



CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
March 19, 2024
7:00 PM

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 March 5, 2024 Regular Meeting Minutes Page 3
5. Swearing-In of New Police Officer Jeff Losinski
6. Proclamation - Florida Loquat Day Page 19
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.	Purchases/Payments for City Council Approval	Page 20
9. Public Reading of Ordinances		
a.	First Reading, Ordinance No. 2024-2288: Land Use Amendment for 6727 Trouble Creek Rd.	Page 22
b.	First Reading, Ordinance No. 2024-2289: Rezoning for 6727 Trouble Creek Rd.	Page 47
c.	First Reading, Ordinance No. 2024-2290: Conditional Use for 6727 Trouble Creek Rd.	Page 67
d.	First Reading, Ordinance No. 2024-2293: Amending Chapter 7 of the LDC to Create an R-4 Coastal Cottage Zoning District	Page 92
10. Business Items		
a.	2022 N. River Neighborhood Streetscape Improvements Project Close Out	Page 100
b.	2024 Sims Park Playground Surface Replacement Project Close Out	Page 103
c.	Request to Purchase Gravity - Cloud Based Platform	Page 107
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, CMC, City Clerk
DATE: 3/19/2024
RE: Approval of March 5, 2024 Regular Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the March 5, 2024 regular meeting.

DISCUSSION:

City Council met for their regularly scheduled meeting on March 5, 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 March 5, 2024 regular meeting as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ March 5, 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

March 5, 2024

7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 7:00 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, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology and Innovations Director Robert Greene, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzell.

2 Pledge of Allegiance

3 Moment of Silence

4 Approval of February 15, 2024 Special Meeting and February 20, 2024 Regular Minutes

Motion was made to approve the minutes as presented.

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

5 Proclamation: Irish American Heritage Month

6 Proclamation: Athletic Training Month

7 Proclamation: Problem Gambling Awareness Month (By Title Only)

8 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:

- Rob Marlowe, 5603 Palmetto Rd., NPR spoke regarding Schwettman, 5462 Grand Blvd., commended City Manager Manns and the new entryway sign.
- Darla Schwendeman, 2940 Meadowood Dr., NPR spoke regarding a lawsuit.
- Ryan Knowles, 6431 Taylor Ct., NPR spoke regarding the new solid waste program.
- Tom Finn, 5949 Tennessee Ave., NPR spoke regarding the new solid waste ordinance and lawsuit.
- Laurie Baker, 5853 Lafayette Ave., spoke regarding the upcoming Pasco County Women Pioneer performance.
- Michael Turansky, 6932 Washington Ave., NPR spoke regarding the new solid waste program and opting out of the new system.
- Judith Allen, 5940 Grand Blvd., NPR spoke regarding meetings on the website, the ordinance and flex card.
- Shinikki Whiting, 5755 Indiana Ave., NPR spoke regarding comments at the last meeting regarding bullying and derogatory remarks.
- Kimberly Cox, 7336 Ashmore Dr., NPR spoke regarding the conduct of Mayor and Council members.
- Nathan Pollock, 6153 Massachusetts Ave., NPR spoke regarding the fundraiser at Patriot Stogies, the new solid waste program and grants.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke regarding Shinikki Whiting, public records request.

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.

9 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 - November 2023 - January 2024
- c Library Advisory Board Minutes - November 2023 and January 2024

10 Public Reading of Ordinances

- a First Reading, Ordinance No. 2024-2291: Rezoning for 12.42 Acres of Property Located at Sea Forest Drive and Green Key Road

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 first reading of an ordinance to rezone a 12.42 acre property located at Sea Forest Drive and Green Key Road from PDD and R-1 to PDD. She then introduced Senior Planner Lisa Algieri who then made a presentation to Council. The subject property is located at the southeast corner of Sea Forest Drive and Green Key Road. The future lane use is low density. The property is vacant with the eastern and southern portions lying in wetlands. The applicant is requesting to rezone from PDD & R-1 to a PDD

with an amended site plan. The revised site plan will consist of 60 single-family attached townhomes with site amenities. She stated there was a change requested by the applicant in height from 35' to 50'. The proposal is consistent with the City's Comprehensive Plan.

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

- Raquel Thiebes, 4731 Sanctuary Dr., NPR spoke regarding flooding, the amount of fill, runoff and parking. She urged Council to go out and visit the site.
- John Kane, 6041 Florida Ave., NPR cautioned Council about the number of homes that can be put there and flooding.
- George Thiebes, 4731 Sanctuary Dr., NPR spoke regarding environmental assessment and traffic impacts.
- Ron Orchard, 6719 Manor Beach Rd., NPR spoke regarding previous zonings, the amount of fill, runoff and the Coastal Management statute.
- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding long term impacts of the project, FEMA, flood insurance for the residents and environmental aspects.
- Ryan Knowles, 6431 Taylor Ct., NPR asked about loss of life should there be a hurricane.
- Kimberly Cox, 7336 Ashmore Dr., NPR spoke about not building and to let properties just exist. She also spoke about gentrification.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke regarding tabling the item. He also about an environmental assessment and if it can be made public.
- Denise Blume, 4631 Green Key Rd., NPR spoke homeless on her street and the view of the water from her backyard.
- Judith Allen, 5940 Grand Blvd., NPR spoke regarding the no name storm in 1993 and urged caution on building on the west side of 19.
- Cheryl Orchard, 6719 Manor Beach Rd., NPR spoke regarding the Coastal Management statute, the no name storm of 1993, the conditions when the County installed their sewers and the lack of swails at Manor Beach and Green Key.
- Sherry Stamback, 6926 Washington St., spoke regarding emergency services for the area.
- Donna Jensen, 5922 Wyoming Ave., NPR spoke about conserving the area and bringing back the area to what it was in the past.
- Dave Schwendeman, 2940 Meadowood Dr., NPR spoke about slowing down building and leaving land for the animals.

With no one else coming forward Mayor Davis returned the floor to Council. Amy Huber from NPR Townhomes came forward to make a presentation on behalf of the applicant. She stated that this agenda item is solely for a rezoning and is not a site plan. She stated what is being asked is to rezone the entire parcel PDD. She then made a presentation to Council. She said they are only developing on the upland. She stated an environmental assessment and traffic study has been submitted. Ms. Huber then highlighted the criteria in order to adhere to quasi-judicial guidelines. She then highlighted the amenities for the project. Councilman Altman spoke about his history with the property. He stated our job is to weigh the evidence and the existing zoning. He stated he is aware of the resiliency issues. City Attorney Driscoll stated Council is constrained to review the evidence presented and not speculation or conjecture. He stated Council is approving a PDD and site plan. He stated any development is subject to SWFWMD and FDEP review. Motion was made to approve the ordinance upon its first reading.

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

11 Business Items

a Board Appointment: David P. Folds, III, Cultural Affairs Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of David P. Folds, III as member to the Cultural Affairs Committee. If approved, Mr. Folds' term will be for two years and will be up for renewal on March 6, 2026. Upon opening the floor to public comment, the following people came forward to speak:

- David P. Folds, III, 5743 Delaware Ave., NPR introduced himself to Council.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke in support of the appointment and his application to the committee.

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

b 2024 Sims Park Artificial Turf Installation

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 a proposal from FieldTurf USA Inc., in the amount not to exceed \$231,708.90 for the installation of artificial turf in Sims Park. He stated that improvements to Sims Park were completed in 2016. The sod was replaced in 2019 and 2021. The sod is due once again to be replaced again. Mr. Rivera then highlighted the benefits of artificial turf. He stated funding for this project is available in the CIP. Mr. Rivera then highlighted the Capital Cost Operation and Maintenance of regular sod versus artificial turf.

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

- John Kane, 6041 Florida Ave., NPR spoke regarding the park usage and thinking out of the box by using road areas and Railroad Square. He also suggested limiting park events.
- Ryan Knowles, 6431 Taylor Ct., NPR asked about golf carts, stakes and motorcycles on the turf.
- Darla Scwendeman, 2940 Meadowood Dr., NPR asked about the heat on the turf.
- Judith Allen, 5940 Grand Blvd., NPR spoke about the CDBG Grant and Council decisions.

