to for guidance. He also asked if need to include maintenance items such as windows.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to

approve the emergency ordinance upon its first and only reading with amending the second mentioned five year period to two years.

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

5 Business Items

a. Resolution No. 2025-06: Extending Local State of Emergency for Hurricane Milton - Page 7

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 extend the local state of emergency in response to Hurricane Milton. She stated that on October 7, 2024 City Council declared a local state of emergency due to impending Hurricane Milton. The local state of emergency went into effect as of 12:01 a.m. on Tuesday, October 8, 2024 and remained in effect for seven days. On October 14, 2024, City Council approved an extension for an additional seven days. As the City is still in its recovery efforts, staff is requesting that City Council extend the local state of emergency another seven days until Monday, October 28, 2024 as outlined in the provisions of Section 252.38(3)(a)(5), Florida Statutes. Upon opening the floor for 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

6 Communications

Councilman Altman spoke about the concert last Friday and activities over the past weekend. He also spoke about the upcoming centennial weekend.

7 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:01 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____

EMERGENCY ORDINANCE NO. 2024-2312

AN EMERGENCY ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF SECTION 22.09.00 OF ARTICLE II OF CHAPTER 22 OF THE LAND DEVELOPMENT CODE, PERTAINING TO DEFINITIONS OF TERMS IN THE FLOOD DAMAGE PREVENTION CODE; PROVIDING FOR AMENDMENT OF THE DEFINITION OF SUBSTANTIAL IMPROVEMENT; PROVIDING FOR REDUCTION OF THE REVIEW PERIOD FOR SUBSTANTIAL IMPROVEMENTS FROM FIVE (5) YEARS TO TWO (2) YEARS; PROVIDING FOR FURTHER REVIEW OF THE PROVISIONS HEREOF AS A NON-EMERGENCY ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of New Port Richey has experienced two (2) hurricanes in a short span of time known as Hurricane Helene and Hurricane Milton;

WHEREAS, the hurricanes have caused catastrophic damage to many properties in the City;

WHEREAS, on September 23, 2024 the Governor of Florida declared a state of emergency in Executive Order No. 24-208 due to the impacts of Hurricane Helene;

WHEREAS, on September 24, 2024 the City Council approved Resolution Number 2025-02 declaring a local state of emergency due to the impacts of Hurricane Helene;

WHEREAS, on October 4, 2024 the Governor of Florida declared a state of emergency in Executive Order No. 24-214 due to the impacts of Hurricane Milton;

WHEREAS, on October 7, 2024 the City Council approved Resolution Number 2025-04 declaring a local state of emergency due to the impacts of Hurricane Milton;

WHEREAS, the local state of emergency has been extended by the City Council;

WHEREAS, the City Council has found numerous properties in the City have suffered damage from these two hurricanes, and those property owners will be profoundly impacted by any consideration of repairs or improvements to their property made over two (2) years ago;

WHEREAS, including repairs or improvements made to properties more than two (2) years ago for calculation of substantial improvement for floodplain management purposes will

inordinately burden many property owners throughout the city who have suffered serious losses from these storm events;

WHEREAS, the City Council hereby finds that the matters contained within this ordinance constitute an emergency that must be addressed to assist property owners, many of whom will be unable to reside in their homes otherwise;

WHEREAS, this ordinance has been approved by a two-thirds majority of the City Council in accordance with Section 166.041(3)(b) Florida Statutes; 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. Emergency. An emergency is hereby declared in the city as a direct result of the impacts of Hurricanes Helene and Milton which has and will affect the right of the citizens of the city to repair and restore their properties, including their homes.

SECTION 2. Amendment. Section 22.09.00 of Article II of Chapter 22 of the Land Development Code of Ordinances, pertaining to the definition of substantial improvement and providing as set forth hereafter, is hereby amended as follows (strikeout text is deleted and underlined text is added):

Substantial improvement. Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a two-year ~~five-year~~ period, the cumulative cost of which equals or exceeds fifty (50) percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of that building or structure subsequent to May 4, 1993. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

SECTION 3. Enforcement. The provisions of this Ordinance shall be enforced as otherwise provided in the Code of Ordinances.

SECTION 4. 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 5. 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.

SECTION 6. Effective Date. This ordinance shall take effect immediately on October 21, 2024 after its adoption as provided by law.

SECTION 7. Further Review. The provisions of this ordinance shall be further reviewed through the regular process of adoption of zoning code amendments and may be repealed or extended through said process.

The foregoing Ordinance was duly read and approved on October 21, 2024.

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 10-21-24



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

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

October 28, 2024

4:30 PM

ORDER OF
BUSINESS

1 Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 4:30 p.m. Those in attendance were Deputy Mayor Kelly Mothershead and Councilwoman Matt Murphy. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Fire Chief Chris Fitch and Police Chief Robert Kochen. Councilman Peter Altman arrived at 4:32 p.m. Councilman Bertell Butler, IV was excused.

2 Pledge of Allegiance

3 Moment of Silence

4 Business Items

a. Resolution No. 2025-07: Extending Local State of Emergency for Hurricane Milton - Page 3

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 extend the local state of emergency in response to Hurricane Milton. She stated that on October 7, 2024 City Council declared a local state of emergency due to impending Hurricane Milton. The local state of emergency went into effect as of 12:01 a.m. on Tuesday, October 8, 2024 and remained in effect for seven days. On October 14, 2024 and October 21, 2024, City Council approved extensions for additional seven days. As the City is still in its recovery efforts, staff is requesting that City Council extend the local state of emergency another seven days until Monday, November 4, 2024 as outlined in the provisions of Section 252.38(3)(a)(5), Florida Statutes. She stated it is the intent to keep the local state of emergency in effect until the pickup of debris is complete. Upon opening the floor for 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 Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Mothershead, Murphy Absent: Butler

5 Communications

Councilman Altman spoke regarding an incident earlier today in The Wilds and he stated he would get a status. He also spoke about the debris behind Starbucks. City Manager Manns stated the city will

pickup in The Wilds but not Leisure Lane/Van Doren due to Helen occurring before October 1st and the County understands it is their responsibility to collect the debris. Mayor Davis stated he saw on the news that there were a lot of looters in Pinellas and hopes it does not occur here. City Manager Manns stated Chief Kochen has been very attentive.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 4:38 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



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

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

November 4, 2024

4:30 PM

ORDER OF
BUSINESS

1 Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 4:30 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, and Councilwoman Matt Murphy. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Fire Chief Chris Fitch and Police Chief Robert Kochen. Councilman Peter Altman arrived at 4:31 p.m. Councilman Bertell Butler, IV was excused.

2 Pledge of Allegiance

3 Moment of Silence

4 Business Items

a. Resolution No. 2025-08: Extending Local State of Emergency for Hurricane Milton - Page 3

City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to extend the local state of emergency in response to Hurricane Milton. She stated that on October 7, 2024 City Council declared a local state of emergency due to impending Hurricane Milton. The local state of emergency went into effect as of 12:01 a.m. on Tuesday, October 8, 2024 and remained in effect for seven days. City Council approved extensions for additional seven days on October 14, 21 and 28, 2024. As the City is still in its recovery efforts, staff is requesting that City Council extend the local state of emergency another seven days until Monday, November 11, 2024 as outlined in the provisions of Section 252.38(3)(a)(5), Florida Statutes. She stated most costs are associated with cleanup and recovery. Upon opening the floor for 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 Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Mothershead, Murphy Absent: Butler

5 Communications

None.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 4:34 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council

FROM: Andrea Figart, New Port Richey Public Library Director

DATE: 11/6/2024

RE: Cultural Affairs Committee Minutes - August and September, 2024

REQUEST:

The request before City Council is to review and consider approving the attached minutes from the August 21 and September 18, 2024, Cultural Affairs Committee Meetings.

DISCUSSION:

The Cultural Affairs Committee recommends and advises the City Council regarding financial sponsorship that supports opportunities for the community to participate in enriching cultural activities, exhibits, programs, concerts, and more.

The Cultural Affairs Committee holds monthly meetings to discuss upcoming cultural happenings in the New Port Richey community. The committee also makes funding recommendations to City Council in support of bringing cultural events to those who live, work, and visit New Port Richey.

For your consideration and review, please find the attached minutes and agenda packet from the August 21 and September 18, 2024, Cultural Affairs Committee Meeting. The minutes were reviewed and approved at the Committee's most recent meeting held on October 16, 2024.

The Cultural Affairs Committee will meet next Wednesday, November 20, 2024, to review the minutes from their October 16, 2024, meeting.

The 6:30 pm meeting will be in the Avery Room at the New Port Richey Public Library. The public is invited to attend.

RECOMMENDATION:

The recommendation before City Council is to review and accept the minutes from the August 21 and September 18, 2024, Cultural Affairs Committee Meetings.

BUDGET/FISCAL IMPACT:

None

ATTACHMENTS:

Description	Type
☐ Cultural Affairs Committee Meeting Minutes_ August 21, 2024	Backup Material
☐ Cultural Affairs Committee Full 8.21.24 Meeting Agenda Packet	Backup Material
☐ Cultural Affairs Committee Meeting Minutes_ September 18, 2024	Backup Material

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

August 21, 2024 - 6:30 p.m.

NPR Public Library

MINUTES

ANY PERSON DESIRING TO APPEAL ANY DECISION, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE TRANSCRIBED VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

Please be conscientious of the time to assist with maintaining 1-1.5 hour overall meeting length.

1. **WELCOME and ROLL CALL** - Members present - Beth Fregger, Kim Brust, Eric Mulins, Vincent Gaddy, Kelly Smallwood, Richard Melton, Dave Folds on mobile. City liaison - Andi Figart, Library Administrative Assistant- Joyce Haasnoot. Guests Economic Development Director Greg Oravec, Potential New Member - Susie Saxe.
2. **REVIEW and APPROVAL OF MINUTES** from June 26, 2024 - minutes were approved as read. Motion to approve - Kim Brust. Second - Kelly Smallwood
3. **VOX POP**- No one came forward for comment
4. **NEW BUSINESS**
 - A. City Liaison Figart handed out a copy of the current funding request proposal brochure that is submitted by outside groups to the CAC for funding. She asked that committee members review the brochure and return with comments or suggestions to improve it. Once completed and approved, it is recommended to make the brochure digital as well as have hard copies.
 - B. Remaining budget suggestions - Remaining budget \$2749.97. Beth Fregger made a motion to sponsor a flamenco dance company and a Latin guitarist to perform at Richey Suncoast Theater on 9/22/24. Kelly Smallwood Second.
 - C. Mural Ordinance Updates – The current mural ordinance is currently very complex and makes it difficult for property owners to participate. A workshop will be held on 9/3/24 to discuss the current mural ordinance and any changes and/or revisions that are necessary.
 - CAC reviewed the current mural ordinance with the following recommendations:
 - Allow locations of murals outside of the downtown district. Clarify the rules on allowed zoning for an applicant. Can a building being used for commercial but not zoned downtown/commercial still apply?
 - Change processing time of application to no longer than 30-60 days.

- Re-evaluate design requirements. Allow for wording on murals, require it to be historic or nature themed?
 - Allow for Cultural Affairs Committee to review mural applications before it is forwarded to council for final approval. Currently, the application is reviewed by the Main Street Organization and then forwarded to the city for approval.
- D. CAC and Main Street developed a list of possible mural sites throughout the city. Beth Fregger will share the list with CAC and Greg Oravec.
- E. It was also suggested CAC research other mural ordinances and master plans from other cities.
5. **CONTINUING BUSINESS**
- **Florida Humanities Speakers Grant** – Next speaker 9/25 Elliot Kleinberg 6pm. Speaking on Weird Florida.
6. **NEXT MEETING:** Wednesday, September 18, 6:30 pm
7. **ADJOURNMENT** - Meeting was adjourned at 7:50pm. Kelly Smallwood made a motion to adjourn, Second by Kim Brust

Respectfully submitted,

Beth Fregger

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

August 21, 2024 – 5:00 p.m.

NPR Public Library

AGENDA

ANY PERSON DESIRING TO APPEAL ANY DECISION, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE TRANSCRIBED VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

Please be conscientious of the time to assist with maintaining 1-1.5 hour overall meeting length.

- I. WELCOME and ROLL CALL
- II. REVIEW and APPROVAL OF MINUTES from June 26, 2024
- III. VOX POP- Three minutes per speaker for items not on the agenda
- V. NEW BUSINESS
 - a. Review of Brochure Draft for Funding Proposals to the Cultural Arts Committee
 - b. CAC's recommendation to city council for councils' approval of best use of remaining fiscal year 2024 funds appropriated for cultural programming.
 - c. Review of council meetings and workshops
- IV. CONTINUING BUSINESS
 - a. CAC Funding Balance
 - b. Mural Ordinance Recommendations
 - c. Florida Humanities Speaker Series- Eliot Kleinberg, September 25th, 6:00 p.m.
- VI. ANNOUNCEMENTS/OTHER
Culture in our Community: News and Updates – Centennial Happenings
- VII. NEXT MEETING: Wednesday, September 18th, 6:30 pm
- VIII. ADJOURNMENT

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

June 26, 2024 - 6:30 p.m.

NPR Public Library

MINUTES

ANY PERSON DESIRING TO APPEAL ANY DECISION, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE TRANSCRIBED VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

1. WELCOME and ROLL CALL

Eric Mullins, Kim Brust, Beth Fregger, Kelly Smallwood, Chairperson - Rich Melton, City Liaison - Andi Figart, Guest-Vincent Gaddy.

REVIEW and APPROVAL OF MINUTES from May 15, 2024 - Minutes were approved as read. Kim Brust made a motion to approve the minutes. Second – Kelly Smallwood. Motion approved.

2. NEW BUSINESS

- **Mural Ordinance Updates:** Andi Figart researched CAC's original mural master plan that was discussed during a city council meeting in September 2021. It was considered scheduling a workshop regarding updating the mural master plan. There is no record of any follow up to this initial discussion. Andi Figart suggested the CAC review the link for the 9/2021 meeting as well as suggesting the CAC research mural ordinances and master plans from other cities. Currently the way the ordinance is written it is prohibiting property owners from participating. Andi will reach out to the consultant who developed the original master plan in 2021 to see if anything was ever put in writing.

Richard Melton will provide information for developing a mural master plan.

3. CONTINUING BUSINESS

- Funding balance for the CAC was updated by Andi Figart, City Liaison - CAC currently has \$4,770
- **Florida Speakers Grant Draft Application:** Board reviewed the grant application and will submit A.S.A.P. An agreement/invoice will be required for each speaker as well as marketing for the series. Andi will work on getting a flyer created and beginning to promote the events.
 - Speakers are as follows:
 - > 8/2 & 8/3 David Morton
 - > 8/16 Chris Kahl
 - > 9/25 Elliott Kleinberg

Andi suggested the CAC request funding for the speakers. Kim Brust made a motion to request \$2,000 from council to assist with funding. Beth Fregger made the second.

4. ANNOUNCEMENTS/OTHER

- Bike Racks - Andi Figart reached out to Marchman regarding designs and requested that if anyone knows of artists who would want to participate have them reach out to Andi.
- Andi showed pictures and examples of art projects completed in other towns and encouraged the board to research ideas that were successfully implemented by other municipalities.
- CAC is looking for new members. Kelly Smallwood's term is expiring. Vincent Gaddy is interested in becoming a member and will complete an application to be submitted for approval at the next council meeting on 7/23 at 6:00 p.m. Kim Brust made a motion to make Kelly Smallwood an alternate for the CAC and Vincent Gaddy a committee member. Motion was second by Beth Fregger.

5. **ADJOURNMENT** - Kim Brust made a motion to adjourn the meeting. Eric Mullins seconded the motion.

Meeting was adjourned at 7:50 p.m.

PLEASE NOTE NEXT MEETING: Wednesday, July 16, 2024, at 6:30 p.m.

Respectfully submitted,

Beth Louise Fregger

The Cultural Affairs

Committee is an official board of the City of New Port Richey. Committee members are residents or own/operate a city business or be employed in the city. Members are appointed by the City Council and serve a two-year term.

The mission of the Cultural Affairs Committee is to support activities, exhibits, and performances that promote the community's opportunities to learn about, explore, and participate in enriching activities that aid in the appreciation and understanding of culture, history, and fine arts.

Supported Funding

The Cultural Affairs Committee considers funding requests that enhance the community's appreciation and awareness of the fine arts and cultural heritage.

Funding for cultural, historical, and fine arts projects from various artistic disciplines is available. This can include activities that reach new audiences and engage the public in new ways.

Organizations, businesses, and individuals may apply for funding by submitting a funding request form and presenting an in-person proposal to the Cultural Affairs Committee.

The committee will formally recommend full or partial funding to the City Council if approved.

Examples of Project Types

- Arts Education
- Exhibits
- Dance
- Design- including architecture, fashion, historic preservation, landscape architecture, and urban design
- Festivals
- Folk & Traditional Arts
- Literary Arts
- Media- films, audio, broadcast
- Museum exhibitions, conservation, & community engagement
- Music- concerts and presentations in all genres
- Theater
- Opera
- Multidisciplinary Works
- Visual Arts- such as sculptures, murals, or other other forms of public art

Funding Request Deadlines:

Accepted on a rolling basis throughout the year.

To Request Funding for

Culturally Significant Events and Initiatives, submit the following information:

- A Request for Funding Form
- Information about the applicant
- project proposal
- project goal
- program or event outline
- budget
- timeline
- marketing and promotions
- photos or samples

Cultural Affairs Committee

Members

Rich Melton, Chair
Anna Mae Petokas McNally
David P. Folds, III
Kimberly Brust
Beth Fregger
Eric Mullins
Vincent Gaddy
Kelly Smallwood, alternate

Committee Meetings

Meetings are typically held at 6:30 p.m. on the third Wednesday of each month at the New Port Richey Public Library.

The public is invited to attend.

Submit funding request to:

Cultural Affairs Committee
ATTN: Andi Figart, Director
New Port Richey Public Library
5939 Main Street
New Port Richey, FL 3452
Figarta@cityofnewportrichey.org



Tampa Bay Flamenco Dance Company

<https://authenticflamencoshow.com/tampa/>

Maria Esparza, whose mother was born in Seville, Spain, has led the troupe for more than 30 years as the artistic dance director of the Tampa Bay Flamenco Dance Company.

Sunday, September 22 – afternoon or evening performance
@ the Richey Suncoast Theatre



Sean Gaskell

Seangaskell.com/tour

Sean Gaskell features songs on the kora- a 21 stringed West African harp. He studied under the instruction of Moriba Kuyateh and the late Malamini Jobarteh at their home in Brikama, Gambia, over three extensive visits between 2008-2018. In 2023, he made his first visit to Senegal to study with Youssoupha Cissokho and his son Mamadou Cissokho in the town of Saly.

The kora is traditionally played by oral historians known as Griots. Many songs featured on the kora preserve an 800 year history dating back to the founding of the Mande empire. Gaskell has presented adult, youth and family programs at over 350 libraries and a multitude of k-12 schools, colleges, universities and assisted living facilities in the United States and Canada.



Moriba Kuyateh in Gambia, 2018



Mamadou Cissokho in Senegal, 2023



Youssoupha Cissokho in Senegal, 2023

It is due to the continued support and encouragement of my teachers that I am able to present this music to audiences in the United States. My ongoing relationship with each of them inspires me to grow as a musician and human. The hospitality that I experienced with their extended families during my visits was truly remarkable.

If you would like to study with them in Gambia or Senegal, please contact me via email at seangaskellbooking@gmail.com. You may be able to stay with their families while studying. It will be a life changing experience should you decide to embark on the opportunity.

7.22.04. Regulation of murals.

1. **Definitions.** The following definitions apply to this section:

Commercial shall mean concerned with, or related to, commerce or a business.

Mural shall mean any non-commercial picture or graphic design painted on, or otherwise applied to, the exterior of a building or structure or painted on, or otherwise applied to, the interior or exterior of a window.

Non-commercial shall mean not having a relationship to a commercial objective.

2. **Applicant information.** No person shall create a mural without first obtaining an approval from the City Council. Applicants shall provide the following information to the City Manager:
- The name and address of the applicant;
 - The name and address of the building or structure owner;
 - The full legal description of the subject property;
 - The street address of the subject property;
 - A drawing, sketch, photograph or graphical representation showing the proposed location of the mural;
 - A drawing, sketch or graphical representation of the proposed mural;
 - A description of the proposed mural, including dimensions, colors, a description of the type and quality of paint and top coat to be used on the proposed mural, or if application of media other than painting is proposed, the method of application and materials to be used, and a description of the procedures for preparation of the wall on which the mural is to be located;
 - Owner's notarized signature authorizing the specific proposed mural on the subject building or structure.
3. **Review procedure.** All proposals will be reviewed by the Main Street organization design committee or other similar advisory board assembled for the purpose of conducting a technical review of the mural proposal. The technical review shall include, but shall not be limited to, an analysis of the preparation of the wall on which the proposed mural shall exist, the type and quality of paint and top coat to be used on the proposed mural and whether the mural complies with all of the requirements of this section. The recommendation shall not be based on the content of the mural that otherwise complies with all of the requirements of this section. The committee shall submit its analysis and recommendation to the City Council within thirty (30) days of submission of the proposal to the City Manager's office. The City Council shall approve or deny the proposal for a mural within sixty (60) days of submission of the proposal to the City Manager's office, based on its compliance with the requirements of this section. The decision to approve or deny the mural shall not be based on the content of a mural that otherwise complies with all of the requirements of this section.
4. **Mural location.** Murals shall only be located within the area designated with the Downtown and Downtown Core Future Land Use Categories on the Future Land Use Map of the City's Comprehensive Plan.
5. **Subject matter.** Murals shall depict images, including but not limited to those that relate to either the history or culture of the City of New Port Richey or of its sister City or of West Pasco County or to the natural environment of any of them. Text, including the artist's signature, is limited to two percent of the total mural area.
6. **Maintenance and preservation.** Once a mural is complete, the owner of the building on which the mural is installed shall be required to maintain and preserve the mural. This duty includes taking measures to prevent fading, peeling, bubbling or other noticeable wear; repairing any damage including, but not limited to, graffiti; and keeping the mural reasonably clean and in a good and presentable state. Failure to comply with the requirements of this section shall constitute a violation of the City Code subjecting the owner to code enforcement proceedings.

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

September 18, 2024 - 6:30 p.m.

NPR Public Library

MINUTES

ANY PERSON DESIRING TO APPEAL ANY DECISION, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE TRANSCRIBED VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

Please be conscientious of the time to assist with maintaining 1-1.5 hour overall meeting length.

1. **WELCOME and ROLL CALL** - Members present - Kim Brust, Eric Mulins, Vincent Gaddy, Kelly Smallwood, Richard Melton, Dave Folds, City Liaison - Andi Figart, Library Administrative Assistant- Joyce Haasnoot, Potential New Member - Susie Saxe. Beth Fregger was absent.
2. **REVIEW and APPROVAL OF MINUTES** from June 26, 2024 - minutes were approved as read. Motion to approve - Kim Brust. Second - Kelly Smallwood
3. **VOX POP**- Lewis Cipher with the Monufest Organizing Committee requested a donation from the Cultural Affairs Committee in the amount of \$5,000 to assist with funding for bands, advertising, and sound engineers at the 4th Annual Monufest on October 18th & 19th. After a discussion about CAC expanding its funding scope to include cultural activities beyond simply approving event funding requests from outside groups, Kim Brust made a motion to deny funding. The motion was seconded by Rich Melton. It was suggested that Mr. Cipher seek in-kind support from the City Council, specifically for services such as police presence and public works assistance.
4. **NEW BUSINESS**
 - A. The committee discussed the Fiscal Year 25 budget allocation in the City Council budget for the Cultural Affairs Committee. \$10,000 was requested in the budget for use by City Council in approving cultural events.
 - B. The mural ordinance workshop held on September 3rd was discussed. City staff will revise the ordinance as discussed in the September 3rd meeting. Once revised, the ordinance will be submitted to Cultural Affairs Committee for their recommendations. After review by the committee, the ordinance will be submitted to City Council for final approval.
 - C. City staff has been instructed to develop a Request for Proposal (RFP) to hire a consultant for the creation of a Mural Master Plan. Once the RFP is finalized, it will be reviewed by the Cultural Affairs Committee for recommendations before being released for bidding.
 - D. Election for a Chair, Vice Chair, and Secretary will be held at the next meeting on October 16th.

5. CONTINUING BUSINESS

A. The Cultural Affairs Committee brochure was reviewed. At the next meeting in October, a group photo will be taken to include in the final brochure. The consensus on the colors, layout, fonts, and verbiage was positive. Double check for any spelling and grammar errors before final approval. Revisions were suggested as follows:

- Adjust photo cropping to highlight more of the murals.
- Add a QR code that links directly to the funding request form.
- Add a QR code linking to a suggestion page.
- Include a QR code linking to a newly created webpage that provides information about the Cultural Affairs Committee and its mission.

6. **NEXT MEETING:** Wednesday, October 16, 6:30 pm

7. **ADJOURNMENT** - Meeting was adjourned at 7:15 p.m. Kelly Smallwood made a motion to adjourn, Second by Kim Brust

Cultural Affairs Committee Meeting

I. Budget:

A. Budget at start of September: \$2770

Eliot Kleinberg canceled his Sept 25 presentation--- \$635.16 will be unused as a result as a new date was unable to be rescheduled in this fiscal year & council only approved funds these funds to be used for his presentation.

$$\$2770 + 635.16 = \$3405.16$$

\$3405.16

Fiesta de Flamenco Hispanic Heritage Event----1pm- Innovation (Cuban band) \$500

Sunday, Sept 22 @ Richey Suncoast

2pm- Tampa Flamenco Dance Company \$1500

Centennial Swag

Mold Injected, Full color 3-D Magnets --\$450.75

Custom Hard Enamel, Full Color Keychains 50- \$275

$$\$3405.16 - 2725.75 = \$679.41 \text{ Remaining}$$

B. FY 2025 Budget Request

\$10,000 is being requested in line item 44810- City Council's budget set aside for Cultural Affairs Initiatives, Programs, Exhibits and the like. Tonight is the first budget hearing. Sept 26 at 6 pm is the second budget hearing.

II. City Ordinances & Mural Master Plan

Mural and Public Art Ordinance Updates- At the recent Mural Workshop, City Council provided direction to the City Manager and City Staff about the changes they would like to see implemented in these ordinances. City Staff will research the appropriate areas and create updated Ordinances. City Staff will first present the proposed ordinance updates to the Cultural Affairs Committee for your suggestions, recommendations, and hopeful approval. Following this, City Staff will submit the proposed updates to City Council for their consideration and official approval. This process is expected to take several months, but expect the Asst. City Manager and City Manager to present their suggested recommendations to you at an upcoming meeting sometime in FY 2025 (Oct 1, 2024 to Sept 30, 2025)

Mural Master Plan-- City Staff has been directed to find a consultant to create a Mural Master Plan. Once City staff have created a RFP, staff will share this RFP with the Cultural Affairs Committee.

III. Fiesta De Flamenco – This Sunday from 1-3 pm

- 1) Post at least one flyer at a local business to help promote the event.
- 2) Share the Social Media post with your contacts *and* any local group fb pages.
- 3) Please Attend & welcome attendees & schmooze with others
(Use this as a great marketing opportunity for the incredible work the CAC is doing.)

There will be reserved seating for the Cultural Affairs Committee Members and your guests. To confirm how many seats you will need, please contact Joyce Haasnoot by this Friday at 5 pm

ANNOUNCEMENTS:

The Library's Riverside Concert Series are starting back up. The first concert is this Friday at 6 pm. Yvonne Ramos will be performing and you are all invited to attend. These are smaller, more intimate concerts that occur in Sims Park. They are located on the hillside by the Grassin Main Street Bridge. PLEASE ATTEND!

The Library and City Hall complex is in desperate need of adding more bike racks. Unfortunately we have yet to find a graphic designer willing to submit designs for the bike rack project. Andi continues to look for a graphic artist. If you know of anyone who might be interested, please have them contact Andi.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 11/6/2024
RE: Purchases/Payments for City Council Approval

REQUEST:

The City Council is asked to review the attached list of purchases and expenditures and authorize payment.

DISCUSSION:

Section 2-161 of the City's Code of Ordinances requires approval by the City Council for purchases and payments \$25,000 and over.

RECOMMENDATION:

It is recommended that the City Council authorize the payment of the attached list of purchases and expenditures.

BUDGET/FISCAL IMPACT:

The purchases and expenditures presented have already been budgeted for. Expenditures will be included in the fiscal year-end reporting.

ATTACHMENTS:

Description	Type
☐ Purchases/Payments Listing	Backup Material

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

Hennessy Construction Services NPR New Fleet Facility	\$256,766.78
SC Signature Construction, Corp. Hauling of Hurricane Milton Debris	\$73,780.50
Great State Waste Service Picking up C&D throughout the City	\$46,440.00
Barney's Pumps, Inc. Pump Replacement	\$44,800.00
National Waste Management Systems Hauling of Hurricane Helene Debris	\$40,818.56

RECURRING EXPENDITURES OVER \$25,000

Tyler Technologies Annual Fee Term	\$237,246.00
CDW•G Software Licenses	\$105,766.70
Enterprise FM Trust Lease for City Vehicles	\$86,887.54
Synagro Biosolid Disposable	\$44,525.88
Lynch Fuel Company LLC Gasoline Delivery	\$30,695.59



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 11/6/2024
RE: Budget Amendment

REQUEST:

The City Council is asked to review and approve the following amendment to the FY25 Adopted Budget, which would allow for the use of \$44,800 from prior year reserves towards the purchase of the High Service Split Case Pump, an approved FY24 budgeted capital equipment purchase, where the production was delayed and not delivered prior to fiscal year end.

DISCUSSION:

The City's Purchasing Policy states that an unbudgeted capital outlay expense must be approved by City Council.

RECOMMENDATION:

It is recommended that City Council approve the attached amendment to the FY25 Adopted Budget.

BUDGET/FISCAL IMPACT:

The amendment allows for the use of prior year reserves which results in a net increase to the Water & Sewer Revenue Fund of \$44,800 for FY25.

ATTACHMENTS:

Description	Type
▢ Budget Amendment & Support	Backup Material



BUDGET AMENDMENT REQUEST

Date 11/6/2024

NO. _____

INCREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget
401111 46399	Reclaimed	Improvements OT Bldgs	525,780	44,800	570,580
401 389900	Water & Sewer Fund	Prior Year Fund Balance - Undes	2,663,670	44,800	2,708,470
					-
					-
					-
					-
					-
					-
					-
					-

DECREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget

Explanation: allocate funds in FY25 due to delayed production of approved FY24 capital purchase of High Service Split Case Pump.

Requested By: Robert Rivera
Department Head

Approved By:
Finance Director Crystal Dunn
City Manager _____

Council Action Required Yes No (If Yes, Date Approved _____)

Date Posted _____ Current Month _____ Posted By: _____

R2024 0554



NEW PORT RICHEY PUBLIC WORKS

COMMITTED TO SERVICE

OUR MISSION: TO PROVIDE RESPONSIVE, PROFESSIONAL, AND COURTEOUS SERVICE TO THE PUBLIC

Requisition Request

Date: **11/20/2023**

Company Name and Address
Barney's Pumps, Inc.

Division
Water Pollution Control
111

Account Number
401111-46399

Vendor Number:	410688 20330
Commodity Code	72056
Contract Expires:	N/A
Annual Amount:	N/A
RFP # or Bid # :	N/A

Purpose:

Reclaim High Service Pump. Fairbanks Model 2823 8" Split Case Pump. 4000 gpm.
THIS IS A BUDGETED CAPITAL EXPENSE.

Qty.	Description	Amount Each	Total
1	Quote# 384-22 r2	44,800	44,800

Quotes

PR By John Chambers
PURCHASE ORDER REQUESTED
SOLE SOURCE ATTACHED

Shipping	0.0
Grand Total	44,800

Approved by: 



NEW PORT RICHEY PUBLIC WORKS

COMMITTED TO SERVICE

OUR MISSION: TO PROVIDE RESPONSIVE, PROFESSIONAL, AND COURTEOUS SERVICE TO THE PUBLIC

6132 PINE HILL ROAD • PORT RICHEY, FL 34668 • 727.841.4536

TO: Robert M Rivera, Public Works Director

FROM: Joe Palazzolo, W.W.T.F Manager

DATE: 11-20-23

RE: Reuse High Service Pump

REQUEST:

The staff request for the City Council is to review and consider the purchase of Fairbanks model 2823 8" split case pump from Barneys Pump INC.

DISCUSSION:

- The Water Reclamation Facility generates about 2 billion gallons of Reuse Water Annually.
- The high-service pumps are used to pump Reclaimed Water from the Water Reclamation Facility (WWTP) throughout the City and into the reuse water distribution system. (PCMRS)
- The Fairbanks model 2823 pump is a direct replacement to the other 3 smaller pumps in the system and will be put online, allowing an existing high-service pump to get rebuilt and used as a backup upon return.
- It is critical for the Water Reclamation Facility to be able to pump up to 10,000 GPM. One pump will do approximately 4,000 GPM at 150' TDH.
- Barney's Pumps, Inc. is the sole distributor of Fairbanks serving the municipal market in the state of Florida.
- We tried to use a different manufactured pump (Wilo), but it did not work as projected; that pump is used in the rotation of #4 and #5 Wilo pumps.

RECOMMENDATION:

Recommend purchasing the Fairbanks model 2823 8" split case pump from Barneys Pump INC.

BUDGET / FISCAL IMPACT:

This is a capital and budgeted Item. As outlined in our inter-local agreement, Pasco County will contribute about 42% of the cost.

ATTACHMENTS:

Requisition, Quote, Sole Source documentation.

QUOTATION NUMBER
384-22 r2

BARNEY'S PUMPS INC.



P.O. Box 3529 Lakeland, FL 33802-3529
2965 Barney's Pumps Place Lakeland, FL 33812
Phone (863) 665-8500
Fax (863) 666-3858

DATE: 11/10/2023

TO: New Port Richey

FOR SHIPMENT TO: New Port Richey WWTP

PROJECT: Replacement Effluent Fairbanks Pumps

Estimated Delivery
24-28 weeks ARO

Via
Bestway

From
Barney's Pumps

F.O.B.
Barney's Pumps

Terms
net 30 with approved credit

ITEM	QTY	DESCRIPTION	PRICE
A	1	<p>Electrical: N/A Design point: 4000 gpm @ 150' TDH</p> <p>Fairbanks model 2823 8" split case pump with Alpha NAB dynamically balanced impeller, 416SS wear rings, SS shaft sleeve, Flowserve ISC@ cartridge seals, epoxy coated casing interior and exterior, includes performance test, fit verification, and freight.</p> <p>Delivery is F.O.B. Barney's Pumps with freight allowed to jobsite. Barney's Pumps standard terms of sale and warranty apply. Start-up and training services are not included. Taxes, anchor bolts, piping, field wiring, etc. are not included.</p> <p><i>If shop drawings are required for approval, please request them from our office.</i></p>	\$44,800

The following items are attached: Bulletin _____ Performance curve _____ Elevation drawing _____

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. We appreciate the opportunity to serve you and trust that we are favored with your order. This quotation is subject to Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set forth herein. Please see attached or visit <https://www.barneypumps.com/legal.html>.

BARNEY'S PUMPS INC.

JOHN MORY

Authorized Signature

Purchase Division Form (02/05)

Subj: SOLE SOURCE JUSTIFICATION REQUIREMENT(S)

From: (Dept.)
To: 111

Date: 11/20/2023

Ref: (a) Requisition #

Contractor: **Barney's Pumps Inc.**

Item: **Fairbanks Model 2823 8" Split Case Pump. 4000 GPM** Est. Cost: **\$44,800**
Required Delivery Date: **ASAP**

In accordance with reference (a) the following is submitted. (Continue on reverse if necessary)

a. A brief description of intended use or application. **This reclaimed water pump will be put online as the existing high service pump gets rehabbed. The high service pumps are used to pump treated reclaimed water from the WWTP to the reclaimed water distribution reuse water system.**

b. Description of the critical or unique features (patent, copyright, proprietary, ect.) which show no other item or source can satisfy the City's need. **This Fairbanks Model 2823 8" 4000 gpm pump is an exact replacement for the existing high service pumps currently being used at the NPR WWTP.**

c. Describe alternatives reviewed which led to the conclusion that only this particular source of product can meet the requirement. **No other vender can supply this pump. Barney's Pumps, Inc. is the sole distributor serving the municipal market in the state of Florida.**

The above information must be certified as to the accuracy of the facts and representations contained in the Request

DIVISION HEAD

DEPARTMENT HEAD

CITY MANAGER

The facts above have been reviewed and approved for the sole source procurement and the anticipated cost to the City of New Port Richey will be fair and reasonable.



James A. Miller
Engineered Account Manager

PENTAIR FLOW TECHNOLOGIES
Fairbanks Nijhuis
+1.913.371.5000 main
+1-504-491-0320 cell
Jim.miller@pentair.com
3925 North I-10 Service Road
Suite 109K
Metairie, La 70002
United States
www.fairbanksnijhuis.com

January 5, 2023

Subject: Fairbanks Nijhuis Pumps
Authorized Municipal Distributor

To whom it may concern,

Thank you for your recent inquiry regarding Fairbanks Nijhuis pumps (formally Fairbanks Morse). Barney's Pumps, Inc. is the sole distributor serving the municipal market in the state of Florida (exclusive of the panhandle counties west of the Apalachicola River).

Barney's Pumps maintains a staff of factory trained individuals, inventory and shop facilities to support their exclusive geographical territory. They are the sole facility authorized to provide warranty and non-warranty service and repair for our products.

They have locations in Lakeland (863) 665-8500, Coral Springs (954) 346-0669 and Jacksonville (904) 260-0669 to support the Florida municipal market.