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

c Auxiliary Power Generator Purchase – Fire Station No. 2

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 a proposal from Ring Power Systems Incorporated in the amount not to exceed \$133,842.00 for the purchase of a 300KW auxiliary power generator for Fire Station No. 2 and corresponding budget amendment. In an effort to reduce costs associated with the project, staff has begun the direct purchase of several items. The first being the auxiliary power generator. This direct purchase reduces the cost of the project by eliminating the sales tax, contractor's profit and insurance, as well as competitive pricing thru the use of the Sourcewell Coop contract bid process.

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

- Laurie Baker, 5853 Lafayette St., NPR spoke about qualifying for Penny for Pasco funds.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented and have staff look for alternate funding sources.

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

d Resolution No. 2024-03: Amending City Council Meeting Times

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 adopt Resolution No. 2024-03 which amends the start time for all regular City Council meetings and work sessions to 6:00 p.m. At your regular meeting on February 20, 2024, Councilman Peters brought up the suggestion of amending the start time for City Council meetings from 7:00 p.m. to 6:00 p.m. Staff has researched what times the other five municipalities in Pasco County begin their meetings. The results are as follows:

- City of Dade City meetings begin at 5:30 p.m.
- City of Port Richey meetings begin at 6:00 p.m.
- Town of St. Leo meetings begin at 7:00 p.m. but are only held once a month.
- City of San Antonio meetings begin at 6:30 p.m. but are only held once a month.
- City of Zephyrhills meetings begin at 6:00 p.m.

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

- Deanna Wilson, 5532 Delaware Ave., NPR spoke in opposition of the item.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented effective April 2, 2024.

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

e Potential Acquisition of 5462 Grand Boulevard

City Manager Manns introduced Asst. City Manager Gregory Oravec who then presented the item to Council. He stated that the purpose of this agenda item was to authorize the City Manager to participate in an online auction for 5462 Grand Blvd., New Port Richey, FL 34652, approving a bid up to appraised value or \$575,000, whichever is less, to be funded by the Community Redevelopment Agency. As set forth in the companion item to the CRA Board, the subject property (hereinafter referred to as the "Property") is prominently located at 5462 Grand Boulevard, at the southeast corner of Grand Boulevard and Gulf Drive, directly across Gulf Drive from Historic Gulf High School (a/k/a Schwettman Education Center). It is critical to highlight that the Property includes the two lots on the east side of George Street, contiguous to Historic Gulf High School's remote parking lot. According to the Property Appraiser's records, the Property is described as Parcel ID 08-26-16-0240-00300-0010 and Parcel ID 08-26-16-0250-03504-0080; approximately 0.69 acres in the aggregate; occupied by a 3-story office building of approximately 13,310 SF; and currently valued at \$401,302 in the aggregate. Unfortunately, this key site on our City's premier local north-south thoroughfare has had multiple unresolved code violations since 2019; and this ultimately led the City to seek relief through court action, which it won pursuant to a Uniform Final Judgment of Foreclosure dated January 18, 2024. The Judgment of Foreclosure has ordered a public sale, via online auction, on March 18, 2024. As you may know, in such an auction, the effective opening bid will start with the amount owed to the City, which is currently estimated at \$241,000. Further, if no other party bids on the Property, the City could acquire title to the Property for that amount owed plus miscellaneous fees; and should it elect to bid, would only have to "come out of pocket" for that amount over \$241,000. Given the Property's prominence on Grand Boulevard and strategic location in relation to Historic Gulf High School and the remote parking lot, staff believes that the City and Agency are being presented with a special opportunity to assemble a catalytic redevelopment site which would not only squarely address the running code violations on the Property, but also enable the City, Agency, and our community to plan and then implement a transformational project for both sides of Gulf Drive. The Agency has ordered an appraisal of the Property to help guide the City's participation, if authorized, in the online auction. It is anticipated to be complete by close of business, March 8. Consequently, staff has structured this request with a cap of \$575,000 or appraised value, whichever is less, and that cap represents the total maximum bid amount inclusive of any City credits, such as the aforementioned \$241,000. When considering valuation of the Property, its current state of vacancy and physical condition, and the difference that active property ownership and reinvestment can make, it is

interesting to compare the building on the Property to the building at the northwest corner of Grand Boulevard and Gulf Drive, 5509 Grand Boulevard. Even though the buildings are very similar in size and architecture, the Property Appraiser values the building at 5509 at \$22/SF and the building at 5462 at \$13.17/SF. If the Property is acquired, Agency staff would outline a proposed procurement process, to be considered at a future meeting of the Agency Board, by which a multidisciplinary planning firm would be selected to lead a community-oriented master planning process for the Property, Historic Gulf High School, and the surrounding Schwettman Oaks Neighborhood. Such a master planning process would include several opportunities for citizen engagement and would be expected to result in the Agency Board's adoption of a master plan for the sites and surrounding area, which would then be implemented through subsequent action.

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

- Dale Webb, 5647 Kentucky Ave., NPR spoke regarding the condition of the building and advised the City not go acquire it.
- Deanna Wilson, 5532 Delaware Ave., NPR spoke about buying the building to get the place.
- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding this being a selling point for private investment. He asked if this was included in the CRA Master Plan or is this a decision now because of the foreclosure.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Altman stated it is blighted and would most likely fall within the Plan. He stated the goal is going to see this demolished. He stated the CRA Plan has to be updated to include the projects that we envision. 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

f City Manager Performance Evaluation

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct the annual evaluation of her performance as City Manager. She stated that the evaluation ensures an open and productive communication. She stated that we are ruled by a Charter and she is one of two Charter officials. City Manager Manns then highlighted the Council-Manager form of government, budget and employees. She stated it is her job to make sure Council makes the most informed decisions they can. She stated Council oversees the Strategic Plan and Budget. She spoke about what Council was looking for in a manager when she interviewed ten years ago. They were looking for someone who could steer the City and that is what they received. She stated there is still a lot of hard work to do and she is looking forward to continuing the work. City Manager Manns stated she has great passion for wanting to make the city better. She then proceeded to introduce the changes to her contract as follows:

- The term of contract shall be for five years and shall be up for renewal on June 2, 2029.
- The city shall provide an annual salary adjustment as a cost-of-living rate adjustment on an annual basis which shall be the percentage increase in the CPI and shall be determined based on comparing the CPI for the March immediately preceding the proposed rate adjustment. The rate adjustment if any, shall take effect on June 2, 2024, and each year thereafter.

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

- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding severance and postponing the item until March 19th.
- Katie McQuillan, 6442 River Rd., NPR spoke about her daughter's wedding and the group effort led by the City Manager she deserves the contract extension.
- Kimberly Cox, 7336 Ashmore Dr., NPR spoke in opposition of the item.
- Judith Allen, 5940 Grand Blvd., NPR spoke in opposition of the item.
- John Kane, 6041 Florida Ave., NPR spoke regarding the length of the contract, the timing in relation to the election and secret ballots for employees.