If I can be of further assistance, please contact me at 504-491-0320

Sincerely,

James A. Miller

James A. Miller
Engineered Account Manager



Barney's Pumps Terms of Sale & Warranty

1. This document is fully incorporated in the Credit Agreement (the "Agreement") signed by Customer, and is a binding contract between Barney's Pumps, Inc. ("Barney's Pumps") and the Customer executing the Credit Agreement which shall apply to all purchases by the above referenced Customer or its agents after the date of the Agreement. This document is also fully incorporated into any quote or invoice it is sent with or attached to. **Barney's Pumps expressly conditions its acceptance of any offer or purchase order from Customer on Customer's acceptance of only these Terms of Sale & Warranty expressly provided herein, and Customer agrees that any additional or different terms and conditions that may be attempted or purported to be imposed by the Customer on Barney's Pumps shall not apply to any transaction between Barney's Pumps and the Customer. Customer agrees and acknowledges that Barney's Pumps is unwilling to conduct business at all with Customer except for Customer's agreement to only these Terms of Sale & Warranty contained herein and nothing else unless such additional or different terms are agreed to in a subsequent writing by Barney's Pumps.**
2. Quoted prices do not include any taxes and are valid for thirty (30) days from the date of Barney's Pumps' proposal unless otherwise noted on the proposal. If the proposal is not unconditionally accepted, in writing, within that timeframe, Barney's Pumps may modify pricing.
3. Customer's payment terms are net 30 days from invoice date unless Barney's Pumps states other payment terms in writing signed by Barney's Pumps. The Customer shall pay a finance charge of 18% per annum, or the highest rate permitted by law, whichever is lower, on all delinquent accounts. If it becomes necessary for us to employ an attorney or to bring suit to recover any amount, the Purchaser agrees to pay all of our court costs, legal expenses, and reasonable attorney's fees in connection therewith. These remedies are not in lieu of any other remedies so provided by applicable law. The Customer agrees that any credit extended by Barney's Pumps is for business purposes only, and not for personal, family, or household purposes.
4. Shipping and shop drawing production schedules are estimates based on current market conditions; they are subject to revision. We will not be liable or responsible for any delays caused by late shipment to us, or by any other matters beyond our control (Force Majeure) either in whole or in part. The Customer hereby releases Barney's Pumps for all damages for delays caused, whether in whole or in part, by third parties. Customer agrees that if a third party caused or contributed to any delay, Customer releases Barney's Pumps completely for any damages caused by that delay, including any liquidated damages. Barney's Pumps shall only be liable for liquidated damages if Barney's agrees to such in writing.
5. If requested, shop drawings will be provided for submittal, review and approval to ensure that you, our customer, can be sure that Barney's Pumps has the correct perception of what you require. Any order where shop drawings are provided is contingent upon the approval of those shop drawings that, when approved, shall become the only specifications for the materials, goods, and/or services you wish to purchase. Barney's Pumps cannot and does not warrant, guarantee or represent that materials/goods/services are suitable for any particular purpose nor does Barney's Pumps warrant, guarantee or represent that the materials/goods/services will be or have been approved for use by any other party. The customer is not authorized to rely on any warranty or representation by Barney's Pumps not contained in this document or otherwise provided in writing, and any reliance on anything else shall be deemed unreasonable by the Customer.
6. Purchaser must inspect all materials/goods for damage or shortage at the time of delivery. Claims for non-conforming materials/goods, whether for damage, shortage or otherwise, must be given in writing at the time of delivery to the carrier, and we must be notified in writing of any such claim within five (5) days of the date of delivery. If Customer does not provide written notice of any issue with the materials/goods delivered within five (5) days after the date of delivery, then Customer shall be conclusively deemed to have accepted the materials/goods, and waives any right to complain regarding the quality of the materials/goods and any defects or non-conformance, whether patent or latent. Once the materials and/or goods are accepted, the Customer waives any right to revoke acceptance, whether in whole or in part. These waivers will be enforceable despite any contrary course of performance or course of dealing between the parties hereto. After the five (5) day period mentioned above, materials/goods may not be returned to Barney's Pumps without its written consent and will be subject to a restocking charge plus any freight costs involved.
7. For Specially Manufactured Goods: If Customer orders any goods that must be specially manufactured under specific specifications from the Customer, then the Customer shall not have the ability to cancel any order for such specially manufactured goods once production starts on the goods. Once procurement or production starts on said goods, Customer shall be fully liable for the purchase price of said goods, unless Barney's Pumps agrees otherwise in writing. Customer agrees that any cancellation of production or manufacturing of the specially manufactured goods may result in a cancellation fee to Barney's Pumps, which shall be borne solely by Customer. However, the express warranties below shall still apply to the goods if completed goods are delivered to and accepted by Customer.
8. With respect to materials/goods manufactured by Barney's Pumps, including Unitron Controls® and/or Sci-Text® control panels, we warrant said materials/goods only if the Customer is the original purchaser, and only against

defects in workmanship and material, subject to the limitations described below. The warranty period shall be the lesser of one year from startup or eighteen (18) months from date of shipment. It is the original purchaser's responsibility to ensure that the equipment is properly lubricated and that electrical components used in the control panels are free from rust and operate properly prior to start-up. This warranty does not apply to damage resulting from accident, alteration, misuse or abuse. We warrant to the original purchaser that any part which proves to be defective in material or workmanship will be repaired or replaced at no charge with a new or remanufactured part, F.O.B. Lakeland, Florida. The Customer shall assume all responsibility and expense for removal, reinstallation, and freight to and from Lakeland, Florida. Any item designated as manufactured by others shall be covered only by the express warranty of the manufacturer thereof, if any. Parts of products, or accessories, manufactured by third parties are warranted only to the extent of the original manufacturer's express warranty, if any. In order for this express warranty to be valid and enforceable, Customer shall give Barney's Pumps a written notice within the warranty period above and shall give Barney's Pumps a reasonable opportunity to inspect the materials/goods alleged to be defective, as well as the installation and use thereof. If written notice is not received by Barney's Pumps within the warranty period, any warranty is deemed waived.

9. Service, Repair and Maintenance Work: From time to time, Barney's Pumps may perform service, repair and maintenance work for the Customer on materials/goods purchased by the Customer and/or provide training to Customer concerning said materials/goods. For all repair and maintenance work performed by Barney's Pumps at Barney's Pumps facility, Barney's Pumps warrants said repair and maintenance work against defects in material and workmanship only for the ninety (90) days from the date of completion of said repair and maintenance work. For service, repair and maintenance in the field and for training to customers, Barney's Pumps warrants only that said service, repair and maintenance and field training shall be free from defects in materials and workmanship for ninety (90) days following the date of completion of said services. In order for this express warranty to be valid and enforceable, Customer shall give Barney's Pumps a written notice within the warranty period above and shall give Barney's Pumps a reasonable opportunity to inspect the materials/goods repaired as well as the installation and use thereof. If written notice is not received by Barney's Pumps within the warranty period, the warranty shall be waived by Customer.
10. Customer acknowledges and agrees that any UNITRON CONTROLS®, SCI-TEXT®, or other software provided by BARNEY'S PUMPS in connection with any hardware or control panel products is provided under license, and not sold, to Customer. Customer does not acquire any ownership interest in the software and Barney's Pumps reserves all right, title, and interest in and to the software and all intellectual property rights arising therefrom. Subject to and conditioned upon Customer's strict compliance with the terms of this Agreement, Barney's Pumps hereby grants to Customer a non-exclusive, non-transferable, non-sublicensable limited scope license to use such software in conjunction and only with the hardware specifically provided by Barney's Pumps. Barney's Pumps reserves all rights in the software not expressly granted herein.
11. All drawings, specifications, designs, plans and other documents (including without limitation those in electronic form) prepared by Barney's Pumps (collectively the "Plans and Specifications") are property of Barney's Pumps. Barney's Pumps is and shall be deemed the author and owner of the Plans and Specifications. Barney's Pumps retains all common law, statutory and other rights thereto, including without limitation all copyrights. Customer hereby assigns to Barney's Pumps any interest Customer has or may have in the Plans and Specifications, and otherwise expressly disclaims and waives any right and/or claim of ownership in and to the Plans and Specifications.
12. **EXCLUSION OF ALL OTHER WARRANTIES: THE EXPRESS WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, INCLUDING ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE. ALL OTHER IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT OF THIRD-PARTY INTELLECTUAL PROPERTY, OR THAT ANY UNITRON CONTROLS®, SCI-TEXT®, OR OTHER SOFTWARE PROVIDED IN CONNECTION WITH A CONTROL PANEL WILL BE SECURE, UNINTERRUPTED, ERROR-FREE, OR SUITABLE FOR THE PARTICULAR NEEDS OF CUSTOMER ARE HEREBY DISCLAIMED AND EXCLUDED FROM THIS TRANSACTION AND SHALL NOT APPLY TO ANY PRODUCTS PURCHASED FROM BARNEY'S PUMPS, INCLUDING MATERIALS OR GOODS PRODUCED OR MANUFACTURED BY BARNEY'S PUMPS, OR ANY PARTS INCORPORATED INTO ANY BARNEY'S PUMPS PRODUCT. THE MATERIALS/GOODS SOLD BY BARNEY'S PUMPS TO THE CUSTOMER ARE SOLD AND DELIVERED "AS IS" AND "WITH ALL FAULTS."**
13. UNDER NO CIRCUMSTANCES SHALL BARNEY'S PUMPS BE LIABLE TO THE CUSTOMER FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE AND HOWEVER OCCASIONED, WHETHER ALLEGED AS A RESULT OF BREACH OF WARRANTY OR CONTRACT BY BARNEY'S PUMPS, AS A RESULT OF THE NEGLIGENCE OF BARNEY'S PUMPS, OR OTHERWISE. BARNEY'S PUMPS AND THE CUSTOMER AGREE THAT THE SOLE AND EXCLUSIVE REMEDY AGAINST BARNEY'S PUMPS REGARDING GOODS AND/OR MATERIALS PROVIDED BY OR DELIVERED BY BARNEY'S PUMPS SHALL BE FOR THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART PURSUANT TO THE EXPRESS WARRANTY PROVISIONS HEREIN.

14. This Agreement constitutes the entire agreement between the Customer and Barney's Pumps. This Agreement takes precedence and shall be controlling over any conflicting provision in all other writings, whether agreed upon by the Customer and/or Barney's Pumps, or otherwise, including any purchase order from Customer. Furthermore, Customer agrees that any indemnification or hold harmless provision in any document provided to Barney's Pumps by the Customer is not accepted by Barney's Pumps unless Barney's Pump's consents in writing to said provision(s). THE CUSTOMER AGREES THAT ANY REPRESENTATION, PROMISE, CONDITION, INDUCEMENT OR WARRANTY, EXPRESS OR IMPLIED, NOT INCLUDED IN WRITING IN THIS AGREEMENT SHALL NOT BE BINDING ON BARNEY'S PUMPS, AND ANY RELIANCE BY THE CUSTOMER ON ANYTHING OTHER THAN THE WRITING CONTAINED HEREIN IS UNREASONABLE.
15. If any provision of this Agreement is held to be illegal, invalid, or otherwise unenforceable under present or future laws, such provision shall be fully severable, the same as if such invalid or unenforceable provision had never comprised part of this Agreement. The remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement.
16. The fact that Barney's Pumps may have initially drafted or structured this Agreement shall not be considered in construing any particular provision herein either in favor of or against Barney's Pumps or the Customer.
17. As to each person signing and/or accepting this Agreement on behalf of a corporation or other entity, each such person represents and warrants that he or she is competent and authorized to enter into this Agreement.
18. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida only, regardless of any principles of conflicts of laws. Exclusive venue and jurisdiction for any claims, causes of action or disputes between the Customer and Barney's Pumps shall be vested in the appropriate state court in Polk County, Florida.
19. **THE CUSTOMER AND BARNEY'S PUMPS HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY ON ANY DISPUTE ARISING BETWEEN THEM.**



**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**

December 5, 2023

7:00 PM

**ORDER OF
BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 7:02 p.m. Those in attendance were Deputy Mayor Matt Murphy, Councilman Peter Altman, Councilman Mike Peters 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, Human Resources Manager Bernie Wharran, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, and Library Director Andi Figart.

2 Pledge of Allegiance

3 Moment of Silence

4 Approval of November 21, 2023 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. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

5 Proclamation - Wreaths Across America Day

6 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

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

- Mike Gordon, 6552 River Rd., NPR expressed his appreciation to Public Works and the crews who worked on the River Road Project.
- Shinikki Whiting, 5755 Indiana Ave., NPR spoke regarding the Christmas Tree Lighting and her experiences in the city over the last few years.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke regarding his experience at the last Council

- meeting and his board and committee application.
- Ed Zeglarski, American Legion Post 79, NPR, spoke about what the Post can do to help veterans in the community.

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.

7 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, Davis, Mothershead, Murphy, Peters

- a Purchases/Payments for City Council Approval
- b Cultural Affairs Committee Minutes - October 2023
- c Library Advisory Board Minutes - October 2023

8 Business Items

- a Public Hearing, Special Waste Hauling Applications for the 2024 Calendar Year

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 of the waste hauler permit applications for the 2024 calendar year submitted by Waste Pro of Florida, Inc. dba J.D. Parker & Sons, Republic Services of Florida LP dba Seaside Sanitation, Waste Connections Inc., Waste Management Inc. of Florida, and Peterson's Service Corporation. He stated that five waste haulers have submitted applications to the City and are currently operating in the City under their 2023 waste hauling special permit agreements. Due to City Council's approval of a single waste hauler system on September 5, 2023, JD Parker's special permit application contains residential and commercial waste hauling services as well as Construction and Demolition (C&D) hauling services. The other four vendor's special permit applications contain C&D services only, as this type of service is not restricted under current Florida Statutes. All existing vendors are currently collecting the 10% franchise fee mandated by the City to operate a waste hauling business within the City's Corporate Limits. 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 Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- b 2024 Astor Dr. and Palmetto Rd. Drainage Improvements – Task Order No. 23-003 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 approve Task Order No. 23-003 from Environmental Consulting & Technology, Inc. in the amount of \$135,900 for engineering services associated with the 2024 Astor Dr. and Palmetto Rd. Drainage Improvements Project. The proposed stormwater improvement flood control elements for this project include the construction of stormwater inlets at the intersections of Berkeley Rd., Carlton Rd., and Dartmouth Rd. along Astor Dr. The installation approximately 95 linear feet of stormwater pipe along Astor Dr. from Berkeley Rd. to Palmetto Rd. where it will tie into the existing stormwater system located at Stork St. and

Palmetto Rd. where a water quality baffle box will be installed. 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 Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

c 2024 Stormwater Master Plan Update – Task Order No. 23-02 Engineering Services

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve Task Order No.23-02 from Environmental Consulting & Technology, Inc. in the amount of \$100,000 for engineering services associated with the 2024 Stormwater Utility System Master Plan Update for the City of New Port Richey's Stormwater Utility. Mr. Rivera stated that the City's existing Stormwater Utility Master Plan was last updated by Florida Design Consultants January 2014. Over the past 10 years the City has constructed a number of Capital Improvement Projects which were identified in the 2014 Master Plan. The 2024 Stormwater Utility System Master Plan Update will re-examine the City's stormwater system by identifying and analyzing the existing drainage information collected over the past 10 years, as well as information collected during the update process. Proposed projects to be in the plan will be categorized as known flooding areas, water quality treatment areas, repetitive loss areas, and finally projects that have not been completed in the City's previous Stormwater Master Plan. 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 Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

d Request to Purchase WWTP Sludge Transfer Pump

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase of the Penn Valley 6" Model Double Disc Pump unit from Mader Electric Motors in the amount not to exceed \$49,982.00 utilizing the "Piggyback process" from Lee County, Florida. Mr. Rivera stated the current pump was purchased in 2014. Pasco County would be responsible for 42% of the purchase. 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, Davis, Mothershead, Murphy, Peters

e Request to Purchase WWTP High Service Pump

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase of a Fairbanks model 2823 8" split case high service pump unit from Barneys Pump Inc. in the amount not to exceed \$44,800. Mr. Rivera stated the current pump is 26 years old. He stated that Pasco County would be responsible for 42% of the purchase. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Councilman Peters asked about the plant's excess capacity and Mr. Rivera stated it is not at capacity. Councilman Peters addressed erroneous comments made earlier today at the BOCC meeting by Commissioner Mariano that the plant was at capacity and an application for discharge. Mr. Rivera stated the City has not applied for a discharge. Motion was made to approve the item as presented.

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

9 Communications

Councilman Altman spoke regarding a service area on the west side near Trouble Creek. He stated that he toured the Schwettman School and the performing arts area. Councilman Altman also spoke about

the land outside by the river. He stated St. Leo biology will be here on December 14th. He spoke about the former bank building at Main and US 19. Councilman Altman spoke about the Resiliency Summit that will take place in May. He also spoke about the new Executive Director for TBRPC and their offer for some visioning. Councilman Altman spoke about the outfall near UHaul. He spoke regarding the resolution he has submitted for the recreation service areas. He stated he is working on the map to accompany the resolution. He stated he has spoken to the City Attorney about the service area agreement. Councilman Peters stated the City did a great job to kickoff the holiday season with the tree lighting and the decorations around town. He thanked Mr. Julien and his staff for the decorations for the boat parade. He stated he attended the ballet performance in Sims Park. He spoke about the approval by the BOCC earlier today for the improvements for Leisure Lane/Van Doren area. He stated it will be a joint project with the County. Councilwoman Mothershead stated she got to judge the boat parade and congratulated Ms. Figart for her win. She stated the street parade is this weekend. She stated it was supposed to be capped at 100 but there will be 138 floats. Councilwoman Mothershead stated there are three ribbon cuttings downtown this weekend. Deputy Mayor Murphy stated he is looking forward to the street parade. He thanked staff for the decorations at the park and the tree is amazing. He stated that it was a huge win today for the City regarding the Leisure Lane/Van Doren item earlier today at the BOCC meeting. He attended the leadership meeting last week and letters were sent out regarding forming a regional MPO. Mayor Davis spoke regarding Commissioner Mariano. He thanked the other four commissioners and the County Administrator for their work on the project. He encouraged everyone to stop by Dan Wright's business as they are celebrating 50 years in the city. Mayor Davis stated that City Manager Manns will be speaking at the theatre this Thursday. He stated there are a lot of people who have a lot of ideas regarding Schwettman. He stated the boat parade is phenomenal. Mayor Davis stated he is looking forward to changing the atmosphere of the Leisure Lane/Van Doren area.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:19 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council

FROM: Debbie L. Manns, ICMA-CM, City Manager

DATE: 11/6/2024

RE: First Reading, Ordinance No. 2024-2305: Moratorium on Building Permits for Recently Annexed Property

REQUEST:

The request is for City Council to conduct a first reading of an ordinance which would enact a 180-day moratorium on building permits for the recently annexed property more commonly referred to as the Leisure Lane/Van Doren Avenue area.

DISCUSSION:

As Council will recall, the subject property was recently annexed and per Florida Statutes the City must designate a land use and zoning district. The zoning district for the properties are a mix of commercial and mobile homes. The current zoning is inconsistent with the City’s Future Land Use Map and Zoning Districts.

In order for staff to have sufficient time to prepare the required land use amendment and rezoning as well as submit it to the State for review, it is necessary to place a moratorium on the issuance of building permits for new construction in the subject area for a period of 180 days. It should be noted that the moratorium will not prevent property owners from obtaining permits for necessary maintenance and repairs.

The Land Development Review Board reviewed this item at their regular meeting on October 24, 2024 and recommended approval.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
▣ Ordinance No. 2024-2305: Moratorium on Building Permits for Recently Annexed Property	Ordinance
▣ LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2305

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR A ONE HUNDRED EIGHTY DAY MORATORIUM ON THE PERMITTING, CONSTRUCTION OR INSTALLATION OF BUILDINGS OR STRUCTURES WITHIN THE AREA DESCRIBED IN THE INTERLOCAL ANNEXATION AGREEMENT BETWEEN THE CITY OF NEW PORT RICHEY, FLORIDA AND PASCO COUNTY, FLORIDA RECORDED IN O.R. BOOK 11064 PAGE 3586, PUBLIC RECORDS, AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 1, 2024, the City of New Port Richey annexed certain land as described in an Interlocal Agreement with Pasco County, Florida recorded in O.R. BOOK 11064 PAGE 3586 public records of Pasco County, Florida;

WHEREAS, Section 171.062 Florida Statutes provides for county land use and zoning regulations to continue in effect until the City designates a land use and zoning district for newly annexed properties;

WHEREAS, a moratorium on building permits will allow the City to adequately propose and adopt a new land use and zoning district for said area;

WHEREAS, one hundred eighty days is a reasonable period of time to place a moratorium on the issuance of building permits for said area;

WHEREAS, this moratorium is being enacted in good faith, and is of a minimum feasible duration to study the issue;

WHEREAS, the land development review board has reviewed this ordinance and made its recommendation thereon as required by law;

WHEREAS, notice of this ordinance has been provided as required by law; and

WHEREAS, the City Council finds and declares a need to impose a temporary moratorium on the permitting, construction or installation of buildings in the area described in the Interlocal Agreement for a period of one hundred eighty days (180) to allow the City Council sufficient time to evaluate the appropriate land use and zoning designations thereof, and to protect the health, safety and welfare of persons residing within the City;

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

SECTION 1. This Ordinance is enacted pursuant to Chapter 166 and 163, Fla. Stat., and under the home rule powers of the City in the interest of the healthy, peace, safety and general welfare of the people of the City of New Port Richey.

SECTION 2. The foregoing recitals and preamble clauses, incorporated herein, are true and correct. The City Council finds and declares that it is in the best interest of the general public and there exists a need to designate land uses and zoning districts in the City of New Port Richey, and that this Ordinance should be adopted. The Council further finds that in order for City staff to examine and make recommendations to the Council as to the land use and zoning designation to be considered, it is necessary to place a moratorium, which is hereby placed, on the acceptance of applications, issuance of permits and approvals for the construction or installation of any structure not including permits for necessary repair and maintenance of existing structures within the area defined in the Interlocal Agreement, beginning on the effective date of this Ordinance, as shown in Exhibit "A" attached hereto. All pending applications, if any, are subject to this Ordinance.

SECTION 3. It is the purpose and intent of this Ordinance to promote the health and general welfare of the residents of the City of New Port Richey through the analysis of development to such land uses throughout the City of New Port Richey.

SECTION 4. This moratorium shall remain in effect for one hundred eighty (180) days from the effective date of this Ordinance or until such time as repealed by the City Council, whichever occurs first, and may be extended by resolution of the Council to the extent permitted by law.

SECTION 5. The City Council hereby authorizes staff to analyze appropriate land use and zoning designations for the area defined in the Interlocal Agreement.

SECTION 6. In accordance with the above findings, and pending completion of the analysis, no application for any permit, license or approval of any nature concerning structures within the area defined in the Interlocal Agreement except permits for repair and maintenance of existing structures, as set forth in Section 2 hereof shall be accepted by the Development Department during the term of this Ordinance. No additional review or other work on any previously accepted application concerning a structure as set forth in Section 2 hereof shall be conducted during the term of this Ordinance. Any previously received applications shall be withdrawn by the applicant or the application shall be acted upon by the Development Department in accordance with this Ordinance. This moratorium shall not apply to any permit approved by Pasco County issued prior to October 1, 2024.

SECTION 7. This moratorium may be enforced by any law or code enforcement officer.

- (a) Methods of enforcement. The requirements of this moratorium may be enforced as follows:
- (1) By citation for civil penalties pursuant to the authority granted by Florida law and/or the City of New Port Richey Code of Ordinances. Each day of the violation shall constitute a separate offense, punishable by a fine not to exceed \$500.00 per count. The City may also seek entry of a court order requiring compliance with this ordinance;
 - (2) By an action for injunctive relief, civil penalties, or both, through a court of competent jurisdiction;
 - (3) By revocation or temporary suspension of necessary permits and/or certificates of occupancy and/or licenses; and
 - (4) By any other process permitted at law or equity.

Use of one enforcement process or method does not preclude the City from seeking the same, different, or additional relief through other enforcement methods.

(b) Persons responsible for violations include:

- (1) Any person who owns, operates, or manages the property in violation hereof;
- (2) The lessee of the property where such violation exists, if the premises are leased;
- (3) Any person in physical control of the property where the violation exists;
- (4) If a responsible person is a corporate entity, the officers, directors, members, or other principals of the entity are jointly and severally responsible for violations by the entity; and
- (5) Any other person causing or contributing to a violation.

SECTION 8. All ordinance or parts of ordinances in conflict herewith are hereby suspended during the time period set forth in Section 4 above.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, then such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. This Ordinance shall take effect upon its passage and adoption.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this ___ day of ____, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA Approved 9-12-24

EXHIBIT A

Location Map and Legal Description





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algieri stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algieri, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algieri presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algieri informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2306: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (5.29 Acres)

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend the Future Land Use Map for 5.29 acres of property located at the northwest corner of US Highway 19 and Gulf Drive, and along Leisure Lane that was recently annexed into the City through an Interlocal Agreement with Pasco County.

DISCUSSION:

As Council will recall, the City entered into an Interlocal Agreement with Pasco County to annex the subject property into the corporate limits of New Port Richey effective as of October 1, 2024. As required by Florida Statutes, the City must assign an appropriate Land Use for the property.

The subject property currently has a Pasco County Land Use Designation of Retail/Office/Residential (ROR). The area consists of commercially developed and vacant lots along US Highway 19 and Gulf Drive. It is surrounded by commercial development on three sides and mobile homes on the other side. The highest and best designation that the City has would be commercial as it is primarily surrounded by commercial development and is situated along US Highway 19, a major road.

The City is proposing to amend the Future Land Use Map to designate the subject properties as Highway Commercial. This will allow continued economic development and orderly commercial growth.

Compatibility with Comprehensive Plan

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.3.2 The City shall promote commercial development that serves to maintain or enhance the economic health of the City, and to increase job opportunities, per capita income and convenience for residents.
- FLU 1.3.3 Commercial land uses shall be located in a manner which ensure the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Planning Review

The proposed Future Land Use Map Amendment is a necessary step in the annexation of the subject properties. The approval of the amendment will enable the rezoning of the site, and facilitate its growth and redevelopment as an attractive and engaging development that will continue to further the goals of the city.

The Land Development Review Board reviewed this matter at its regular meeting on October 24, 2024 and recommended that a Future Land Use Map amendment from Pasco County Retail/Office/Residential (ROR) to Highway Commercial (HC) would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Type
▣	Ordinance No. 2024-2306: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (5.29 Acres)	Ordinance
▣	LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2306

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE LAND USE DESIGNATION FOR APPROXIMATELY 5.29 ACRES OF PROPERTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 19 AND GULF DRIVE, ALONG LEISURE LANE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE LAND USE DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RETAIL/OFFICE/RESIDENTIAL (ROR) TO HIGHWAY COMMERCIAL; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce a comprehensive land use plan to guide its future development and growth;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan;

WHEREAS, consistent with Florida Statutes 163.3182 the property that is the subject of the proposed amendment is not located within an area of critical state concern;

WHEREAS, the City of New Port Richey has annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to amend the Future Land Use Map from Pasco County Retail/Office/Residential to Highway Commercial;

WHEREAS, the Development Department has reviewed the Small-Scale FLUM application and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments;

WHEREAS, the Development Department has distributed the Small-Scale FLUM application to the Development Review committee (DRC) and the DRC recommended that the Land Development Review board (LDRB) forward a recommendation to the City Council that the Small-Scale FLUM application be approved;

WHEREAS, the Development Department has prepared a staff report concluding the Small-Scale FLUM application is in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved;

WHEREAS, at the duly LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency, considered the Development Department staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, the City Council hereby finds that adoption of the Ordinance is in the best interest of the health, safety and general welfare of residents, property owners, and businesses;

WHEREAS, at the duly noticed City Council regular public hearing on first reading considered the Development Department and LDRB staff reports and recommendations and all evidence presented at the hearing, and approved the Ordinance on first reading;

WHEREAS, at the duly noticed City Council regular public hearing on second reading considered the evidence presented at first reading and all evidence presented at the hearing; and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law;

WHEREAS, the City Council has conducted a hearing, has received evidence pertaining to the land use amendment and has found that the amendment of the designation of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan, is supported by the record of the proceedings; 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 and legislative powers.

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

Section 1. Whereas clauses and staff report. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and accurate and are hereby made a part of this Ordinance.

Section 2. Property description. The property subject to this Small-Scale FLUM amendment is legally described as:

See Exhibit "A" attached hereto.

Section 3. FLUM Amendment. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Pasco County's Retail/Office/Residential designation to Highway Commercial, as shown in Exhibit "B" attached hereto.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective Date. This Ordinance adopting a Small-Scale Future Land Use Map (FLUM) amendment shall become effective as provided by state law upon adoption hereof, and

upon approval of the state land planning agency and all appeals of any order are final, if applicable.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this ___ day of ____, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

Location Map and Legal Description



Exhibit B
Future Land Use Map





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2307: Rezoning of 5.29 Acres of Property from Pasco County Mobile Home and C-2 to Highway Commercial

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to rezone approximately 5.29 acres of property located at the northwest corner of US Highway 19 and Gulf Drive, along Leisure Lane from Pasco County Mobile Home and C-2 to the City's designation of Highway Commercial.

DISCUSSION:

The subject properties are currently zoned Pasco County Residential Mobile Home and C-2 General Commercial. The properties are located at the northwest corner of US Highway 19 and Gulf Drive and two properties are located along Leisure Lane. The existing land use consists of commercial and vacant land. The surrounding area to the north, east and south is commercially developed and the area to the west is residential with mobile homes.

The existing commercial and the vacant properties are suitable for Highway Commercial permitted uses as US Highway 19 and Gulf Boulevard is already developed with commercial uses.

The City is proposing to rezone the property from Pasco County Residential Mobile Home and C-2 General Commercial to Highway Commercial. Existing structures will remain and any new development will be consistent with the requirements of Highway Commercial.

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.3.2 The City shall promote commercial development that serves to maintain or enhance the economic health of the City, and to increase job opportunities, per capita income and convenience for residents.
- FLU 1.3.3 Commercial land uses shall be located in a manner which ensure the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Pursuant to Section 4.02.01(A)(5) of the Land Development Code (LDC), the City of New Port Richey requires concurrency review and determination with all rezoning applications. However, as per LDC Section 4.02.02(2), projects developed on sites having existing development may be deemed concurrent if the owner/developer provides satisfactory proof to the City Manager or designee that the new development will not have an increased impact on the provision of public facilities and services to that which the prior development had at the time of the adoption of the land development code.

Based upon a moratorium being issued for the subject property and the City's plans to upgrade the infrastructure, the site has been deemed to be concurrent by the City Manager.

Pursuant to LDC Section 5.01.11, the Development Department, Development Review Committee, and Land Development Review Board shall consider all of the following guidelines when making a recommendation to the City Council on a rezoning application:

1. Whether the proposed zoning district is one of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one zoning district implements or is consistent with the future land use map designation of the property, whether the

proposed zoning district is the most suitable zoning district;

3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;

4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;

5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;

6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;

7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;

8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;

9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;

10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;

11. The totality of the circumstances; and

12. Any competent substantial evidence presented at the public hearings.

The annexation of the subject property presents an opportunity for the City to encourage redevelopment of an area that is substandard and to encourage development that is consistent with the City's standards. The zoning to Highway Commercial will bring the properties consistent with the surrounding properties and promote economic development and orderly commercial growth. The rezoning is not premature since Florida Statutes require annexed property to be given a land use and zoning designation.

The rezoning promotes the public health, safety and welfare as appropriate uses compatible with the surrounding area will be developed appropriately as infrastructure is improved.

Accordingly, based upon the above, positive findings can be made with regard to these criteria.

The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Zoning Map amendment from Pasco County Residential Mobile Home and C-2 General Commercial to Highway Commercial would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Type
□	Ordinance No. 2024-2307: Rezoning of 5.29 Acres of Property	Ordinance
□	LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2307

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 5.29 ACRES OF PROPERTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 19 AND GULF DRIVE, ALONG LEISURE LANE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RESIDENTIAL MOBILE HOME AND C-2 GENERAL COMMERCIAL TO HIGHWAY COMMERCIAL; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map;

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the City of New Port Richey annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to rezone said property from Pasco County Residential Mobile Home and C-2 to Highway Commercial;

WHEREAS, the City has filed a Small-Scale Future Land Use Map amendment from Pasco County Retail/Office/Residential to Highway Commercial to accompany this Zoning District Map amendment;

WHEREAS, the Development Department has reviewed the ZDM amendment and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment be approved;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment against the guidelines in the LDC, and concludes the ZDM amendment is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment be approved;

WHEREAS, at the duly noticed LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff

report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Pasco County Retail/Office/Residential to Highway Commercial as shown in Exhibit “A” attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located at the northwest corner of US Highway 19 and Gulf Boulevard and along Leisure Lane, and is legally described as follows:

See Exhibit “A” attached hereto.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the effective date of Ordinance 2024-2306 pertaining to the Land Use of the subject property.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of _____, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

Location Map and Legal Description





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2308: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (16 Acres)

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend the Future Land Use Map for approximately 16 acres of property located along Leisure Lane and Van Doren Avenue that was recently annexed into the City through an Interlocal Agreement with Pasco County.

DISCUSSION:

As Council will recall, the City entered into an Interlocal Agreement with Pasco County to annex the subject property into the corporate limits of New Port Richey effective as of October 1, 2024. As required by Florida Statutes, the City must assign an appropriate Land Use for the property.

The subject property currently has two Pasco County Land Use designations of Pasco County Retail/Office/Residential (ROR) and Pasco County Residential-24.

The area consists of multiple small lots along two roads in a rectangular arrangement. It is situated between multifamily residential and commercial. Since it has multiple owners the highest and best use is single family residential or if sufficient lots could be assembled a multifamily development would be appropriate.

The City is proposing to amend the Future Land Use Map to designate the subject properties as Medium Density Residential-20. This will allow construction of single-family homes or if sufficient properties are assembled a multifamily development.

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.1.4 The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, clustering of land uses and mixed-use development.
- FLU 1.2 Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.
- FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.
- FLU 1.4.6 The City shall promote land use patterns that maximize investments in public facilities and services (e.g., maintaining planned land use intensities adjacent to Public Transit Corridors).

The proposed Future Land Use Map Amendment is a necessary step in the annexation of the subject properties. The approval of the amendment will enable the rezoning of the site, and facilitate its growth and redevelopment as an attractive and engaging development that will continue to further the goals of the city.

The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Future Land Use Map amendment from Pasco County Retail/Office/Residential (ROR) and Pasco County Residential-24 to Medium Density Residential-20 (MDR-20) to MDR-20 would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Type
▣	Ordinance No. 2024-2308: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (16 Acres)	Backup Material
▣	LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2308

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE LAND USE DESIGNATION FOR APPROXIMATELY 16 ACRES OF PROPERTY, GENERALLY LOCATED ALONG LEISURE LANE AND VAN DOREN AVENUE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE LAND USE DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RETAIL/OFFICE/RESIDENTIAL (ROR) AND PASCO COUNTY RESIDENTIAL-24 TO MEDIUM DENSITY RESIDENTIAL – 20 (MDR-20); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce a comprehensive land use plan to guide its future development and growth;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan;

WHEREAS, consistent with Florida Statutes 163.3182 the property that is the subject of the proposed amendment is not located within an area of critical state concern;

WHEREAS, the City of New Port Richey annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to amend the Future Land Use Map from Pasco County Residential-24 and Retail/Office/Residential to Medium Density Residential-20 (MDR-20);

WHEREAS, the Development Department has reviewed the Small-Scale FLUM application and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments;

WHEREAS, the Development Department has distributed the Small-Scale FLUM application to the Development Review committee (DRC) and the DRC recommended that the Land Development Review Board (LDRB) forwarded a recommendation to the City Council that the Small-Scale FLUM application be approved;

WHEREAS, the Development Department has prepared a staff report concluding the Small-Scale FLUM application is in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved;

WHEREAS, at the duly called LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency, considered the Development Department staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, the City Council hereby finds that adoption of the Ordinance is in the best interest of the health, safety and general welfare of residents, property owners, and businesses;

WHEREAS, at the duly noticed City Council regular public hearing on first reading considered the Development Department and LDRB staff reports and recommendations and all evidence presented at the hearing, and approved the Ordinance on first reading;

WHEREAS, at the duly noticed City Council regular public hearing on second reading considered the evidence presented at first reading and all evidence presented at the hearing; and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law;

WHEREAS, the City Council has conducted a hearing, has received evidence pertaining to the land use amendment and has found that the amendment of the designation of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan, is supported by the record of the proceedings; 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 and legislative powers.

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

Section 1. Whereas clauses and staff report. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and accurate and are hereby made a part of this Ordinance.

Section 2. Property description. The property subject to this Small-Scale FLUM amendment is legally described as:

See Exhibit "A" attached hereto.

Section 3. FLUM Amendment. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Pasco County's Retail/Office/Residential and Residential-24 designation to Medium Density Residential-20 (MDR-20), as shown in Exhibit "B" attached hereto.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective Date. This Ordinance adopting a Small-Scale Future Land Use Map (FLUM) amendment shall become effective as provided by state law upon adoption hereof, and

upon approval of the state land planning agency and all appeals of any order are final, if applicable.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this ___ day of ____, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

Location Map and Legal Description

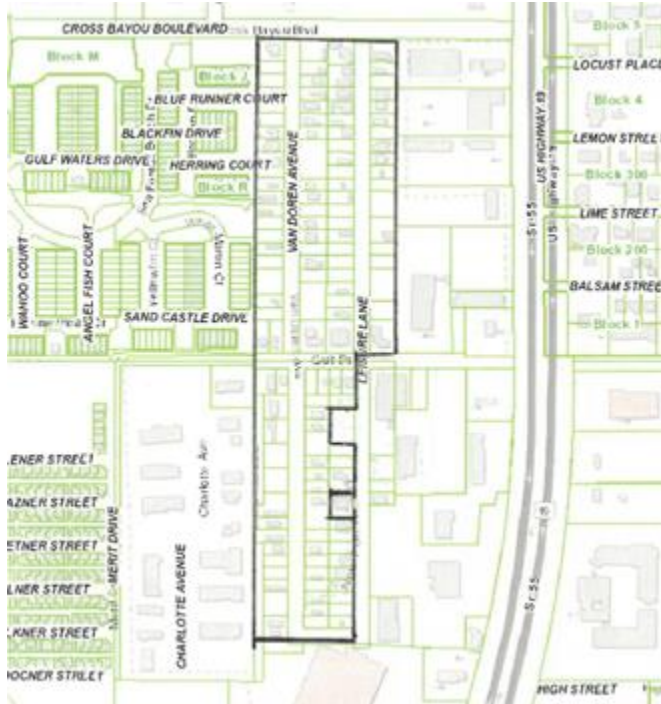


Exhibit B

Future Land Use Map





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2309: Rezoning of 16 Acres of Property from Pasco County Residential Mobile Home to R-4 Coastal Cottage

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to rezone approximately 16 acres of property located along Leisure Lane and Van Doren Avenue from from Pasco County Residential Mobile Home to R-4 Coastal Cottage.

DISCUSSION:

The subject properties are currently zoned Pasco County Residential Mobile Home. The properties lie along Leisure Lane and Van Doren Drive in a linear fashion. There is a mix of single-family homes, mobile homes and vacant lots. The surrounding area to the north, east and south is commercially developed and the area to the west is developed as multifamily.

Many of the lots in the subject properties do not meet the City's minimum lot size standard for residential lots. The City recently added a new zoning district, R-4 Coastal Cottage, that will allow homes to be built on small lots.

The City of New Port Richey is proposing to rezone the property from Pasco County Residential Mobile Home to R-4 Coastal Cottage. All new construction will be single-family homes that will meet the current building codes and FEMA requirements.

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.2 Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.
- FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.
- HOU 1.1.5 The City shall continue to allow a variety of residential densities and housing types through the Future Land Use map and the Land Development Code.
- FLU 1.2.7 The City shall discourage the development or redevelopment of mobile homes in areas within flood zones, especially where dwelling units are not raised and supported above flood elevation.

Pursuant to Land Development Code (LDC) Section 4.02.01(A)(5), the City of New Port Richey requires concurrency review and determination with all rezoning applications. However, as per LDC Section 4.02.02(2), projects developed on sites having existing development may be deemed concurrent if the owner/developer provides satisfactory proof to the City Manager or designee that the new development will not have an increased impact on the provision of public facilities and services to that which the prior development had at the time of the adoption of the land development code.

Based upon the City's plans to upgrade the infrastructure, the site has been deemed to be concurrent by the City Manager.

Pursuant to LDC Section 5.01.11, the Development Department, Development Review Committee, and Land Development Review Board shall consider all of the following guidelines when making a recommendation to the City Council on a rezoning application:

1. *Whether the proposed zoning district is one of the zoning districts intended to implement or be consistent with the future land use*

map designation of the property;

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

The annexation of the subject property presents an opportunity to the City to encourage redevelopment of an area that is in need of reinvestment and to encourage development that is consistent with the City's standards by providing suitable public meetings. In addition, the zoning to R-4 Coastal Cottage will create a transition between commercial and multifamily residential in both scale and intensity. The rezoning is not premature since Florida Statutes require annexed property to be given a land use and zoning designation.

The rezoning promotes the public health, safety and welfare as appropriate homes can be built on small lots that will connect to improved infrastructure.