- Nathan Pollock, 6153 Massachusetts Ave., NPR read scripture from the Bible and in opposition of the item.
- Laurie Baker, 5853 Lafayette St., NPR asked about making decisions.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Altman stated he would reiterate his comments made last year. He suggested a term until October. He stated the Council should be receiving financial information to make decisions. Councilwoman Mothershead stated a current Council should provide the review and not a new Council coming in. She stated City Manager Manns is very committed to our city and wants what's best. She stated she attacks all of the challenges head on. She stated she is very active in the community. Deputy Mayor Murphy stated that the good she's done for our community is light year's ahead of where our city has been. He stated that not everybody has the ability to look into the future. He stated that the important things try to get done right away. He stated it would not be fair for someone to rate her who has not worked with her. He stated he appreciates all the hard work and commitment that she puts into the city. He stated she is dedicated to what is going on in this city. Councilman Peters stated that it wasn't that many years ago that people called NPR no place really. He stated that we are here to improve our citizens quality of life. He stated the City is moving forward in that direction. He stated the City Manager job is not an easy job. He stated there have been some really great hires lately. He stated if there is one criticism it is that City Manager Manns sets her expectations high so sometimes there aren't ones that are a good fit. He stated City Manager Manns navigated the city through the COVID pandemic. Councilman Peters stated he has seen her interact with other local, State and Federal leaders. Mayor Davis stated he part of the team that hired City Manager Manns. He said she was head and shoulders above the other two. He stated that she has set up a wage system for all employees. He stated she has built an excellent relationship with our labor unions. He stated she has always tried to keep healthcare costs down. Mayor Davis spoke about City Manager Manns' negotiation with Keiser University and securing their location in the city. Motion was made to extend the term of the contract for five years and provide an annual salary adjustment as a cost-of-living rate adjustment on an annual basis which shall be the percentage increase in the CPI and shall be determined based on comparing the CPI for the March immediately preceding the proposed rate adjustment.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-1. Ayes: Davis, Mothershead, Murphy, Peters Nays: Altman

12 Communications

None.

13 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 10:48 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____

ORDINANCE NO. 2024-2291

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 12.33 ACRES OF PROPERTY, GENERALLY LOCATED AT SOUTHEAST CORNER OF SEA FOREST DRIVE AND GREEN KEY ROAD , HAVING PARCEL IDENTIFICATION NUMBER 06-26-16-0050-03700-0030, 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 PLANNED DEVELOPMENT DISTRICT (PDD) AND RESIDENTIAL-1 (R-1) TO PLANNED DEVELOPMENT DISTRICT (PDD) WITH AMENDED 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 owner/applicant, NPR Townhomes, LLC, filed with the Development Department, a Zoning District Map (ZDM) amendment application (REZ-23-10-0010) to change from PDD and R-1 to PDD with amended site plan the zoning designation of a 12.33 acre property located at the southeast corner of Sea Forest Drive and Green Key Road;

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 January 18, 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 Planned Development District (PDD) and Residential-1 (R-1) to Planned Development District (PDD) with amended site plan, as shown in Exhibit “A” attached hereto with the following development standards:

- A. Density: 62 dwelling units
- B. Height: not to exceed 50' measured from the ground
- C. Setbacks:
 - Front – 10'
 - Side – 10'
 - Rear – 26' from jurisdictional wetland line
- D. Masonry wall 6' high to be constructed along Sea Forest Dr. and a portion of side yards.
- E. Amenities to include walking trail, kayak launch and pavilion.
- F. Retention ponds to be free form and landscaped.

Section 3. Property description. The property subject to this Zoning District Map amendment is located at southeast corner of Sea Forest Drive and Green Key Road , and is legally described as follows:

PARCEL A:

A portion of the Southeast 1/4 of Section 6, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commencing at the Northeast corner of the Southeast 1/4 of said Section 6; thence run along the North line of the Southeast 1/4 of said Section 6, South 89 degrees 46 minutes 42 seconds West, a distance of 840.00 feet; thence South 00 degrees 04 minutes 33 seconds East, a distance of 50.00 feet for a Point of Beginning; thence continue South 00 degrees 04 minutes 33 seconds East, a distance of 385.73 feet; thence South 89 degrees 55 minutes 27 seconds West, a distance of 1030.40 feet; thence North 08 degrees 46 minutes 08 seconds East, a distance of 235.01 feet; thence North 89 degrees 46 minutes 57 seconds East, a distance of 193.67 feet; thence North 00 degrees 08 minutes 31 seconds East, a distance of 151.00 feet to the South right of way line of Green Key Road; thence along said South right of way line North 89 degrees 46 minutes 42 seconds East, a distance of 800.02 feet to the Point of Beginning.

PARCEL B:

A portion of the Southeast 1/4 of Section 6, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commencing at the Northeast corner of the Southeast 1/4 of said Section 6; thence run along the North line of the Southeast 1/4 of said Section 6, South 89 degrees 46 minutes 42 seconds West, a distance of 840.00 feet; thence South 00 degrees 04 minutes 33 seconds East, a distance of 435.73 feet for a Point of Beginning; thence continue South 00 degrees 04 minutes 33 seconds East, a distance of 106.20 feet; thence South 89 degrees 55 minutes 27 seconds West, a distance of 196.98 feet; thence North 69 degrees 41 minutes 10 seconds West, a distance of 196.08 feet; thence South 34 degrees 50 minutes 52 seconds West a distance of 184.84 feet; thence South 87 degrees 49 minutes 16 seconds West, a distance of 296.92 feet; thence South 38 degrees 28 minutes 52 seconds West, a distance of 49.97 feet; thence South 53 degrees 22 minutes 42 seconds West, a distance of 33.70 feet; thence South 53 degrees 52 minutes 37 seconds West, a distance of 109.14 feet; thence South 25 degrees 14 minutes 48 seconds West, a distance of 90.12 feet; thence 172.78 feet along the arc of a curve to the right, said curve having a radius of 210.00 feet and a chord bearing and distance of North 23 degrees 25 minutes 44 seconds West, 167.95 feet; thence North 00 degrees 08 minutes 31 seconds East, a distance of 227.60 feet; thence North 08 degrees 46 minutes 08 seconds East, a distance of 23.66 feet; thence North 89 degrees 55 minutes 27 seconds East, a distance of 1030.40 feet to the Point of Beginning

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 2024-2291 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 5th day of March, 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, CMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

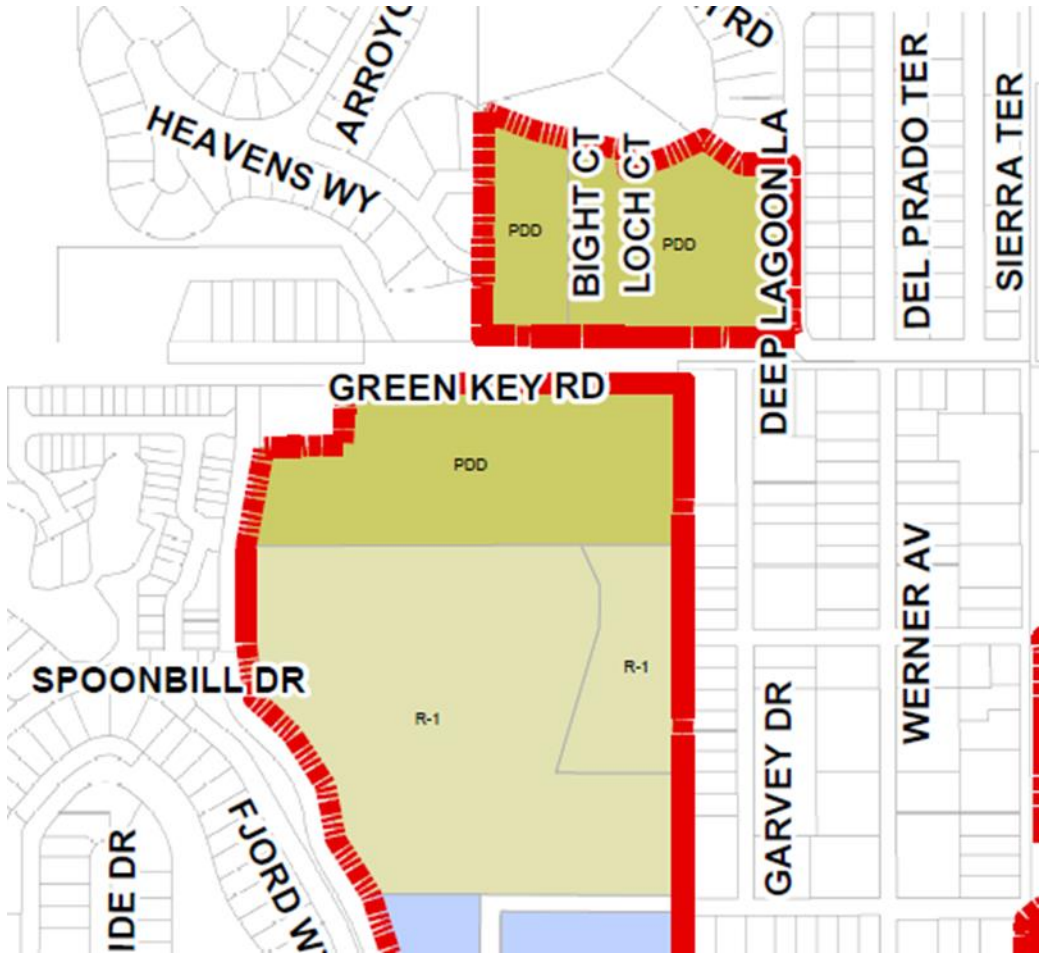
(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

CA Approved – 3-5-24

EXHIBIT A
ZONING DISTRICT MAP



Thank you Mayor Davis and Council Members for letting me speak. Sometimes bigger is not better. **We currently have a one structure project approved as in the photo below.** Suddenly, there is now room for a large 10 building, 60 unit development with all the amenities where half of the property is conservation and unsuitable due to **the tidal pools** which I want to remind the council overflow with **storm surge** covering almost the whole property. I can see this happening from our property.

I'm also greatly **concerned about run off** and changing the topography of this piece of property full of wildlife and habitat. Most of it is 1-2 feet above sea level, except for the path of the old driveway to our property which has parts at 5 ft and a small bit of high ground to the East. There is a test case just North across Green Key Rd, **Oyster Bayou Cottages that needed 900 dump truck loads to bring it up to grade.** Afterwards, the residents of Green Key experienced **frequent flooding** even after nominal rains which still to this day hasn't been addressed by the county.

The engineer of this Sea Forest project told me at the development meeting that they will not be bringing in that much fill and that these buildings are on stilts. **That doesn't sound like the new residents' garages, driveways and streets will stay dry.** Plus you've got Green Key Rd and Main St, two of the three accesses to this property which flood regularly. It just seems like a nightmare scenario.

Lastly, in looking at the plans from the development meeting, **is there any guest parking set aside?** The streets as noted on the plans do not seem wide enough for street parking. There are four parking spots I see in the culdesac. Where will visitors and overflow cars park? Will this street be city owned or private?

I invite any council members to our property to see first hand the tidal pools and stream connecting them as well as the large mangrove forest between the smaller tidal pool and Sea Forest Drive. All that would be impacted with this many buildings. I urge you to vote down such a large project.

Currently approved building at 6450 Sea Forest Dr:



The 2023 Florida Statutes (including Special Session C)

Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.3178 Coastal management.—

- (1) The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.
- (2) Each coastal management element required by s. [163.3177\(6\)\(g\)](#) shall be based on studies, surveys, and data; be consistent with coastal resource plans prepared and adopted pursuant to general or special law; and contain:
 - (a) A land use and inventory map of existing coastal uses, wildlife habitat, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, historic preservation areas, and other areas of special concern to local government.
 - (b) An analysis of the environmental, socioeconomic, and fiscal impact of development and redevelopment proposed in the future land use plan, with required infrastructure to support this development or redevelopment, on the natural and historical resources of the coast and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; barrier islands, including beach and dune systems; unique wildlife habitat; historical and archaeological sites; and other fragile coastal resources.
 - (c) An analysis of the effects of existing drainage systems and the impact of point source and nonpoint source pollution on estuarine water quality and the plans and principles, including existing state and regional regulatory programs, which shall be used to maintain or upgrade water quality while maintaining sufficient quantities of water flow.
 - (d) A component which outlines principles for hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, which take into consideration the capability to safely evacuate the density of coastal population proposed in the future land use plan element in the event of an impending natural disaster. The Division of Emergency Management shall manage the update of the regional hurricane evacuation studies, ensure such studies are done in a consistent manner, and ensure that the methodology used for modeling storm surge is that used by the National Hurricane Center.
 - (e) A component which outlines principles for protecting existing beach and dune systems from human-induced erosion and for restoring altered beach and dune systems.
 - (f) A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:
 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

expansions, projects, or facilities are consistent with comprehensive master plans that are in compliance with this section.

(4) Improvements and maintenance of federal and state highways that have been approved as part of a plan approved pursuant to s. 380.045 or s. 380.05 shall be exempt from the provisions of s. 380.27(2).

(5) The appropriate dispute resolution process provided under s. 186.509 must be used to reconcile inconsistencies between port master plans and local comprehensive plans. In recognition of the state's commitment to deepwater ports, the state comprehensive plan must include goals, objectives, and policies that establish a statewide strategy for enhancement of existing deepwater ports, ensuring that priority is given to water-dependent land uses. As an incentive for promoting plan consistency, port facilities as defined in s. 315.02(6) on lands owned or controlled by a deepwater port as defined in s. 311.09(1), as of the effective date of this act shall not be subject to development-of-regional-impact review provided the port either successfully completes an alternative comprehensive development agreement with a local government pursuant to ss. 163.3220-163.3243 or successfully enters into a development agreement with the state land planning agency and applicable local government pursuant to s. 380.032 or, where the port is a department of a local government, successfully enters into a development agreement with the state land planning agency pursuant to s. 380.032. Port facilities as defined in s. 315.02(6) on lands not owned or controlled by a deepwater port as defined in s. 311.09(1) as of the effective date of this act shall not be subject to development-of-regional-impact review provided the port successfully enters into a development agreement with the state land planning agency and applicable local government pursuant to s. 380.032 or, where the port is a department of a local government, successfully enters into a development agreement with the state land planning agency pursuant to s. 380.032.

(6) Each port listed in s. 311.09(1) and each local government in the coastal area which has spoil disposal responsibilities shall provide for or identify disposal sites for dredged materials in the future land use and port elements of the local comprehensive plan as needed to assure proper long-term management of material dredged from navigation channels, sufficient long-range disposal capacity, environmental sensitivity and compatibility, and reasonable cost and transportation. The disposal site selection criteria shall be developed in consultation with navigation and inlet districts and other appropriate state and federal agencies and the public. For areas owned or controlled by ports listed in s. 311.09(1) and proposed port expansion areas, compliance with the provisions of this subsection shall be achieved through comprehensive master plans prepared by each port and integrated with the appropriate local plan pursuant to paragraph (2)(k).

(7) Each county shall establish a county-based process for identifying and prioritizing coastal properties so they may be acquired as part of the state's land acquisition programs. This process must include the establishment of criteria for prioritizing coastal acquisitions which, in addition to recognizing pristine coastal properties and coastal properties of significant or important environmental sensitivity, recognize hazard mitigation, beach access, beach management, urban recreation, and other policies necessary for effective coastal management.

(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.



Office of the Mayor
City Of New Port Richey

Proclamation

WHEREAS, the loquat tree is an attractive tree that produces luscious fruit that is nutritious and delicious; and

WHEREAS, the loquat tree is a member of the rose family, kin to plums and pears, and not related to the kumquat, a member of the citrus family, with which it should not be confused; and

WHEREAS, the loquat tree makes a valuable contribution to a local sustainable food system, needing no fertilizer and little water to thrive, and being tolerant of the extremes of Florida's winter cold and summer heat; and

WHEREAS, a single loquat tree can produce one hundred pounds or more of fruit in a given season; and

WHEREAS, Ecology Florida will host its annual Florida Loquat Festival in New Port Richey, an educational event featuring freshly harvested locally-grown loquats, cottage-industry preserves, jams and jellies, pastries, and loquat saplings. 2024 marks the 10-year anniversary of the Florida loquat Festival and;

WHEREAS, due to the overwhelming popularity of previous Loquat Festivals, with this festival being the only Loquat Festival in the United States, and due the commitment of Ecology Florida and the City of New Port Richey, the 2024 Florida Loquat Festival will occur on April 6th at Sims Park, with related events occurring during the preceding week.