Accordingly, based upon the above, positive findings can be made with regard to these criteria.

The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Zoning Map amendment from Pasco County Residential Mobile Home to R-4 Coastal Cottage would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
□ Ordinance No. 2024-2309: Rezoning of 16 Acres of Property from Pasco County Residential Mobile Home to R-4 Coastal Cottage	Ordinance
□ LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2309

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 16 ACRES OF PROPERTY, GENERALLY LOCATED ALONG LEISURE LANE AND VAN DOREN AVENUE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RESIDENTIAL MOBILE HOME TO R-4 COASTAL COTTAGE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map ("ZDM");

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the City of New Port Richey has annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to rezone said property from Pasco County Residential Mobile Home to R-4 Coastal Cottage;

WHEREAS, the City has filed a Small-Scale Future Land Use Map amendment from Pasco County Retail/Office/Residential and High Density Residential-24 to Medium Density Residential-20 to accompany this Zoning District Map amendment;

WHEREAS, the Development Department has reviewed the ZDM amendment and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment application be approved;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment application against the guidelines in the LDC, and concludes the ZDM amendment application is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment application be approved;

WHEREAS, at the duly noticed LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff

report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Pasco County Residential Mobile Home to R-4 Coastal Cottage as shown in Exhibit “A” attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located along Leisure Lane and Van Doren Avenue, and is legally described as follows:

See Exhibit “A” attached hereto.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the effective date of Ordinance 2024-2308 pertaining to the Land Use of the subject property.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of _____, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

Location Map and Legal Description





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres)

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend the Future Land Use Map for 23.69 acres of property located on the north and south sides of Marine Parkway east of Grand Boulevard from Residential/Office (R/O) and Public/Semi-Public (P/SP) to Medium Density Residential-20 (MDR-20).

DISCUSSION:

The subject development site is generally located at the northeast corner of Grand Boulevard and Ridgewood Drive. The site includes numerous parcels consisting of buildings, parking lots, and vacant land which previously comprised the former Community Hospital of New Port Richey which was demolished in 2016.

The applicant is requesting to amend the Future Land Use Map to MDR-20 which would enable the rezoning of the same parcels to Planned Development District (PDD) via companion application REZ-24-08-0013. These amendments would facilitate the future development of the site with single-family attached homes and apartments along with their related amenities.

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.1.4 The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, clustering of land uses and mixed-use development.
- FLU 1.2 Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.
- FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.
- FLU 1.4.6 The City shall promote land use patterns that maximize investments in public facilities and services (e.g., maintaining planned land use intensities adjacent to Public Transit Corridors).

The proposed Future Land Use Map Amendment is a necessary step in the redevelopment of the former Community Hospital site. The approval of the amendment will enable the rezoning of the site, and facilitate its redevelopment as an attractive and engaging planned development that will continue to further the goals of the city.

The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Future Land Use Map amendment from R/O and P/SP to MDR-20 would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Type
▣	Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres)	Ordinance
▣	LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2310

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE LAND USE DESIGNATION FOR APPROXIMATELY 23.69 ACRES OF PROPERTY, GENERALLY LOCATED ALONG THE NORTH AND SOUTH SIDES OF MARINE PARKWAY EAST OF GRAND BOULEVARD, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE LAND USE DESIGNATION FOR SAID PROPERTY FROM RESIDENTIAL/OFFICE AND PUBLIC/SEMI-PUBLIC TO MEDIUM DENSITY RESIDENTIAL - 20; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce a comprehensive land use plan to guide its future development and growth;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan;

WHEREAS, consistent with Florida Statutes 163.3182 the property that is the subject of the proposed amendment is not located within an area of critical state concern;

WHEREAS, the Development Department has reviewed the Small-Scale FLUM application and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments;

WHEREAS, the Development Department has distributed the Small-Scale FLUM application to the Development Review committee (DRC) and the DRC recommended that the Land Development Review board (LDRB) forward a recommendation to the City Council that the Small-Scale FLUM application be approved;

WHEREAS, the Development Department has prepared a staff report concluding the Small-Scale FLUM application is not in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved;

WHEREAS, at the duly LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency, considered the Development Department staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, the City Council hereby finds that adoption of the Ordinance is in the best interest of the health, safety and general welfare of residents, property owners, and businesses;

WHEREAS, at the duly noticed City Council regular public hearing on first reading considered the Development Department and LDRB staff reports and recommendations and all evidence presented at the hearing, and approved the Ordinance on first reading;

WHEREAS, at the duly noticed City Council regular public hearing on second reading considered the evidence presented at first reading and all evidence presented at the hearing; and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law;

WHEREAS, the City Council has conducted a hearing, has received evidence pertaining to the land use amendment and has found that the amendment of the designation of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan, is supported by the record of the proceedings; 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 and legislative powers.

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

Section 1. Whereas clauses and staff report. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and accurate and are hereby made a part of this Ordinance.

Section 2. Property description. The property subject to this Small-Scale FLUM amendment is legally described and shown on Exhibit "A" attached hereto.

Section 3. FLUM Amendment. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Residential/Office and Public/Semi-Public to Medium Density Residential - 20, as shown in Exhibit "B" attached hereto.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective Date. This Ordinance adopting a Small-Scale Future Land Use Map (FLUM) amendment shall become effective as provided by state law upon adoption hereof, and upon approval of the state land planning agency and all appeals of any order are final, if applicable.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this ___ day of ___, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

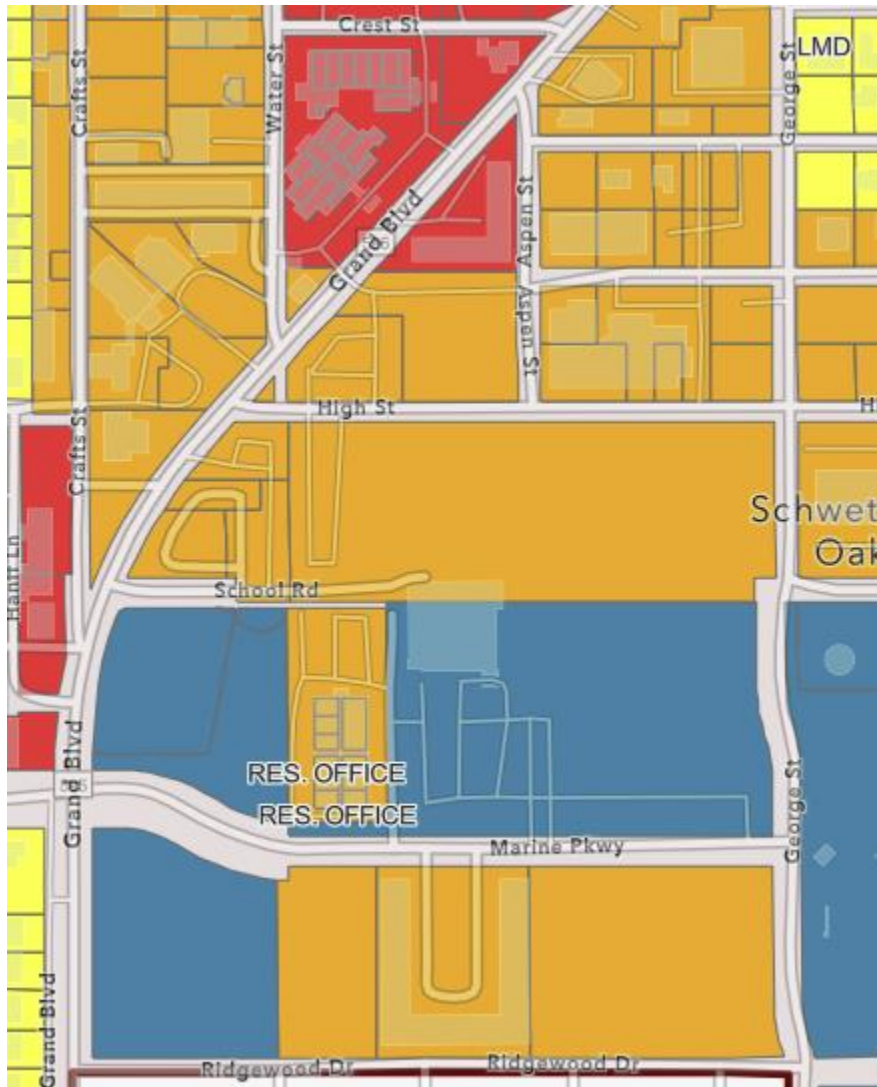
Timothy P. Driscoll, City Attorney CA Approved 9-18-24

EXHIBIT A

Location Map and Legal Description



Exhibit B
Future Land Use Map





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: First Reading, Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD)

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to rezone approximately 23.69 acres of property located on the north and south sides of Marine Parkway east of Grand Boulevard from from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD).

DISCUSSION:

The subject development site is generally located at the northeast corner of Grand Boulevard and Ridgewood Drive. The site includes numerous parcels consisting of buildings, parking lots, and vacant land which previously comprised the former Community Hospital of New Port Richey which was demolished in 2016.

The applicant is requesting to amend the zoning designation for the subject parcels from the existing designations of Office, GOVT, or CR-3 to PDD. This amended zoning would facilitate the future development of the site with single-family attached homes and apartments along with their related amenities.

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.1.4 The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, clustering of land uses and mixed use development.
- FLU 1.2 Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.
- FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.
- HOU 1.1.5 The City shall continue to allow a variety of residential densities and housing types through the Future Land Use map and the Land Development Code.

Pursuant to Section 4.02.01(A)(5) of the Land Development Code, the City of New Port Richey requires concurrency review and determination with all rezoning applications. However, as per LDC Section 4.02.02(2), projects developed on sites having existing development may be deemed concurrent if the owner/developer provides satisfactory proof to the City Manager or designee that the new development will not have an increased impact on the provision of public facilities and services to that which the prior development had at the time of the adoption of the land development code.

Based upon information provided by the applicant in their application, as well as the fact the site was previously occupied by the Community Hospital of New Port Richey, the site has been deemed to be concurrent by the City Manager.

Pursuant to LDC Section 5.01.11, the Development Department, Development Review Committee, and Land Development Review Board shall consider all of the following guidelines when making a recommendation to the City

Council on a rezoning application:

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

The closing and demolition (2016) of Community Hospital resulted in the largely vacant 23.98-acres that is the subject development site. Since the demolition, very little outside of disinvestment has occurred in the surrounding area and the subject redevelopment would likely serve as a catalyst for redevelopment.

While the majority of the development site abuts various surrounding rights-of-way, the parcels abutting the site are zoned either C-2 or P/SP District, and while neither of these districts have similar intensity their existing uses (retail plaza, fire station) are compatible with the proposed development.

No other PDD's currently exist within the area of the subject development site; however, it is the intent of the PDD to provide an alternative method of land development not available within the framework of other zoning districts that may be assigned to land which is to be developed utilizing innovative design techniques to accommodate a mixture of residential uses on a single parcel of land. Further, the PDD is the most appropriate district available within the LDC to implement a residential development of the density that would be allowable within the MDR-20 Future Land Use Category.

Accordingly, based upon the above, positive findings can be made with regard to these criteria.

Pursuant to LDC Section 7.16.03, an application for any Planned Development District zoning/rezoning shall not be approved unless the following conditions are met:

1. *One acre or more of real property must be included to establish a Planned Development District with a Residential Planned Development or an Office Planned Development Subdistrict designation.*

The subject development site consists of 23.98 acres, and is proposed to be developed residentially. Accordingly, a positive finding can be made with regard to this condition.

2. *Three acres or more of real property must be included to establish a Planned Development District with a Commercial Planned Development Subdistrict designation.*

The subject development site will not include a commercial component. As such, this condition is not applicable.

3. *Five acres or more of real property must be included to establish a Planned Development District with an Industrial Planned Development Subdistrict designation.*

The subject development site will not include an industrial component. As such, this condition is not applicable.

4. *The property proposed for any zoning/rezoning must be adequately and economically served by the city and/or developer with public facilities and services as are necessary for the health, safety and welfare of the residents.*

The development site has been deemed concurrent by the City Manager as per LDC Section 4.02.02. Accordingly, a positive finding can be made with regard to this condition.

5. *Evidence must be provided by the applicant to the city that development of the Planned Development District will not degrade the level of service for any public facility beyond the acceptable standard as established in the comprehensive plan.*

The development site has been deemed concurrent by the City Manager as per LDC Section 4.02.02. Accordingly, a positive finding can be made with regard to this condition.

6. *The proposed zoning/rezoning and ultimate development of the Planned Development District must be found consistent with and further the purpose of the City of New Port Richey's Comprehensive Plan.*

As previously discussed in this staff report, positive findings can be made with regard to compatibility and consistency between the development proposal and the adopted Comprehensive Plan.

The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Zoning Map amendment from Office, GOVT, and CR-3 to PDD would be consistent with the City's Comprehensive Plan and Future Land Use Map.

RECOMMENDATION:

Staff recommends that City Council conduct the first reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Type
□	Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD)	Ordinance
□	Application - Villa Del Sol	Backup Material
□	LDRB Draft Minutes - October 24, 2024	Backup Material

ORDINANCE NO. 2024-2311

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 23.69 ACRES OF PROPERTY, GENERALLY LOCATED ALONG THE NORTH AND SOUTH SIDES OF MARINE PARKWAY EAST OF GRAND BOULEVARD, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM OFFICE, GOVERNMENT AND CR-3 TO PLANNED DEVELOPMENT DISTRICT (PDD) WITH SITE PLAN; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map;

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the applicant, Grady Pridgen, filed with the Development Department, a Zoning District Map (ZDM) amendment application to change from Office, Government & CR-3 to PDD with amended site plan, the zoning designation of a 23.69 acre property located along the north and south sides of Marine Parkway east of Grand Boulevard;

WHEREAS, the Development Department has reviewed the ZDM amendment application and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment application and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment application be approved;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment application against the guidelines in the LDC, and concludes the ZDM amendment application is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment application be adopted;

WHEREAS, at the duly noticed LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be adopted;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Office, Government and CR-3 to Planned Development District (PDD) with site plan as shown in Exhibit “B” attached hereto, with the following development standards:

- A. Maximum density shall not exceed 20 units per acre (473 dwelling units);
- B. Owner shall obtain a Vacation of Row for High Street as depicted in the site plan;
- C. Owner shall dedicate, develop and construct an extension of School Road to Grand Boulevard in accordance with the City’s road specifications;
- D. Impervious Surface Ratio shall not exceed 80%;
- E. Landscaping shall at a minimum meet city’s landscape code and shall provide a landscaped entry at Marine Parkway;
- F. Architectural style shall be reflective of the depiction in Exhibit C;

Apartments

- G. Setbacks shall be a minimum of 10’ for the front, side and rear yards. The garage setback shall be a minimum of 5’ for the front, side and rear;
- H. Parking shall be a minimum of 1.8 spaces per unit;
- I. Height of buildings shall not exceed 75’;
- J. A minimum of three amenities shall be required and may include a dog park, pool, clubhouse, gym and offices;

Single-Family Attached Homes

- K. Setbacks shall be a minimum of 5' for the front, side and rear yards;
- L. Parking shall be a minimum of 2 spaces per unit;
- M. Height of buildings shall not exceed 60'; and
- N. A minimum of three amenities shall be required and may include a clubhouse, pool, volleyball, pickleball, dog park, walking path, bocce ball, and tot lot.

Section 3. Property description. The property subject to this Zoning District Map amendment is located along the north and south sides of Marine Parkway east of Grand Boulevard as shown on the location map attached hereto as Exhibit "A", and as legally described therein.

Section 4. 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.

Section 5. Conflicts. 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 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ___ day of ___, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ___ day of _____, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA Approved 9-18-24

EXHIBIT A
LOCATION MAP AND LEGAL DESCRIPTION

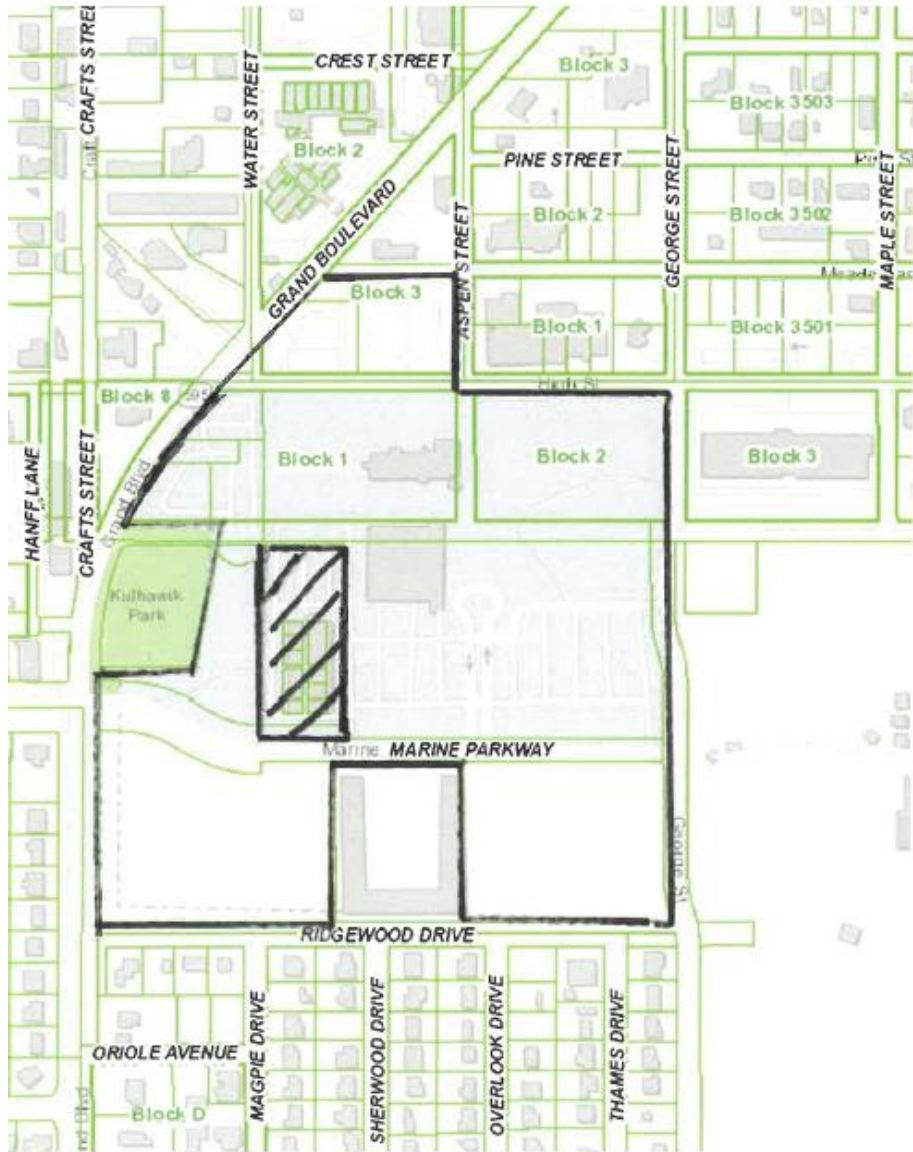


EXHIBIT B SITE PLAN



EXHIBIT C ARCHITECTURAL STYLE



Villa del Sol

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

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

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

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

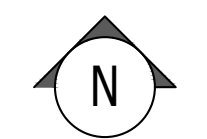
A few blocks away, the convenience of Publix and shopping centers await, while a planned golf cart crossing at Marine Parkway and US19 will add a quaint touch to local travel.

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

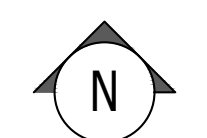




AERIAL VIEW
SCALE: NOT TO SCALE



SK-1 Rendering
August 4, 2024



Villa Del Sol Planned Development

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

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

Villa del Sol

August 1, 2024

VIA ELECTRONIC MAIL

Re: New Port Richey Multifamily Development Standards – HCA Redevelopment

To Whom It May Concern,

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

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

Context and Compatibility

1. Range of Housing Types

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

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

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

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

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

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

3. Streets extend from neighboring developments into site

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

4. Neighboring developments connected through pedestrian/bicycle facilities

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

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

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

6. Building setback is similar to neighboring buildings

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

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

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

Building Placement and Orientation

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

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

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

Response:

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

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

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

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

Response: Not applicable. PDD zoning.