NOW, THEREFORE, I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim April 6, 2024 as

Florida Loquat Day

in New Port Richey and urge the residents of our community to participate in the Annual Florida Loquat Festival and discover the great value of one of our tiniest fruits.



In witness whereof I have hereunto set my hand and caused this seal to be affixed.

ATTEST: _____

DATE: _____



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: 3/19/2024
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

SC Signature 2020 Meadows Park Renovation	\$167,265.58
Augustine Construction Inc. Main St. Signature Entry Feature	\$96,800.78
AMSCO Public Works AC 2 Replacement	\$40,000.00

RECURRING EXPENDITURES OVER \$25,000

Duke Energy January Usage	\$160,479.79
Tampa Bay Water City of NPR February 2024 Usage	\$116,799.58



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: 3/19/2024

RE: First Reading, Ordinance No. 2024-2288: Land Use Amendment for 6727 Trouble Creek Rd.

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend the Future Land Use Map from General Commercial (GC) to Light Industrial (LI) for the property located at 6727 Trouble Creek Rd.

DISCUSSION:

The subject property is located at the northeast corner of Trouble Creek Road and Voorhees Road. The western half of the property consists of an office building and open space. The eastern half is wetlands. The existing use is an office for a pressure washing business. Conditions for a zoning clearance of the business prohibited outdoor storage of vehicles and equipment.

Proposal:

The applicant is requesting to amend the Future Land Use Map to Light Industrial which will allow a rezoning to Light Industrial. The Light Industrial zoning district allows outdoor storage of vehicles and equipment as a conditional use.

Compatibility with Comprehensive Plan

The proposal is inconsistent with the following policies of the City's Comprehensive Plan.

FLU 1.2.4 Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

FLU 1.7.2 Industrial land uses shall be encouraged and protected where they will be compatible with surrounding land uses.

FLU 1.7.3 Supporting and complementary industries and ancillary commercial services should be located in proximity to each other to accomplish a linkage between industries and services.

Planning Review

Industrial uses are typically considered incompatible with residential areas. The use can be noisy, smelly and unattractive. Industrial areas are normally located at the fringe of a city away from residential and neighborhood commercial areas. Additionally, large trucks and heavy equipment are hauled to and from the site which would create a nuisance in a residential area.

If approved, the property will be the only one with a Light Industrial land use designation. Basically, creating a spot zoning issue. Spot zoning has been determined by the US Supreme Court to be arbitrary and capricious.

RECOMMENDATION:

Based on the above analysis, the Development Review Committee (DRC) reviewed the request and found that a Future

Land Use Map amendment to Light Industrial is inconsistent with the City’s Comprehensive Plan and Future Land Use Map and therefore **recommended denial** of the land use amendment request to the LDRB, concurrently with the Rezoning and Conditional Use applications.

The LDRB conducted a legislative review of this case at its January 18, 2024 meeting. The LDRB reviewed all reports and comments and found that the request is inconsistent with the City’s Comprehensive Plan and Future Land Use Map and **recommends denial** to the City Council.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
▣ Ordinance No. 2024-2288: Land Use Amendment for 6727 Trouble Creek Rd.	Ordinance
▣ Zoning and Future Use Map	Backup Material
▣ FLU Application	Backup Material
▣ Authorized Agent	Backup Material
▣ LDRB Minutes - January 18, 2024	Backup Material
▣ Landscape Plan	Backup Material
▣ Site Plan	Backup Material

ORDINANCE NO. 2024-2288

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 3.76 ACRES OF PROPERTY, GENERALLY LOCATED ON TROUBLE CREEK ROAD AND VOORHEES ROAD, 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 GENERAL COMMERCIAL TO LIGHT INDUSTRIAL; 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; and

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

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

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; and

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 denied; and

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 denied; and

WHEREAS, at the duly LDRB regular public hearing held on January 18, 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 denied; and

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; and

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; and

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; and

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 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:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

Parcel ID: 16-26-16-0000-00200-0020

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 General Commercial to Light Industrial, as shown in 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 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, CMC, City Clerk

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

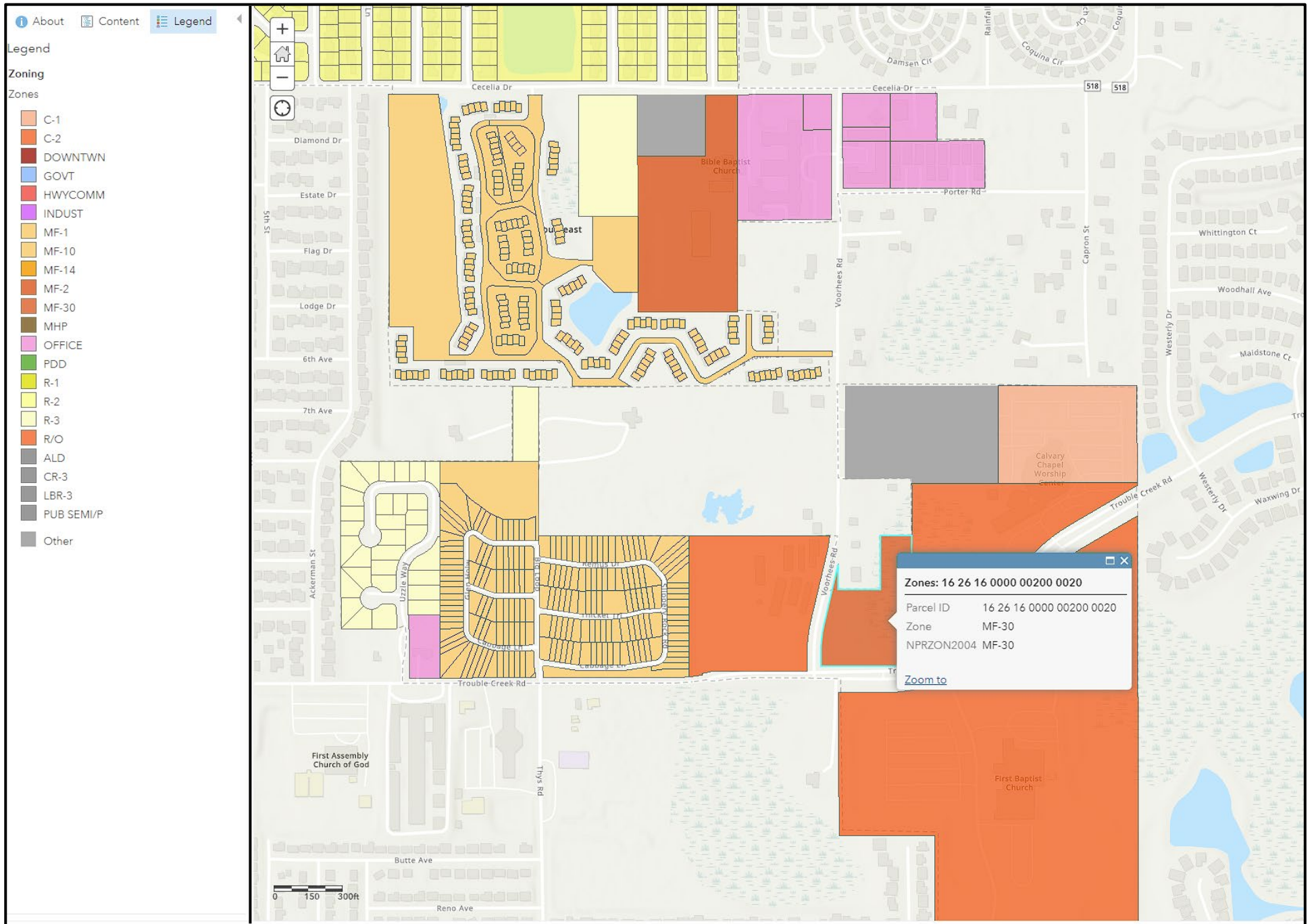
(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

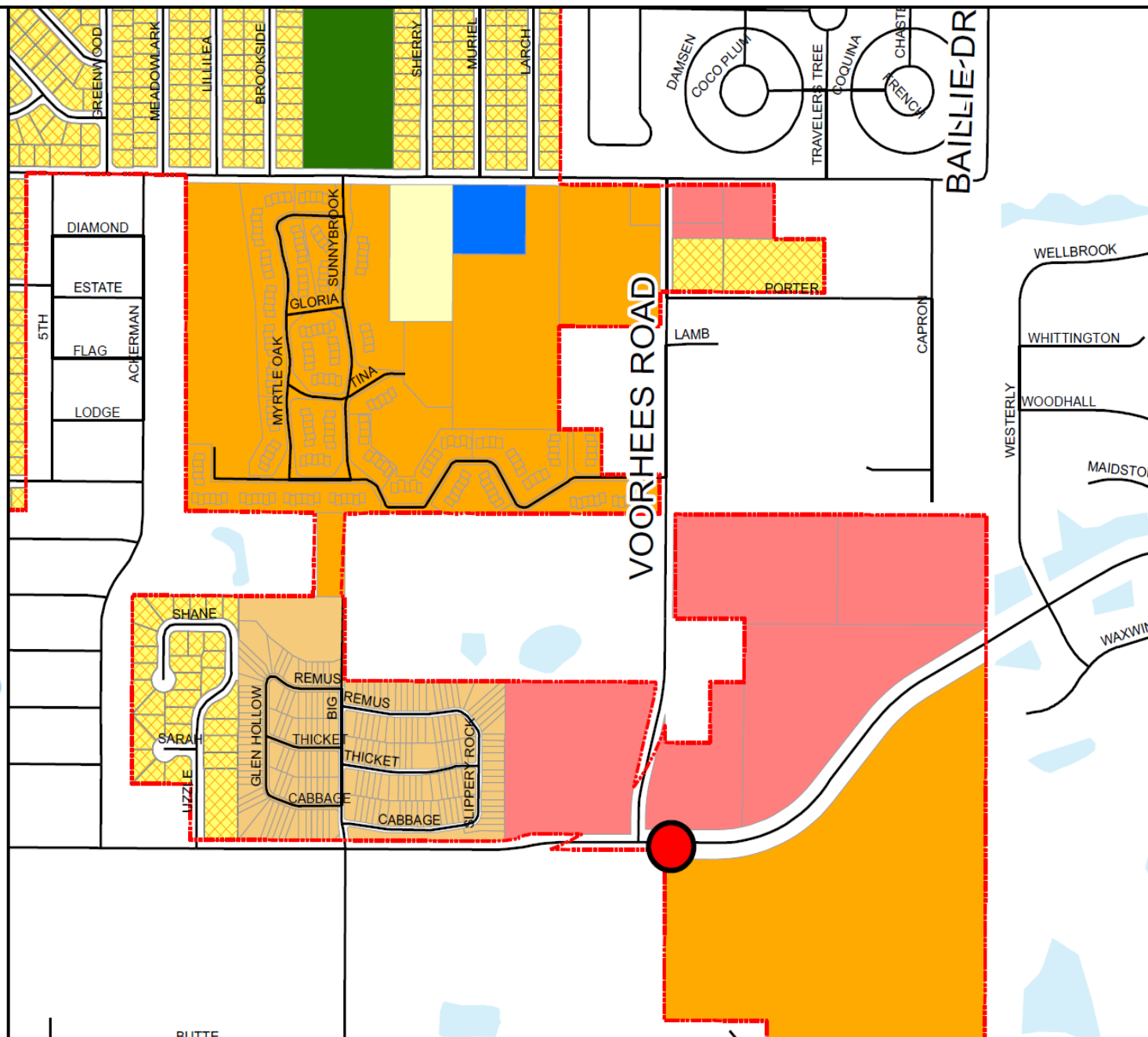
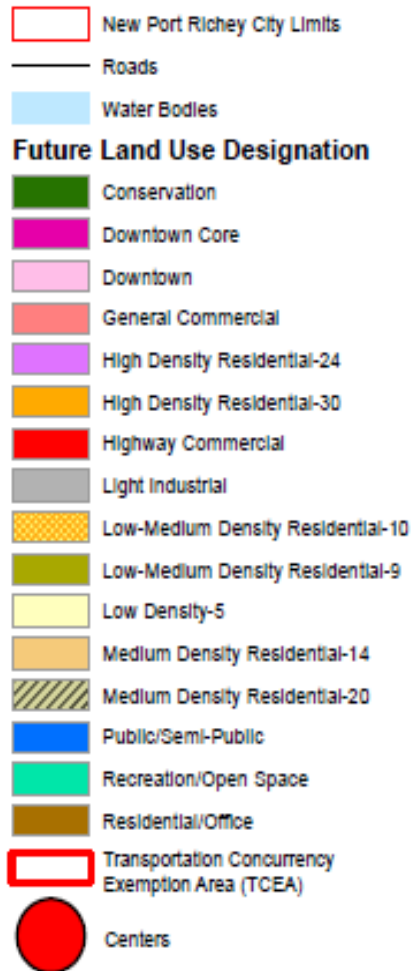
Timothy P. Driscoll, City Attorney

EXHIBIT A





City of New Port Richey Future Land Use Map 2030





FUTURE LAND USE MAP AMENDMENT

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1044 * Fax (727) 853-1052

Case #: _____
☐ Send copy to Pasco County, if w/in 1 mile
☐ Send to Pasco Schools, if residential

DRC Date: _____
LDRB Date: _____
Date Received: _____

- ☒ Submit one original signed and notarized application
- ☒ Submit original signed and sealed survey
- ☒ Submit 1 digital version of application
- ☒ Submit application fees: \$1,500 for small-scale LUA; \$2,000 for large-scale LUA
(Checks made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

Current Property Owner(s): BYRNES ROBERT & DIANA L		Phone: Please use agent
Owner Address: Please use agent		
Owner Email Address: Please use agent		
Owner's Representative(s): Todd Pressman	Relationship to Owner: Authorized agent	
Representative Mailing Address: 200 2nd Ave., South, #451, St/ Petersburg, FL 33701		
Representative Email Address: Todd@Pressmaninc.com	Phone: 727-804-1760	
Primary contact: <i>(This is the <u>one</u> person to whom the City will send all communication regarding this application)</i> Pressman, as agent		

Property Information:

Street Address: 6727 Trouble Creek Rd.		
General Location: Trouble Creek Rd. West of Rowan Road		
Size of Site:	Square Feet: 163,785.60 SF	Acres: 3.76 acres
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT TH FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB, SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT		
Parcel Number(s): 16-26-16-0000-00200-0020		

Future Land Use Category: <p style="text-align: center;">General Commercial</p>	Proposed Future Land Use Category: <p style="text-align: center;">Light Industrial</p>
Existing Use: <i>(Include # of residential unit and/or square footage of non-residential uses):</i>	Proposed Use: <i>(Include # of residential units and/ or square footage of non-residential uses):</i>

How is proposal consistent with the goals, objectives and policies of the Comprehensive Plan?

Please see response to criteria. Exact similar use exists to the West. A large buffered wetland area exists on the East. An intensive C2 use abuts on the north and the south is a parking lot across the street. So, the site is buffered and screened well, it is a compatible use with no negative impacts on neighbors and is an extremely low infrastructure use.

Submittal Information:

(Please address the following information 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 § 163.3117(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.

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**.

1. 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:** _____.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. **please see included transportation report**. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. 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: _____.
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** _____.
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Process:

A pre-application meeting will 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 needs to be present at all meetings including DRC, LDRB and/or City Council. Call Development Department Staff at 727-853-1039 to find out when this case will be scheduled for these meetings.

Submittal Information Authorization to visit the property:

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

Authorization for owner's representative(s):

I _____, the **owner**, hereby **authorize** _____ to act as **my representative(s)** in all matters pertaining to the processing and review of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): _____

PLEASE SEE INCLUDED

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: _____

My Commission Expires: _____

Applicant's Affidavit:

I Todd Presman, 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.)