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

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

13. Street facing garage doors are discouraged

Response: There are no street facing garage doors.

Vehicular and Pedestrian Circulation

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

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

15. Excessively straight and wide drives are discouraged

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

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

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

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

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

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

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

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

19. Bicycle racks provided on site

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

Common Open Spaces and Amenities

20. Common open space is incorporated as an amenity

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

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

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

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

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

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

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

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

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

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

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

Private Open Spaces

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

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

Site Furnishings and Utilities

27. Site furnishings provided in open space

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

28. Fencing and wall material are compatible with building

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

29. Retaining wall material is compatible with building

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

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

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

31. Dumpsters are completely screened

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

32. Underground utilities

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

33. Roof mounted mechanical equipment is screened from ground view

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

Context and Compatibility

34. Design incorporates neighborhood architectural features

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

35. Appropriate transition between development and abutting site

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

Mass and Scale

36. Building façade displays rhythm through recurrence of building elements

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

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

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

38. Building massing demonstrates a balanced appearance

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

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

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

Building Materials and Architectural Details

40. Acceptable facade materials

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

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

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

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

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

43. Acceptable roofing material

Response: All roofing material will meet approved roofing standards.

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

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

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

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

Natural Features

46. Preservation of significant natural features

Response:

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

Land Disturbance

47. Does not include extensive grading or unusual site improvements

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

48. Layout follows natural topography of site

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

Landscaping Materials and Standards

49. Site landscaping enhances architecture and outdoor spaces

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

50. Wide range of plant material

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

51. Landscaped areas are covered in live plant material

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

52. Appropriate irrigation

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

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

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

Parking Lot Landscaping

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

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

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

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

Lighting

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

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

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

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

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

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

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

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

Storm Water Management

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

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

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

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

Energy Efficiency, Water Conservation, and Resiliency

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

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

63. Demonstrates water conservation measures for site and building design

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

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

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

Villa del Sol

Exhibit A

SITE STATISTICS / DESIGN CRITERIA

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

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

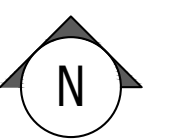
Minimum Apartment Front, Side, Rear Setbacks	10 ft
Minimum Garage Front, Side, Rear Setbacks	5 ft
Minimum Parking Setback	5 ft
Maximum Building Height to Top of Roof Peak	67 ft
Maximum Height of Additional Roof Elements	15 ft
Amenity list:	
Dog park	
Pool	
Clubhouse	
Gym	
Offices	

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

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



AERIAL VIEW
SCALE: NOT TO SCALE

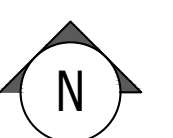


GRAPHICS LEGEND

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

SK-2 Site Plan

August 4, 2024



Villa Del Sol Planned Development

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



DAVIS BEWS DESIGN GROUP

150 State Street East, Oldsmar, FL 34677
O: 813-925-1300
www.davisbeaws.com

Villa del Sol

Exhibit B













Amenities













Villa del Sol

Exhibit C





FUTURE LAND USE MAP AMENDMENT

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

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

Date Received

Required Attachments:

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

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

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

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

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

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

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

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

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

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

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

Transportation:

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

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



REZONING APPLICATION

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

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



Required Attachments:

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

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

Guidelines for Granting a Rezoning, LDC § 5.0111

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

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

1. Current Property Owner(s) New Port Richey Hospital, Inc. / HCA Realty, Inc. / HCA Squared, LLC.				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Bridgen				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
Phone Number	Email			
3. Primary Contact (Phone Number & Email) Same as 2.				

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

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

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

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

Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.

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

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

APPLICATION & HEARING PROCESS

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

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

ATTENDANCE AT MEETINGS

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

AUTHORIZATION TO VISIT THE PROPERTY

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

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

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

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20 _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

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

Grady Bridgen
Owner or Representative's Name (Printed)

Grady Bridgen
Owner or Representative's Signature

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

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

REZONING APPLICATION

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

SELLER/OWNER AUTHORIZATION

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

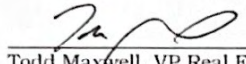
The undersigned owners of the real property hereby designate to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, and its principal, **GRADY C. PRIDGEN, III**, as their collective authorized agent to work with the City of New Port Richey, Florida, the governmental entity with jurisdiction over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

Dated this 18th day of July, 2024.

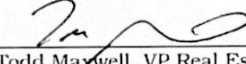
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NEW PORT RICHEY HOSPITAL, INC.,
a Florida corporation

HCA REALTY, INC.,
a Tennessee corporation

By: 

Todd Maxwell, VP Real Estate

By: 

Todd Maxwell, VP Real Estate

HCA SQUARED, LLC
a Delaware limited liability company

By: 

Todd Maxwell, VP Real Estate

Joinder and Consent

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

Dated this 18th day of July, 2024.

NPR GRAND 1, LLC.
a Florida limited liability company

By:


Grady C. Pridgen, III, Manager

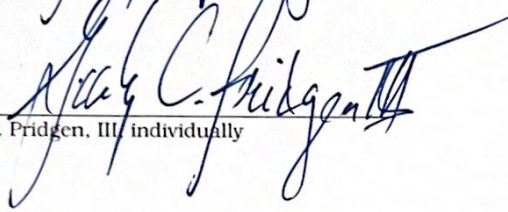


Grady C. Pridgen, III, individually

Exhibit A

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

File No.: NCS-1135724-NAS

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

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

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

PARCEL A:

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

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

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

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

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

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

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

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

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

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

PARCEL B:

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

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

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

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

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

PARCEL C:

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

PARCEL D:

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

PARCEL E:

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

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

PARCEL F - VESTING 955-1776 (BLUE):

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

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

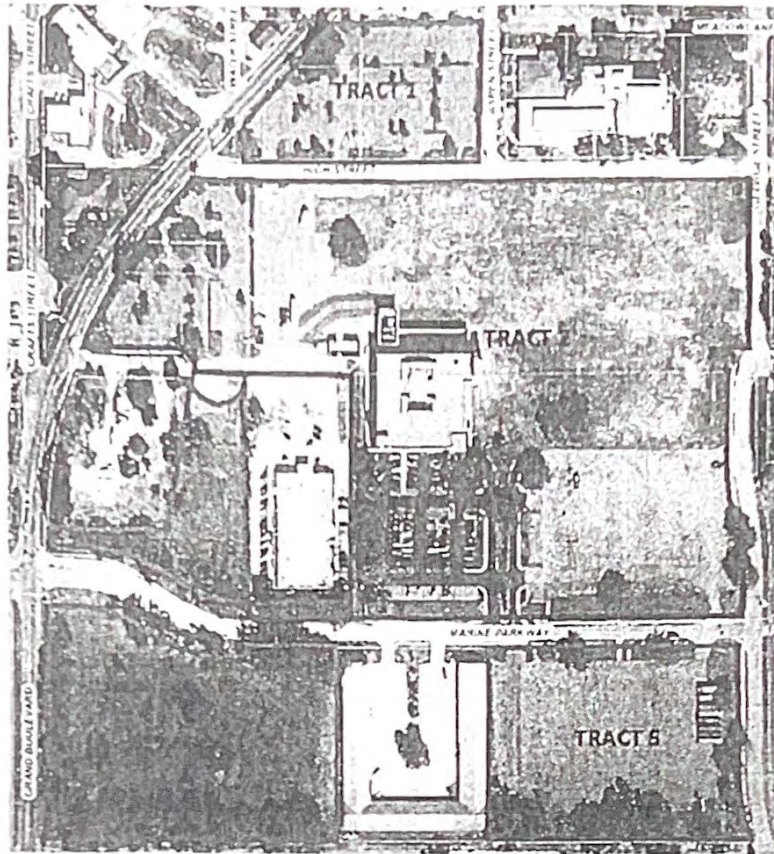
This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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



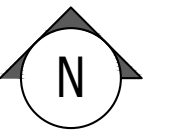
Villa del Sol

Deed Transfers/Easement Modification/Right of Way Vacations

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



AERIAL VIEW
SCALE: NOT TO SCALE

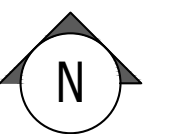


GRAPHICS LEGEND

GRAPHICS LEGEND

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

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



Villa Del Sol Planned Development

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



DAVIS BEWS DESIGN GROUP

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

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

PERPETUAL DRAINAGE EASEMENT AGREEMENT

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

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

See attached Exhibit "A";

and

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

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

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

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

1. That the hereinabove described real property is hereby acknowledged and declared between the Parties hereto as a perpetual drain field which shall hereafter receive storm waters from surrounding properties from which the discharge and flow of storm waters shall be received, retained, absorbed, and channelled on a perpetual basis.

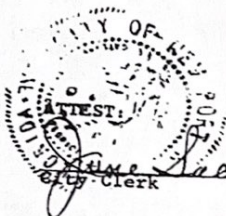
2. The HOSPITAL or its grantees, successors and assigns shall own and maintain said real property and this Agreement shall not impose any duty upon THE MUNICIPALITY to conduct any such maintenance activities thereon.

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

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

CITY OF NEW PORT RICHEY, FLORIDA
A Municipal Corporation

By: Robert Prior
Mayor



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

By: Andrew Oravec Jr.
Administrator

ATTEST:

George Billings Jr.
Assistant Administrator

STATE OF FLORIDA)
COUNTY OF PASCO)

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

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

(Notary Seal)

A. L. Oravec Jr.
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 26, 1990
D. W. HARRIS & COMPANY, INC. UND.

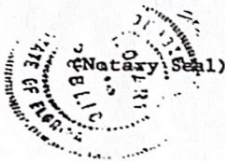
STATE OF FLORIDA)
COUNTY OF PASCO)

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

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

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

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



Debbie Dumas
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
BY ADMINISTRATION CODE, OCT 31, 1990
D. S. J. D. INC. GENERAL ENG. '88D.

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32880

O.R. 1717 PG 1828

DESCRIPTION OF

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

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

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

EXHIBIT "A"

JUN 24 2 55 11 PM '63

466857

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA. 34656.
O.R. 1717 PG 1829



VACATION OF EASEMENT/ PUBLIC RIGHT-OF-WAY APPLICATION

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

Case # _____
Date Received: _____

APPLICANT INFORMATION:

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

REQUESTED INFORMATION:

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

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

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

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



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

RE: High Street Vacation, New Port Richey

Dear Grady,

The Clearwater Gas System (CGS),

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

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

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

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

Sincerely,

Clifton Whitaker
Engineering Technician
Clearwater Gas System

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

AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER

www.clearwatergas.com

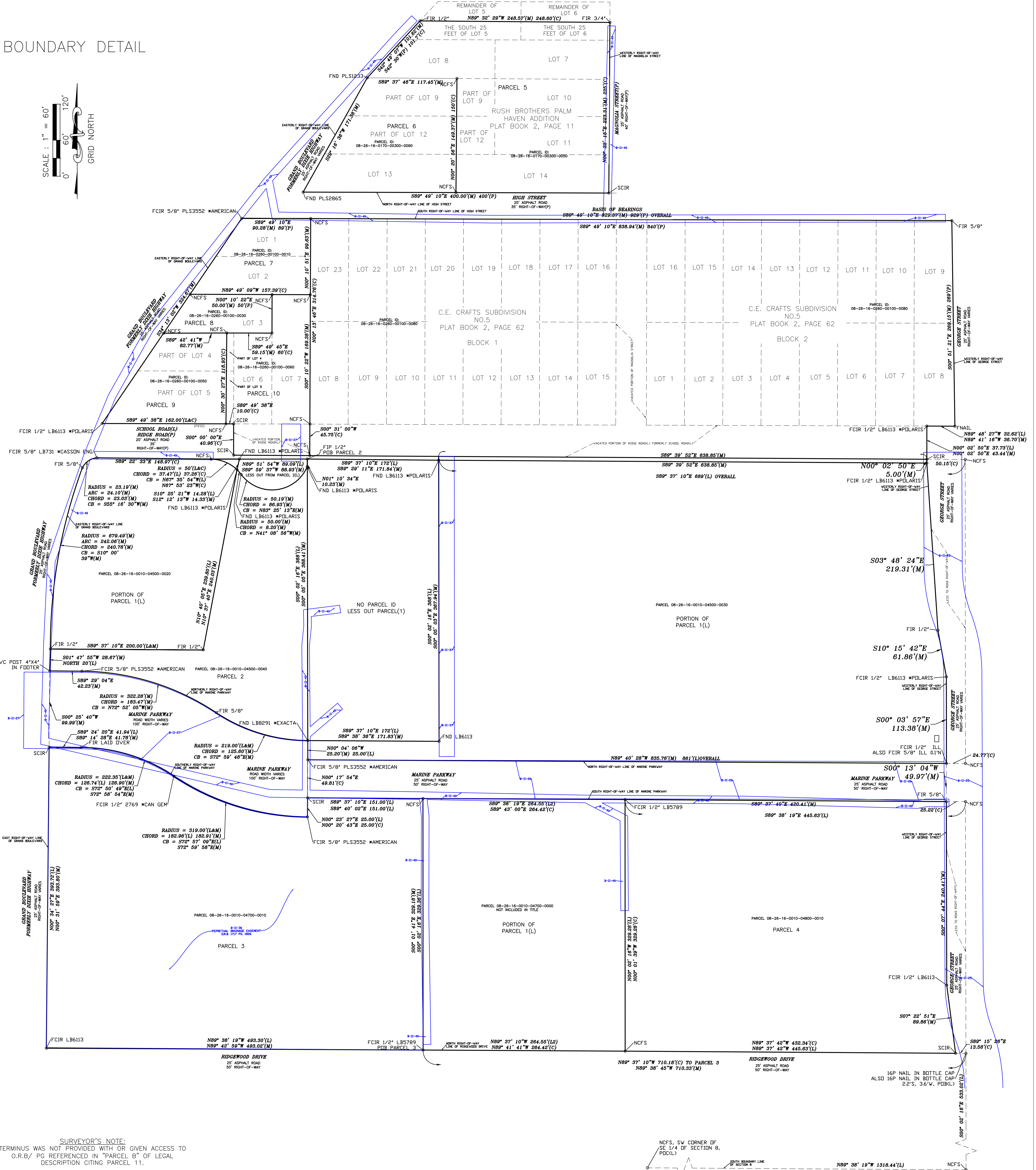
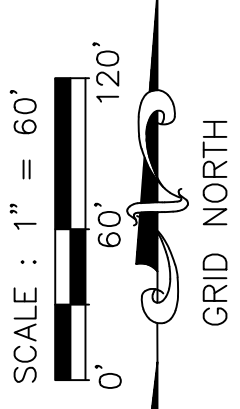
Villa del Sol

1. Survey

SECTION 08 - TOWNSHIP 26 SOUTH - RANGE 16 EAST
PASCO COUNTY - FLORIDA

ADDRESS:
5539 MARINE PARKWAY,
NEW PORT RICHEY, FLORIDA 34652

BOUNDARY DETAIL





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously.

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

Mr. Maysilles made a motion to recommend approval of the moratorium request. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Andrea Figart, New Port Richey Public Library Director
DATE: 11/6/2024
RE: Board Re-Appointments: Beth Louise Fregger and Kimberly Brust, Cultural Affairs Committee

REQUEST:

The request before City Council is to approve the re-appointments of Beth Louise Fregger and Kimberly Brust as members of the Cultural Affairs Committee.

DISCUSSION:

Beth Louise Fregger and Kimberly Brust have been members of the Cultural Affairs Committee since November 1, 2022. Their terms expired as of November 1, 2024 therefore each has submitted an application seeking re-appointment to the committee. If approved, their terms will be for two years and will be up for renewal on November 6, 2026.

RECOMMENDATION:

Staff recommends that City Council approve the re-appointment of Beth Louise Fregger and Kimberly Brust as members of the Cultural Affairs Committee as submitted and accept the attached updated roster.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
▢ Reappointment Application_Cultural Affairs Committee_Beth Louise Fregger	Backup Material
▢ Reappointment Application_Cultural Affairs Committee_Kimberly Brust	Backup Material
▢ Updated Cultural Affairs Committee Roster	Backup Material



City Board and Committee Re-Appointment Application

I, Beth Louise Fregger do hereby submit my request for re-appointment to the:

- Cultural Affairs Committee (term length 2 years)
- Environmental Committee (term length 2 years)
- Firefighters Pension Board (term length 4 years)
- Flood Risk and Preparedness Public Information Committee (term length 1 or 2 years depending on appointment)
- Historic Preservation Board (term length 2 or 3 years depending on appointment)
- Land Development Review Board (term length 3 years)
- Library Advisory Board (term length 3 years)
- Parks and Recreation Advisory Board (term length 3 years)
- Police Pension Board (term length 4 years)

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

[Signature]
Signature

10/17/2024
Date

Beth Louise Fregger
Printed Name

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY

DATE CURRENT TERM EXPIRES/EXPIRED: _____



City Board and Committee Re-Appointment Application

I, Kimberly Brust do hereby submit my request for re-appointment to the:

- Cultural Affairs Committee (term length 2 years)
- Environmental Committee (term length 2 years)
- Firefighters Pension Board (term length 4 years)
- Flood Risk and Preparedness Public Information Committee (term length 1 or 2 years depending on appointment)
- Historic Preservation Board (term length 2 or 3 years depending on appointment)
- Land Development Review Board (term length 3 years)
- Library Advisory Board (term length 3 years)
- Parks and Recreation Advisory Board (term length 3 years)
- Police Pension Board (term length 4 years)

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

Kimberly Brust
Signature

10/15/24
Date

Kimberly Brust
Printed Name

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY

DATE CURRENT TERM EXPIRES/EXPIRED: _____



CITY OF NEW PORT RICHEY BOARDS/COMMITTEES Cultural Affairs Committee

7 regular members and 2 alternate members; at least 5 members are residents and registered voters. The 2 remaining members must be registered voters and must either own/operate a city business or be employed in the city. Two-year term.

1. **Richard Melton (Chair)** **Through 08.15.25**
6851 Hills Drive
New Port Richey, FL 34653
(h) (352) 610-2352
Artman011@yahoo.com

2. **Anna Mae Petokas McNally** **Through 09.03.25**
5926 Madison Street
New Port Richey, FL 34652
(518) 491-0559
oneofthewonders@gmail.com

3. **Kimberly Brust** **Through 11.06.26**
6545 Circle Blvd.
New Port Richey, FL 34652
(727) 919-1429
kimbrust@me.com

4. **Beth Fregger (City business owner) (Secretary)** **Through 11.06.26**
8040 Island Dr.
Port Richey, FL 34668
(727) 505-4930
blfmedia23@gmail.com

5. **Eric Mullins** **Through 11.15.24**
7325 Royal Palm Drive
New Port Richey, FL 34652
(727) 777-2214
eric@mullinsmusic.org

6. **David P. Folds, III** **Through 03.05.26**
5743 Delaware Avenue
New Port Richey, FL 34652
(727) 816-1150
davepfolds@aol.com

7. **Vincent Gaddy** **Through 07.16.26**
5522 Executive Drive
New Port Richey, FL 34652
(c) 727-226-0102
Vgaddy132@gmail.com

Alternates (2):

1. **Kelly Smallwood**
7124 Meighan Court
New Port Richey, FL 34652
(c) 727-267-5189
smallwood.kelly@gmail.com

Through 07.16.26

2. **OPEN**

Staff Liaison: Andi Figart, Joyce Haasnoot

City code: _____

DIVISION 3. CULTURAL AFFAIRS COMMITTEE

Sec. 2-68. Created.

The city council hereby creates the cultural affairs committee.