Signature of Owner or Authorized Representative: Todd Presman

Date: 9/15/23

Subscribed and sworn to before me this 15th day of September, 2023

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF Pasco Pinellas

Notary Public: Ana Maria Schweitzer

My Commission Expires: Jan 22, 2026

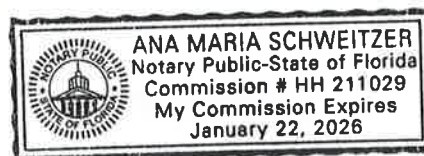


Table I: Estimated Sewage/Water Flows for Commercial Development:		
Type of Establishment		Gallons Per Day (GPD)
Airports		
	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops		
	Per Chair	100
Bowling Alleys		
	Toilet Wastes Only per Lane	100
County Club		
	Per Resident	100
	Per Member	25
	Per Employee (per 8 hour shift)	20
Dentist Office		
	Per Wet Chair	200
	Per Non-Wet Chair	50
Doctor's Office		
	All Types	250
Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift)		
	No Showers Provided	20
	Showers Provided	35
Food Service Operations		
	Ordinary Restaurant (per seat)	50
	24-hour Restaurant (per seat)	75
	Single Service Articles Only (per seat)	25
	Bar and Cocktail Lounge (per seat)	30
	Drive-In Restaurant (per car space)	50
	Carry-Out Only	
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Hotels and Motels		
	Regular (per room)	
	Result Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Office Building		
	Per Employee, Per 8 Hour Shift	20
Service Station		
	Per Water Closet and Urinal	250
Shopping Center - Without Food or Laundry		
	Per Square Foot of Floor Space	.1
Stadium, Race Track, Ball Parks		
	Per Seat	5
Stores		
	Per Square Foot of Floor Space	.1
Swimming and Bathing Facilities - Public		
	Per Person	10
Theaters		
	Indoor, Auditoriums (per seat)	5
	Outdoor, Drive-Ins (per space)	10
Trailer or Mobile Home Park		
	Per Trailer Space	200
Travel Trailer or Recreational Vehicle Park		
	Overnight w/o water and sewer hook-up (per trailer space)	75
	Overnight with water and sewer hook-up (per trailer space)	100

Table II: Estimated Sewage/Water Flows for Institutional Development:		
Type of Establishment		Gallons Per Day (GPD)
Churches		
	Per Seat	3
Hospitals (does not include kitchen wastewater flows)		
	Per Bed	200
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)		
	Per Bed	100
Parks - Public Picnic		
	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
Schools (per person)		
	Day-Type	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent		
	Per Worker	50

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL 33701

FX. (888) 977-1179, CELL 727-804-1760, E-MAIL, TODD@PRESSMANINC.COM

LETTER OF AGENT AUTHORIZATION

To the City of New Port Richey, Florida:

Please accept this letter of authority to allow Todd Pressman, of Pressman and Associates, Inc., and Ron Leder to represent a Zoning, Future Land Use, Site Plan and Conditional Use applications and all other necessary related land use issues and applications, for the property located under Property Appraiser ID # 16-26-16-0000-00200-0020. I agree to be bound by all representations and agreements made by the designated representative.

Thank you.

Robert Byrnes
Robert Byrnes

Diana L. Byrnes
Diana L. Byrnes

State of: Georgia
County of: Fannin

Before me personally appeared Robert Byrnes, and Diana L. Byrnes
who, both being duly sworn, swears and affirms that
the above information is true to the best of his/her knowledge.

Signed and sworn before me this 08 day of August, 2023, a.d., who I personally
know or produced identification as Drivers License.

Mary C. White
Notary Public

MARY C WHITE
NOTARY PUBLIC
Fannin County
State of Georgia
My Comm. Expires Feb. 17, 2024



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
January 18, 2024
2:00 PM

Vice-Chairman Dr. Cadle called the January 18, 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

Dr. Donald Cadle
Louis Parrillo
Robert Smallwood

Beverly Barnett
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Matt Lewis, Interim Development Director
Brittney Love, Development Tech

Corrections were made to the minutes. The final vote for the variance side yard setback was 3-1 not 3-0. Mr. Smallwood made a motion to approve the corrected minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: LUA-23-10-0001– 6727 Trouble Creek Road – Future land use plan amendment from General Commercial to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the area surrounding the subject property is commercial and residential. She also stated that the proposed industrial land use is incompatible with the surrounding land uses and is inconsistent with the Comprehensive Plan. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman represented the owners of the property. He informed the board that the proposed use is compatible in the immediate area and intensive uses currently exist on Voorhees Road.

Mr. Parrillo asked if spaces would be available for rent? He was informed that RV owners would rent the spaces.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0007 – 6727 Trouble Creek Road – Rezoning from C-2 to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the rezoning to Light Industrial must be consistent with a Future Land Use of Light Industrial. The current Land Use is General Commercial and the LDRB voted to recommend denial of a land use amendment to Light Industrial. She also informed the board that the surrounding land uses are commercial and residential and the surrounding zoning is commercial and residential. Rezoning the subject property to Light Industrial would create a spot zoning. The Development Review Committee recommended denial of the rezoning request.

Mr. Todd Pressman, representing the owners, informed the board that it is the same use as the property west of the subject property. He also informed the board that the C-2 zoning district allows some uses that are intensive and that there were no objections from the neighbors.

Mrs. Diana Byrnes, property owner, informed the board that she and her husband spent their life savings purchasing the property. They were hoping to generate additional income and would only allow newer RVs to rent the spaces.

Ms. Manns, City Manager, informed the board that this is spot zoning and would jeopardize future zoning cases.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: CU-23-10-0002 – 6727 Trouble Creek Road – Conditional Use for outdoor storage of RV's and fleet vehicles.

Lisa Algiere presented the staff report. She informed the board that a Conditional Use for outdoor storage could only be granted in a Light Industrial zoning district. She informed the board that the use is incompatible with the surrounding areas and did not meet all criteria for a conditional use. She also noted that the proposed landscaping did not fully meet the city code. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman, representing the owner, informed the board that there is a buffer of existing wooded area to the east. He also stated that the width of the ROW provides sufficient buffer.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0010 – 6450 Sea Forest Drive – (Sea Forest Manors) Rezoning to PDD for 62 single-family townhomes.

Lisa Algiere presented the staff report. She informed the board that the current PDD zoning allows a 124 bed Assisted Living Facility with an approved site plan. The current owners desire to construct townhomes and are requesting approval of a new site plan. Ms. Algiere informed the board that the request is consistent with the Comprehensive Plan. She also provided a list of development standards that will be required of the developer. The Development Review Board recommend approval of the request.

Amy Huber, representing the applicants, informed the board that the owners accept the staff report. She noted that the proposal is to develop 60 townhomes, which is 2 less than the maximum allowed of 62. She also informed the board that the request does meet all criteria of a rezoning as required in the city's Land Development Code. She also noted that the cluster development leaves open space which preserves natural resources.

Al Schaffer, owner, informed the board that 80% of the site will remain as open space. He also noted that the current plans for an ALF is three stories whereas the townhomes will be two stories. He also informed the board that golf cart parking spaces are provided for in the development.

Wayne Schweikart, engineer, informed the board that the average square footage of a townhome is 2,000 sf and the end units are 2,500 sf.

Faye Jackson Curry, resident, expressed concern about the location of the entrance and its proximity to the entrance of the development to the west.

Mr. Orchard, resident, expressed concern about wildlife, bringing in fill dirt and potential run-off.

Ms. Thiebes, resident, also expressed concern about run-off and preservation of wildlife. She provided photos.

Ms. deChant asked about allowing continued development in the area west of US Highway 19.

Ms. deChant made a motion to recommend denial of the request. The motion died due to a lack of a second.

Mr. Parrillo made a motion to recommend approval of the request. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted in the negative.