The purpose of the cultural affairs committee is

- to make recommendations and to advise the city council on the financial sponsorship and creation of cultural activities for the education and recreation of the citizens.

Sec. 2-69. Duties and responsibilities.

The cultural affairs committee shall

1. review all requests made to the city for co-sponsorship of cultural events and shall
2. offer a recommendation to the city council regarding the level of financial support for such events. In addition, the cultural affairs committee may
3. offer recommendations to the city council for the initiation and promotion of new events to be sponsored either in full or in part by the city.

Sec. 2-70. Membership.

(a) There shall be seven (7) regular members and two (2) alternate members composing the cultural affairs committee. The alternate will serve as a member in the absence of a regular appointed member. At least five (5) members of the cultural affairs committee shall be resident electors of the city. The two (2) remaining members need not be residents of the city, but must be resident electors of the state and must either own or operate a business or be employed in the city. A quorum shall consist of four (4) members.

(b) The appointment of members to serve on the cultural affairs committee will be for two (2) years. The city council shall select the board members by a majority vote. The city council, by a majority vote, may remove any member with or without cause. If available, vacancies shall be filled from the alternate positions.

(c) A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused by the chairman prior to the meeting. The chairman of the committee shall notify the city clerk of the member's resignation.
(Ord. No. 1463, § 1, 8-4-98; Ord. No. 1533, § I, 8-15-2000)

Sec. 2-71. Officers.

The voting members of the cultural affairs committee shall elect one of their members to serve as chairman, one of their members to serve as vice-chairman, and one of their members to serve as secretary. The chairman shall submit an annual report to the city council. The city manager shall provide clerical and administrative staff assistance as may be reasonably required by the cultural affairs committee for the proper performance of its duties.

(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-72. Voting authority.

All members and alternates, as well as the public, shall have a voice pertaining to the business brought before the cultural affairs committee. Only members are entitled to vote on all proceedings. Alternates may not vote unless taking the place of an absent member. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.

(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-73. Meeting schedule.

The cultural affairs committee shall meet once every ninety (90) days, unless it determines to meet more frequently. All meetings of the cultural affairs committee shall be open to the public in conformance with F.S. § 286.011, otherwise known as the Government in the Sunshine Law. All meetings shall be conducted in accordance with Robert's Rules of Order. The date, time, place and the agenda of the meeting shall be posted by the city clerk in city hall one (1) week prior to the meetings unless an emergency exists.

(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-74. Funding.

The city council shall include a line item allocation in its annual budget to provide for cultural activities or similar purposes. All expenditures made from this appropriation shall be used for cultural events reviewed and approved by the city council.

(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-75. Compensation.

The members of the board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with Florida Statutes.

(Ord. No. 1463, § 1, 8-4-98)



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council

FROM: Andrea Figart, New Port Richey Public Library Director

DATE: 11/6/2024

RE: Board Appointment: Susie Saxe, Cultural Affairs Committee

REQUEST:

The request is for City Council to approve the appointment of Susie Saxe as second alternate member to the Cultural Affairs Committee.

DISCUSSION:

At the October 16, 2024, Cultural Affairs Committee meeting, the Cultural Affairs Committee considered the application of Susie Saxe. Having met the requirements to join the board, the committee unanimously voted to recommend her appointment as second alternate to the City Council.

Susie Saxe is actively involved in the New Port Richey Theatre Scene, takes pride in advocating for the arts, and has previous community service experience as part of the Krewe of the Nautilus. She has attended three Cultural Affairs Committee meetings, and although not a resident in the City of New Port Richey, Susie Saxe works as the Richey Suncoast Theatre's Box Office Manager, which fulfills the requirement of residing or working in the City of New Port Richey.

If approved, the addition of Ms. Saxe to the Cultural Affairs Committee would fill all positions on this official City board, and her term as a second alternate position would be up for renewal on November 6, 2026.

RECOMMENDATION:

Staff recommends that City Council approve the appointment of Susie Saxe as second alternate member to the Cultural Affairs Committee and accept the attached updated membership roster.

BUDGET/FISCAL IMPACT:

None.

ATTACHMENTS:

Description	Type
☐ Cultural Affairs Committee Board Application for Second Alternate_Susie Saxe	Backup Material
☐ Updated Cultural Affairs Committee Roster	Backup Material

Board and Committee Membership Application

City of New Port Richey
5919 Main Street
New Port Richey, FL 34652
(727) 853-1016
www.citynpr.org



Applicant Information

Name Susie Saxe
Street Address 72 Emerald Bay Dr
City, State, Zip Oldsmar FL 34697
Home Phone 570-916-1939
Alternate Phone _____
E-Mail Address susiesaxe@hotmail.com
(attach copy of DL for residency verification)

Boards and Committees

Please describe why you are interested in serving on a board or committee for the City of New Port Richey:

I work at Richey Suncoast Theatre on Grand Blvd. As a cultural hub of NPR I would represent the theatre interest on this committee.

Please choose which board or committee you are interested in serving on:

- Cultural Affairs Committee (meets on the third Wednesday of each month)
- Environmental Committee (meets on the second Monday of each month)
- Firefighters Pension Board (meets on a quarterly basis)
- Flood Risk and Preparedness Public Information Committee (to be determined)
- Historic Preservation Board (to be determined)
- Land Development Review Board (meets on the fourth Thursday of the month)
- Library Advisory Board (meets on the fourth Monday of the month)
- Parks and Recreation Advisory Board (meets on the second Tuesday of the month)
- Police Pension Board (meets on the fourth Tuesday of the month)

Have you attended any meetings of the board or committee on which you want to serve?
 Yes No If yes, how many have you attended? 3

Previous Board or Committee Experience

Have you ever served on a board or committee with any governmental unit? If so, please describe:

No

Previous Volunteer or Community Service Experience

Summarize your previous volunteer or community service experience.

Krewe of the Nautilus

Special Skills, Interests and/or Qualifications

Summarize special skills, interests and/or qualifications you possess which you feel would be beneficial to the board or committee you are applying for membership to.

People person
Big picture person
Advocate for the Arts

Employment/Experience

Job Title:	Employer:
Box Office Mgr	Richey Suncoast Theatre
Address Line 1:	Address Line 2:
6237 Grand Blvd	
City:	State:
New Port Richey	FL
Zip Code:	County:
34652	Pasco
Work Phone:	
727-842-6777	

Professional licenses held:

None

Previous employment or experience:

Na

Memberships in professional, civic organizations or government boards or committees:

None

Personal References

Please provide three (3) references other than relatives. List name, phone number and relationship to you.

Name (printed)	Phone Number	Relationship
Kim Brust	727-919-1429	employer
Doug Jones	727-366-8579	employer
Jess Glass	727-484-8120	co-worker

Eligibility Verification

To serve on the majority of the City's Boards or Committees you must either be a current resident of the city or own a business within the city limits, and a current registered voter. The qualifications to serve on the Flood Risk and Preparedness Public Information Committee and Historic Preservation Board are outlined in their specific ordinance located at https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances. Please check all that apply.

- I currently live within the city limits.
- I am a registered voter in Florida
- I meet the qualifications to serve on the Flood Risk and Preparedness Public Information Committee

- I own a business within the city limits (attach copy of voter identification card)
- I meet the qualifications to serve on the Historic Preservation Board

Have you ever been convicted, pleaded guilty or no lo contendere to any criminal offense? (A yes answer to the above question does not automatically preclude you from being considered. The circumstances, timeframe and relevant factors are considered on an individual basis.)

Yes No

If yes, please explain (including date):

1998 misdemeanor

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a Board or Committee member, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed) Susie Saxe
Signature Susie M Saxe
Date 10/16/24

Selection Process

Once your application has been reviewed and your eligibility to serve has been verified, you will be contacted by the City Clerk to appear at an upcoming City Council meeting so that Council may address any questions they may have regarding your application.

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY:

Date Application Received: _____

Type of Application: New Member Renewal



CITY OF NEW PORT RICHEY BOARDS/COMMITTEES

Cultural Affairs Committee

7 regular members and 2 alternate members; at least 5 members are residents and registered voters. The 2 remaining members must be registered voters and must either own/operate a city business or be employed in the city. Two-year term.

1. **Richard Melton (Chair)** **Through 08.15.25**
6851 Hills Drive
New Port Richey, FL 34653
(h) (352) 610-2352
Artman011@yahoo.com

2. **Anna Mae Petokas McNally** **Through 09.03.25**
5926 Madison Street
New Port Richey, FL 34652
(518) 491-0559
oneofthewonders@gmail.com

3. **Kimberly Brust (Vice Chair)** **Through 11.6.26**
6545 Circle Blvd.
New Port Richey, FL 34652
(727) 919-1429
kimbrust@me.com

4. **Beth Louise Fregger (city business owner)** **Through 11.06.26**
8040 Island Dr.
Port Richey, FL 34668
(727) 505-4930
blfmedia23@gmail.com

5. **Eric Mullins** **Through 11.15.24**
7325 Royal Palm Drive
New Port Richey, FL 34652
(727) 777-2214
eric@mullinsmusic.org

6. **David P. Folds, III** **Through 03.05.26**
5743 Delaware Avenue
New Port Richey, FL 34652
(727) 816-1150
davepolds@aol.com

7. **Vincent Gaddy** **Through 07.16.26**
5522 Executive Drive
New Port Richey, FL 34652
(c) 727-226-0102
Vgaddy132@gmail.com

Alternates (2):

1. **Kelly Smallwood** **Through 07.16.26**
7124 Meighan Court
New Port Richey, FL 34652
(c) 727-267-5189
smallwood.kelly@gmail.com

2. **Susie Saxe (city business employee)** **Through 11.06.26**
72 Emerald Bay Drive
Oldsmar, FL. 4677
(c) 570-916-1939
SusieSaxe@hotmail.com

Staff Liaison: Andi Figart, Joyce Haasnoot

City code: _____

DIVISION 3. CULTURAL AFFAIRS COMMITTEE

Sec. 2-68. Created.

The city council hereby creates the cultural affairs committee.

The purpose of the cultural affairs committee is

- to make recommendations and to advise the city council on the financial sponsorship and creation of cultural activities for the education and recreation of the citizens.

Sec. 2-69. Duties and responsibilities.

The cultural affairs committee shall

1. review all requests made to the city for co-sponsorship of cultural events and shall
2. offer a recommendation to the city council regarding the level of financial support for such events. In addition, the cultural affairs committee may
3. offer recommendations to the city council for the initiation and promotion of new events to be sponsored either in full or in part by the city.

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(c) A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused by the chairman prior to the meeting. The chairman of the committee shall notify the city clerk of the member's resignation.

(Ord. No. 1463, § 1, 8-4-98; Ord. No. 1533, § I, 8-15-2000)

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The voting members of the cultural affairs committee shall elect one of their members to serve as chairman, one of their members to serve as vice-chairman, and one of their members to serve as secretary. The chairman shall submit an annual report to the city council. The city manager shall provide clerical and administrative staff assistance as may be reasonably required by the cultural affairs committee for the proper performance of its duties. (Ord. No. 1463, § 1, 8-4-98)

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Sec. 2-73. Meeting schedule.

The cultural affairs committee shall meet once every ninety (90) days, unless it determines to meet more frequently. All meetings of the cultural affairs committee shall be open to the public in conformance with F.S. § 286.011, otherwise known as the Government in the Sunshine Law. All meetings shall be conducted in accordance with Robert's Rules of Order. The date, time, place and the agenda of the meeting shall be posted by the city clerk in city hall one (1) week prior to the meetings unless an emergency exists. (Ord. No. 1463, § 1, 8-4-98)

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The members of the board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with Florida Statutes. (Ord. No. 1463, § 1, 8-4-98)



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: Request for Approval of Renewal Agreement w/The Southern Group RE: Lobbying Services

REQUEST:

The request is for City Council to authorize the City Manager to enter into a renewal agreement with The Southern Group for state lobbying services for a contract length of two years in an amount not to exceed \$86,400.

DISCUSSION:

In September 2023, an RFP was let seeking proposals from firms for state lobbying services. A total of six proposals were received of which the top three were selected for interviews. At the conclusion of the interviews, the committee ranked The Southern Group as the top firm.

On November 7, 2023, City Council approved entering into an agreement with The Southern Group for a one-year period. The current contract is due to expire on November 7, 2024, therefore staff is recommending that City Council approve entering into a two-year contract with The Southern Group for the continuation of state lobbying services. If approved, the contract period will span from November 8, 2024 until November 7, 2026.

The Southern Group, under the direction of Mike Moore, represented the City's interests well during the 2024 Florida Legislative Session and was instrumental in securing several key meetings with various legislators which allowed City Council and I to present our views on legislative matters that would impact our city. I am confident that Mr. Moore and his team will continue to do so again for the upcoming legislative session that will begin on March 2, 2025.

RECOMMENDATION:

Staff recommends that City Council authorize the City Manager to enter into a renewal agreement with The Southern Group for state lobbying services for a contract length of two years in an amount not to exceed \$86,400 as submitted.

BUDGET/FISCAL IMPACT:

Funding for this item in the amount of \$43,200 is available in the City Council FY24/25 budget line item account number 001011-43199 and will be available in the FY25/26 budget once that budget is approved.

ATTACHMENTS:

	Description	Type
▢	Renewal Agreement w/The Southern Group RE: Lobbying Services	Backup Material
▢	Original Agmt. w/The Southern Group RE: Lobbying Services	Backup Material

AMENDMENT TO CONTRACT FOR SERVICES

This Amendment serves to modify the contract for lobbying services between The Southern Group of Florida, Inc., a Florida corporation, (“TSG”) and the City of New Port Richey, (“Client”) (collectively, the “Parties”) entered on November 21, 2023 (“Agreement”). This Amendment is effective November 8, 2024.

1. Paragraph 3 of the Agreement is deleted and the following is inserted in its place:

In exchange for these services, TSG represented the City of New Port Richey from November 7, 2023 to November 7, 2024 and paid TSG \$3,600 per month. The Parties have agreed to renew the Agreement for the period of November 8, 2024 to November 7, 2026, and in exchange for these services, the City of New Port Richey has agreed to pay TSG \$3,600 per month.

The Southern Group will send an invoice on the first of each month for the current month’s services and payment is due by the end of each month. Our preferred method of payment is ACH or wire transfer. Otherwise, all payments should be remitted to P.O. Box 10570, Tallahassee, FL 32302. Payments for undisputed invoices received more than 60 days after their due date shall be charged a \$100 per day late fee for each day that payment is overdue. Please also note that under no circumstances will work continue to be done by any lobbyist of The Southern Group if any invoice is unpaid beyond 90 days after their due date.

This Agreement may be terminated by either party upon receipt of 30 days’ written notice. The City of New Port Richey may terminate this Agreement prior to the expiration thereof and all fees then due and owing, in addition to all fees due and owing for the remainder of the term of the Agreement, shall be paid within 30 days.

This Agreement may only be modified in writing, signed and executed by both parties; electronic mail or communication shall not suffice to modify this agreement. Costs directly attributable to the performance of this work will be billed in addition to the monthly retainer, and these costs may include travel, lobbyist registration fees, and other expenses incurred on behalf of the City of New Port Richey. No monthly costs that in the aggregate exceed \$500 will be incurred without your prior approval.

2. Unless modified by this Amendment, the Agreement remains in full force and effect.

3. Each individual signing below on behalf of the Client or TSG hereby represents and warrants that they are duly authorized to execute and deliver this Amendment. Additionally, each Party warrants that this Amendment is binding upon the Client in accordance with its terms.

SIGNED:

The City of New Port Richey

The Southern Group of Florida, Inc.

Signed: _____

Signed: _____

Printed Name: Debbie L. Manns, ICMA-CM

Printed Name: Mike Moore

Title: City Manager

Title: Partner

August 29, 2023

Debbie L. Manns
City Manager
City of New Port Richey
5919 Main St.
New Port Richey, FL 34652

Dear Ms. Manns:

Thank you very much for your interest in The Southern Group of Florida, Inc. (The Southern Group). We appreciate the opportunity to provide lobbying services to the City of New Port Richey in Florida. The Southern Group is committed to providing the highest level of service in furtherance of your goals. This agreement will describe the terms under which that representation will occur.

You have asked that we represent the City of New Port Richey in front of the legislative and executive branches of Florida government. Services will include, but not be limited to the following:

- Assist the Mayor, City Council and City Manager on the formation of legislative appropriation requests, and advocate for these projects on the City's behalf with the legislature and the Governor's office of Policy and Budget.
- Assist City Departments in the preparation of appropriation requests.
- Inform relevant City staff of any relevant meetings or events for staff or elected officials to attend pertinent to the City's legislative priorities.
- During the legislative session, maintain daily contact and report at least weekly on the status of, appropriation requests, any legislation, and matters of concern to the City. Such reports may include personal briefings and information bulletins pertinent to any state legislation, rules, regulations, policies, or programs that affect the City and its citizens either directly or indirectly. Such reports should also be specifically tailored to the legislative priorities of the City of New Port Richey. A report shall be submitted at the end of each business week detailing legislative action taken during the week, status of appropriation requests and legislative items, and anticipated action during the upcoming week. A final report which summarizes the status of the City's legislative priorities shall be provided within one week of the closing of the session. A more detailed follow-up report on specific legislation affecting the City shall be provided within a reasonable time period, not to exceed 60 days after the close of the session.

- Review on a continuing basis all existing and proposed State policies, programs, and legislation, and regularly inform the City regarding identified issues that may affect the City and/or its citizens.
- Review the legislative policy statements adopted by the Florida League of Cities and the policy statements of other local government lobbying groups for the purpose of identifying issues which may either positively or negatively affect the City.
- Monitor state legislative committee meetings, state agency hearings and meetings prior to and during the regular and special session(s) at which specific issues delineated within the City's adopted legislative priorities are scheduled, as well as other items which may arise that affect the City.
- Provide periodic written reports, at least monthly, when the legislature is not in session, and weekly during session, on matters of interest or concern to the City. Such information may include action taken at interim committee meetings, status of studies underway, and advance notice of legislation being proposed.
- Track progress on studies that may positively or negatively affect the City or its citizens and regularly inform the City.
- Provide access to Consultant's tracking system, if available, to view City of New Port Richey's bill tracking list.
- Testify and lobby before the Legislature, Governor, and Cabinet as necessary on behalf of the City, during the annual legislature session, extended or special sessions and at legislative committee meeting.
- Appear and testify before legislative committees as required, to promote and seek passage of legislation affecting the City or its citizens, and specific legislation contained in the City's legislative priorities.
- Upon request, coordinate appointments/meetings between the City's Elected Officials and City staff and appropriate state officials and legislators.
- Develop a strategy for support, defeat, or amendment of pending legislation.

The entire team of The Southern Group's lobbyists will be available to advance the City of New Port Richey's interests. You may wish to review in detail the qualifications of the team at www.thesoutherngroup.com. However, in order to ensure that your needs are efficiently and fully addressed, I will be the primary contact for this representation. If I should ever be unavailable, I would encourage you to contact Laura Boehmer, Seth McKeel, David Shepp, or Stephanie Cardozo. Our contact information is reflected on the attached sheet.

In exchange for these services, the City of New Port Richey has agreed to pay The Southern Group \$3,600 per month, for ~~three years~~ **one year**, beginning ~~September 1, 2023 to August 31, 2026~~ **November 7, 2023 to November 7, 2024**. The Southern Group will send an invoice on the first of each month for the current month's services and payment is due by the end of each month. Our preferred method of payment is ACH or wire transfer. Otherwise, all payments should be remitted to P.O. Box 10570, Tallahassee, FL 32302. Payments for undisputed invoices received more than 60 days after

their due date shall be charged a \$100 per day late fee for each day that payment is overdue. Please also note that under no circumstances will work continue to be done by any lobbyist of The Southern Group if any invoice is unpaid beyond 90 days after their due date. Following the three-year minimum, The Southern Group and the City of New Port Richey will re-evaluate the contract fee and terms prior to a renewal. This Agreement may be terminated by either party upon receipt of 30 days' written notice. The City of New Port Richey may terminate this Agreement prior to the expiration thereof and all fees then due and owing, in addition to all fees due and owing for the remainder of the term of the Agreement, shall be paid within 30 days. This agreement may only be modified in writing, signed and executed by both parties; electronic mail or communication shall not suffice to modify this agreement. Costs directly attributable to the performance of this work will be billed in addition to the monthly retainer, and these costs may include travel, lobbyist registration fees, and other expenses incurred on behalf of the City of New Port Richey. No monthly costs that in the aggregate exceed \$500 will be incurred without your prior approval.