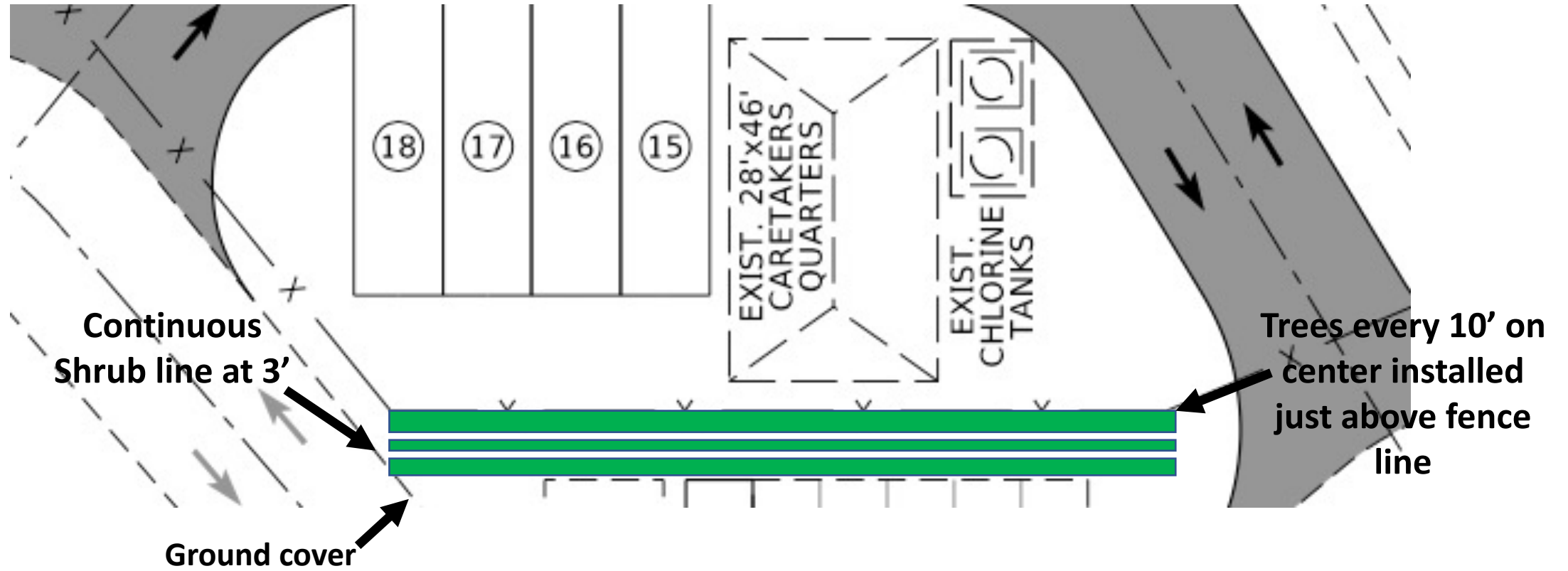
Other Business

Ms. Manns introduced Matt Lewis as the City's Interim Development Director.

Mr. Parrillo made a motion to adjourn. Mr. Smallwood seconded the motion. Motion was approved unanimously.

Meeting adjourned at 2:50 pm

Approved February 15, 2024



SITE DATA:

S/T/R: 18-28S-16E
PARCEL ID: 16-26-16-0000-00200-0020
6727 TROUBLE CREEK RD, NEW PORT RICHEY, FL 34653

PROPERTY ACREAGE: 163,788 SF (3.76 ACRES)

EXISTING ZONING: COMMERCIAL (C-2)
PROPOSED ZONING: LIGHT INDUSTRIAL
EXISTING USE: GENERAL COMMERCIAL
PROPOSED USE: INDUSTRIAL
FUTURE LAND USE: ???

NO. OF DWELLING UNITS: (1) EXIST, (1) PROP.
GROSS DENSITY (DU/GA): ???
FRONT YARD SETBACK: 25 FT
SIDE YARD SETBACK: 15 FT
REAR YARD SETBACK: 25 FT
BUFFERING: N/A

MAX. FLOOR AREA RATIO: ???
MAX. BUILDING HEIGHT: ???
MAX. BUILDING COVERAGE: 4,288 SF
MAX. IMPERVIOUS SURFACE: ???

NATURAL WATER BODY ACREAGE: N/A
MAN-MADE WATER BODY ACREAGE: N/A
ENVIRON. SENSITIVE AREA ACREAGE: N/A
FLOOD ZONE: "B" & "C"
ARCH./HISTORIC LANDMARKS ON SITE: N/A
CULTURAL RESOURCES: N/A

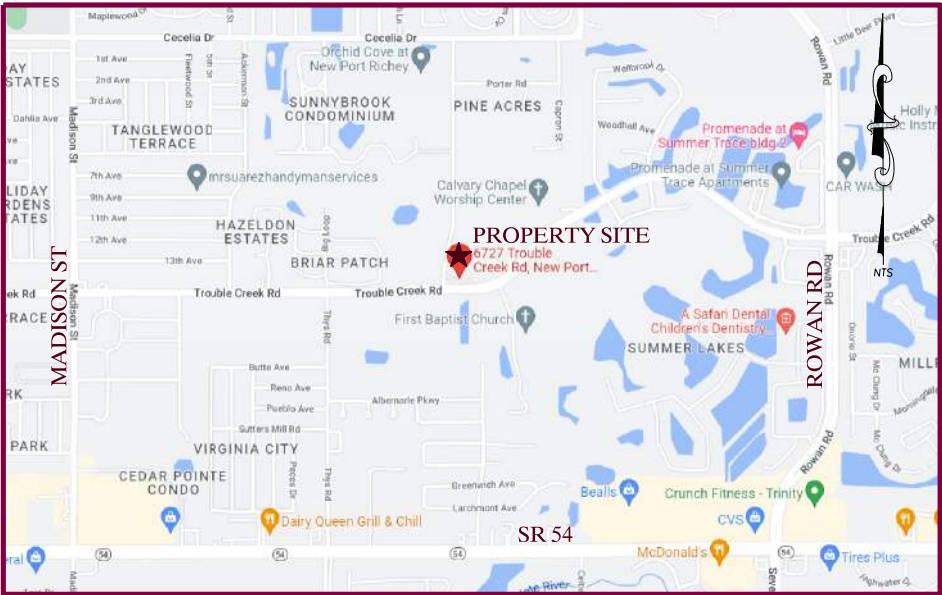
PARKING SPACES: 6 REQ'D, 6 PROVIDED
WATER & SEWER: PASCO COUNTY
SURVEY CONTROL: BENCHMARK DATUM: NAVD 1988

LEGAL DESCRIPTION:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT
ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT
TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45'
05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD
CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH
N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT
TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE
SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E
273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44'
44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG
44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100
FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

REZONING MODIFICATION
FOR VEHICULAR
OUTDOOR STORAGE

6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653



LOCATION MAP

SHEET INDEX:

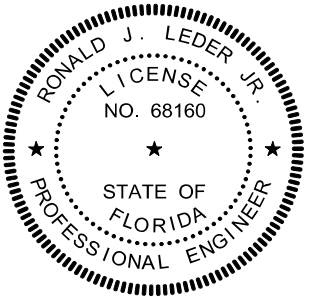
SHEET NO.	SHEET DESCRIPTION
DWG-1	COVER SHEET
DWG-2	AERIAL OVERVIEW
DWG-3	PROPERTY APPRAISER MAP
DWG-4	EXIST. SITE PLAN (10/5/2000)
DWG-5	EXIST. SITE PLAN (EXPANDED)
DWG-6	PROP. SITE PLAN IMPROVEMENTS

Owner/Applicant


ROBERT & DIANA BYRNES
6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653
PHONE: (727) 271-5504
office@riptidepressurewashing.com

Reviewing Agency

CITY OF NEW PORT RICHEY
PLANNING & DEVELOPMENT DEPT
CITY HALL, 5919 MAIN ST, 1ST FLR
NEW PORT RICHEY, FL 34652
PHONE: (727) 853-1044



Engineer