Also, by signing below, you agree that you will complete any forms necessary to comply with lobbyist registration requirements under Florida law that may arise as a result of our representation of the City of New Port Richey during the term of this contract or after its termination should reporting periods overlap.

Please be aware that Florida has a lobbying fee disclosure law that requires quarterly disclosure of fees. It should also be noted that The Southern Group has affiliated offices in other states and within the state of Florida. The Southern Group has a policy of declining representation of clients when that representation would immediately create a direct conflict with other clients that The Southern Group currently represents. You have retained The Southern Group for representation in Florida, and we know of no conflicts with our current clients. In order to ensure the candor and trust in our relationship that forms the basis of effective representation, it is the policy of The Southern Group to keep confidential within each office all information about your business interests and strategies.

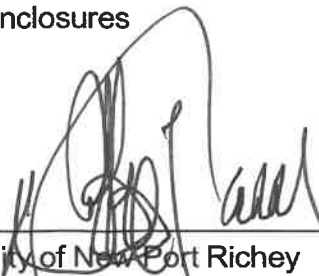
I believe the above reflects our understanding. If it does, please sign this agreement and return with the completed client information, which is enclosed. I appreciate your attention to this matter and look forward to working with you. Please never hesitate to contact me if we can assist the City of New Port Richey in any way.

Sincerely,

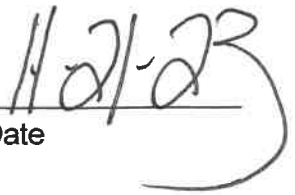


Mike Moore

Enclosures



City of New Port Richey



Date



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Leanne Mahadeo, Director of Technology and Innovation
DATE: 11/6/2024
RE: Request to Purchase Fortinet Firewall and Switch Upgrades

REQUEST:

The action being requested of the City Council is to review and consider the approval of the attached proposal for the purchase of next-generation Fortinet firewalls and Fortinet switches. This is a budgeted item proposed in the 24/25 Capital Infrastructure budget of Technology Solutions. The estimated amount is not to exceed \$108,068.40. The purchase would be made through a third-party vendor, vTECH iO DBA Computers At Work! Inc, who provided the lowest bid out of three competitive quotes for this equipment.

DISCUSSION:

The purpose of this purchase is to continue modernizing and securing the city’s network infrastructure by replacing aging firewall and network switching equipment with Fortinet’s next-generation firewall and switch solutions. These upgrades will provide enhanced security, improved performance, and greater reliability for the city’s network, aligning with our goals of bolstering cybersecurity and infrastructure resilience.

The Fortinet firewalls offer advanced threat protection, including deep packet inspection, intrusion prevention, and anti-malware capabilities, while the Fortinet switches will increase bandwidth capacity and offer security features designed for modern network demands. Additionally, these solutions will improve network segmentation, application visibility, and control, reducing the risk of security breaches.

This upgrade builds on our previous network security improvements and will replace older equipment that no longer meets the city’s growing needs. The selection of vTECH iO DBA Computers At Work! Inc is based on their submission of the lowest bid among three qualified bidders, ensuring both cost-effectiveness and high-quality, industry-leading equipment.

Fortinet is recognized for its leadership in cybersecurity, offering integrated security fabric that provides streamlined management and enhanced protection across the city’s entire network. This purchase represents a significant investment in the future security and functionality of the city’s IT infrastructure, positioning the city to handle increasing network traffic and emerging cybersecurity threats.

RECOMMENDATION:

The approval of this purchase is recommended.

BUDGET/FISCAL IMPACT:

The funding source for this purchase will come from the Technology Solutions 24/25 budget for Capital Infrastructure account code 001024-46417.

ATTACHMENTS:

Description	Type
☐ VTechIO Computers at Work Fortinet Quote	Backup Material

Computers At Work!, Inc.

DBA



EIN: 31-1758837

2338 Immokalee Rd. #151

Naples, FL 34110

Phone: (239) 514-2888

Fax: (239) 236-2232

www.vTECHio.com

**PROPOSAL
CAWQ33361**

Quoted: Sep 11, 2024

Expires: Oct 11, 2024

Prepared For:

City of New Port Richey

Mike Miller

5919 Main St.

New Port Richey, FL 34652

United States

Phone (727) 853-1251

Email millerm@cityofnewportrichey.org

Ship To:

City of New Port Richey

Mike Miller

5919 Main St.

New Port Richey, FL 34652

United States

Presented By:

Dan Beeman

Dan.beeman@vtechio.com

813-777-7651

To accept this proposal, sign here and return:

Date: _____

Customer Purchase Order Number: _____

Please review quote for shipping address and accuracy of each item BEFORE placing order.

Terms: Net 30 Days

Line #	Description	Product #	Unit Price	Qty	Ext. Price
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1	Fleet FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12
2	Fire 2 FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12
3	Fire 1 FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12
4	Waste Water FortiSwitch-424E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 24 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 421W POE output limit	FS-424E-FPOE	\$1,440.53	1	\$1,440.53
5	Public Works OPS FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12

Line #	Description	Product #	Unit Price	Qty	Ext. Price
6	Library FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12
7	Water Treatment FortiSwitch-424E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 24 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 421W POE output limit	FS-424E-FPOE	\$1,440.53	1	\$1,440.53
8	FortiSwitch-424E-FPOE 1 Year FortiCare Premium Support	FC-10-S424F-247-02-12	\$144.06	1	\$144.06
9	City Manager FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	1	\$3,089.12
10	FortiSwitch-108F L2 Switch - 8 x GE RJ45 ports, 2 x GE SFP, Fanless, 12V/3A power adapter of input voltage 100 - 240VAC and PSE dual powered L2+ management switch, FortiGate Switch controller compatible.	FS-108F	\$199.59	1	\$199.59
11	Rec Center FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	2	\$6,178.24
12	FortiGate-901G Hardware plus 1 Year Hardware plus FortiCare Premium and FortiGuard Enterprise Protection	FG-901G-BDL-809-12	\$30,361.76	1	\$30,361.76
13	FortiGate-901G 1 Year 4-Hour Hardware Delivery Premium RMA Service (Requires FortiCare Premium or FortiCare Elite)	FC-10-FG9H1-211-02-12	\$1,969.41	1	\$1,969.41
14	Rec Center (no FG) FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	2	\$6,178.24

Line #	Description	Product #	Unit Price	Qty	Ext. Price
15	FortiGate-901G 1 Year 4-Hour Hardware Delivery Premium RMA Service (Requires FortiCare Premium or FortiCare Elite)	FC-10-FG9H1-211-02-12	\$1,969.41	2	\$3,938.82
16	PD FortiSwitch-448E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x 10 GE SFP+, with automatic Max 772W POE output limit	FS-448E-FPOE	\$3,089.12	3	\$9,267.36
17	FortiSwitch-448E-FPOE 1 Year FortiCare Premium Support	FC-10-S448F-247-02-12	\$308.92	1	\$308.92
18	FortiSwitch-108F L2 Switch - 8 x GE RJ45 ports, 2 x GE SFP, Fanless, 12V/3A power adapter of input voltage 100 - 240VAC and PSE dual powered L2+ management switch, FortiGate Switch controller compatible.	FS-108F	\$199.59	1	\$199.59
19	FortiSwitch-108F 1 Year FortiCare Premium Support	FC-10-F108N-247-02-12	\$19.96	1	\$19.96
20	FortiGate-201F Hardware plus 1 Year Hardware plus FortiCare Premium and FortiGuard Enterprise Protection	FG-201F-BDL-809-12	\$6,243.75	1	\$6,243.75
21	FortiGate-201F 1 Year 4-Hour Hardware Delivery Premium RMA Service (Requires FortiCare Premium or FortiCare Elite)	FC-10-F201F-211-02-12	\$405.00	1	\$405.00
22	MISC FortiAP-U231F Indoor Wireless Universal AP - Tri radio (802.11 b/g/n/ax 2x2 MU-MIMO, 802.11 a/n/ac/ax 2x2 MU-MIMO and 1x 802.11 a/b/g/n/ac Wave 2, 2x2), internal antennas, 2x 10/100/1000 RJ45 port, BT/BLE, 1x Type A USB, 1x RS-232 RJ45 Serial Port. Ceiling/wall mount kit included.For power order: 802.3at PoE injector GPI-130 or AC adapter SP-FAP250-PA-10. Region Code A	FAP-U231F-A	\$190.59	25	\$4,764.75
23	FortiAP-U231F 1 Year FortiCare Premium Support	FC-10-P231F-247-02-12	\$19.06	1	\$19.06

Line #	Description	Product #	Unit Price	Qty	Ext. Price
24	Endpoint-based Licenses - EPP/APT 1 Year FortiClient EPP/APT Subscription for 500 endpoints. Includes VPN/ZTNA Agent, EPP/APT and EMS hosted by FortiCloud with FortiCare Premium.	FC2-10-EMS05-429-01-12	\$6,638.82	2	\$13,277.64
25	FortiCare BPS Subscription for FortiClient 1 Year FortiClient Best Practice Service for 1,000 - 9999 Endpoints/Users	FC2-10-FCBPS-310-02-12	\$3,176.47	1	\$3,176.47

Recurring :		Totals :	
Your investment in addition to the Grand Total:		Subtotal	\$108,068.40
\$0.00	Billed Monthly	Tax	\$0.00
\$0.00	Billed Quarterly	Shipping	\$0.00
\$0.00	Billed Annually	Grand Total	\$108,068.40
\$108,068.40	Total Deposit		



www.vTECHio.com

Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. vTechio reserves the right to cancel quotes and orders arising from pricing or other errors. Sales tax on products shipped is based on your "Ship To" address. Please indicate any tax-exempt status on your PO, and email your exemption certificate to DJ.peterson@vtechio.com . Note: All tax quoted above is an estimate; final taxes will be listed on the invoice. If you have any questions regarding tax please send an e-mail to DJ.peterson@vtechio.com

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice.***A 3.5% convenience fee will be charged for credit card purchases*** By signing this quote you acknowledge having read and agree to be bound by such terms.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Leanne Mahadeo, Director of Technology and Innovation
DATE: 11/6/2024
RE: Request to Purchase BitDefender CyberSecurity Software

REQUEST:

The action being requested of the City Council is to review and consider the approval of the attached proposal for the purchase of a 3-year contract for Bitdefender MDR, XDR, and GravityZone Patch Management software services. This is a budgeted item proposed in the 24/25 Operation Software budget of Technology Solutions. The estimated amount is not to exceed \$150,594.00 for the full 3-year term. The purchase would be made through a third-party vendor, vTECH iO DBA Computers At Work! Inc, who is a reseller partner of Bitdefender. This renewal would be made using the NCPA Contract 01-130 for Technology Products and Services.

DISCUSSION:

The purpose of this purchase is to shift from the previous 1-year contract to a 3-year contract for Bitdefender's Managed Detection and Response (MDR), Extended Detection and Response (XDR), and GravityZone Patch Management services. The decision to move to a 3-year contract allows the city to secure a more cost-effective, long-term solution for advanced cybersecurity measures, locking in a fixed price and avoiding potential cost increases in future renewals.

Bitdefender's XDR continues to provide comprehensive Security Operations Center (SOC) services and advanced threat detection, monitoring both endpoint and network traffic in real time. The GravityZone Patch Management service automates patch deployments, helping maintain the city's cybersecurity hygiene and reducing exposure to vulnerabilities.

Previously, the city utilized these services under a 1-year contract, which has proven effective. However, transitioning to a 3-year contract will yield cost savings, improved stability in service delivery, and reduced administrative overhead by eliminating the need for annual renewals. The estimated total cost of the 3-year contract is \$150,594.00, which provides both security and financial benefits over renewing annually.

The city previously relied on services from SecNap and Tyler Detect, which together cost over \$80,000 per year. By continuing with Bitdefender's services, the city will maintain a superior level of cybersecurity protection while benefiting from lower costs and enhanced threat detection capabilities.

RECOMMENDATION:

The approval of this 3-year contract is recommended.

BUDGET/FISCAL IMPACT:

The funding source for this purchase will come from the Technology Solutions 24/25 budget for Operation Software, account code 001024-45225.

ATTACHMENTS:

Description	Type
□ Bitdefender proposal	Backup Material
□ Associated NCPA Contract 01-130	Backup Material



Prepared For:	Ship To:	Presented By:
<p>City of New Port Richey Mike Miller 5919 Main St. New Port Richey, FL 34652 United States</p> <p>Phone (727) 853-1251 Email millerm@cityofnewportrichey.org</p>	<p>City of New Port Richey Mike Miller 5919 Main St. New Port Richey, FL 34652 United States</p>	<p>Dan Beeman Dan.beeman@vtechio.com 813-777-7651</p> <p>To accept this proposal, sign here and return: _____ Date: _____ Customer Purchase Order Number: _____</p>

Please review quote for shipping address and accuracy of each item BEFORE placing order.

Terms: Net 30 Days

Line #	Description	Product #	Unit Price	Qty	Ext. Price
1	Bitdefender MDR PLUS, 3 years, 250-499	MDRCZZSSN360 FLZZ	\$403.27	300	\$120,981.00
2	Bitdefender XDR Sensor for MDR - Network, 3 years, 250-499	3117MXBSN360F LZZ	\$51.73	300	\$15,519.00
3	Bitdefender GravityZone Patch Management, 3 Years, 250-499	2897ZZBSN360F LZZ	\$46.98	300	\$14,094.00
4	NCPA Contract #01-130	NCPA Contract #01-130			

Recurring :	Totals :
<p>Your investment in addition to the Grand Total:</p> <p>\$0.00 Billed Monthly \$0.00 Billed Quarterly \$0.00 Billed Annually \$150,594.00 Total Deposit</p>	<p>Subtotal \$150,594.00 Tax \$0.00 Shipping \$0.00 Grand Total \$150,594.00</p>



Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. vTechio reserves the right to cancel quotes and orders arising from pricing or other errors. Sales tax on products shipped is based on your "Ship To" address. Please indicate any tax-exempt status on your PO, and email your exemption certificate to DJ.peterson@vtechio.com . Note: All tax quoted above is an estimate; final taxes will be listed on the invoice. If you have any questions regarding tax please send an e-mail to DJ.peterson@vtechio.com

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice.***A 3.5% convenience fee will be charged for credit card purchases*** By signing this quote you acknowledge having read and agree to be bound by such terms.



Region XIV Education Service Center

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

Monday, December 13th, 2021

Climb Channel Solutions
ATTN: Dale Foster
4 Industrial Way West, 3rd Floor
Eatontown, NJ 07724

Dear Dale:

Region XIV Education Service Center is happy to announce that Climb Channel Solutions has been awarded an annual contract Cyber-Security Solutions, Malware, Ransomware Protection, Other Related Products and Services based on the proposal submitted to Region XIV ESC.

The contract is effective immediately and will expire on December 31st, 2024. The contract can then be renewed annually for an additional two years, if mutually agreed on by Region XIV ESC and Climb Channel Solutions.

We look forward to a long and successful partnership underneath this contract.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane", written in a cursive style.

Shane Fields
Region XIV, Executive Director



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 11/6/2024
RE: Resolution No. 2025-09: Extending Local State of Emergency for Hurricane Milton

REQUEST:

The request is for City Council to approve a resolution which extends the local state of emergency due to Hurricane Milton.

DISCUSSION:

On October 4, 2024, Florida Governor Ron DeSantis issued Executive Order No. 24-214 which declared a state of emergency across several counties, of which Pasco County was included, in advance of Hurricane Milton. On October 7, 2024, City Council conducted a special meeting to declare a local state of emergency due to the impending storm. The local state of emergency went into effect as of 12:00 a.m. on October 8, 2024 for seven days. City Council conducted special meetings on October 14, 2024, October 21, 2024, October 28, 2024 and November 4, 2024 to extend the local state of emergency as the City is still in its recovery efforts from not only Hurricane Milton but the previous Hurricane Helene. As the current extension of the local state of emergency is due to expire at 11:59 p.m. on Monday, November 11th and city offices are closed that day due to the Veterans Day holiday, staff is requesting that City Council approve the attached resolution which shall go into effect as of 12:00 a.m. on Tuesday, November 12, 2024 and shall remain in effect until 11:59 p.m. on Monday, November 18, 2024.

As a reminder, Section 252.38(3)(a)(5), Florida Statutes, states that a municipality has the authority to declare a state of local emergency for a period of time up to seven (7) days, which may be extended as necessary in seven (7) day increments.

RECOMMENDATION:

Staff recommends that City Council approve a resolution which extends the local state of emergency due to Hurricane Milton until 11:59 p.m. on Monday, November 18, 2024 as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ Resolution No. 2025-09: Extending Local State of Emergency for Hurricane Milton	Backup Material

RESOLUTION NO. 2025-09

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA DECLARING AND EXTENDING A LOCAL STATE OF EMERGENCY DUE TO THE IMPACTS ASSOCIATED WITH HURRICANE MILTON WHICH MOVED ACROSS THE STATE OF FLORIDA; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on October 4, 2024, Florida Governor Ron DeSantis issued Executive Order No. 24-214 declaring a state of emergency due to the impacts associated with Hurricane Milton which moved across the State of Florida;

WHEREAS, on October 7, 2024 City Council approved Resolution No. 2025-04 which declared a local state of emergency due to the impacts associated with Hurricane Milton, which was subsequently extended on October 14, 2024 by Resolution No. 2025-05, by Resolution No. 2025-06 on October 21, 2024, by Resolution No. 2025-07 on October 28, 2024 and by Resolution No. 2025-08 on November 4, 2024; and

WHEREAS, pursuant to the provisions set forth in Section 252.38(3)(a)(5), Florida Statutes, a municipality has the authority to declare a state of local emergency for a period of time up to seven (7) days, which may be extended as necessary in seven (7) day increments, and to waive the procedures and formalities otherwise required of political subdivisions by law pertaining to:

- a. Performance of public works projects including taking whatever prudent action is necessary to ensure the health, safety and welfare of the community;
- b. Entering into contracts;
- c. Incurring obligations;
- d. Employment of permanent and temporary workers;
- e. Utilization of volunteer workers;
- f. Rental of equipment;
- g. Acquisition and distribution, with or without compensation, of supplies, materials and facilities; and
- h. Appropriation and expenditure of public funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Port Richey that the state of local emergency is hereby extended for a period of time up to seven (7) days effective as of 12:00 a.m. November 12, 2024, at which time the period may be extended as necessary in additional seven (7) day increments for a period of time up to seven (7) days by subsequent resolution, and all territory within the legal incorporated boundaries of the City of New Port Richey, Pasco County, Florida shall be embraced by the provision of this emergency resolution.

BE IT FURTHER RESOLVED that the City Council hereby exercises its home rule and statutory authority and waives the procedures and formalities required by law of a political subdivision, as provided in Chapter 252, Florida Statutes; and

BE IT FURTHER RESOLVED that the City Council hereby designates the City Manager as the declaring official for all purposes necessary to implement the provisions of this resolution including but not limited to expenditure of funds and implementation of an emergency curfew.

All public officials and employees of the City of New Port Richey are hereby directed to

exercise the utmost diligence in discharge of duties required of them for the duration of the emergency and in the execution of emergency laws, regulations and directives, both state and local.

All citizens are called upon and directed to comply with necessary emergency measures, to cooperate with public officials and civil emergency/disaster service forces in executing emergency operational plans, and to obey and comply with the lawful directions of properly identified public officers.

DATED THIS 6th day of November, 2024.

ATTEST:

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney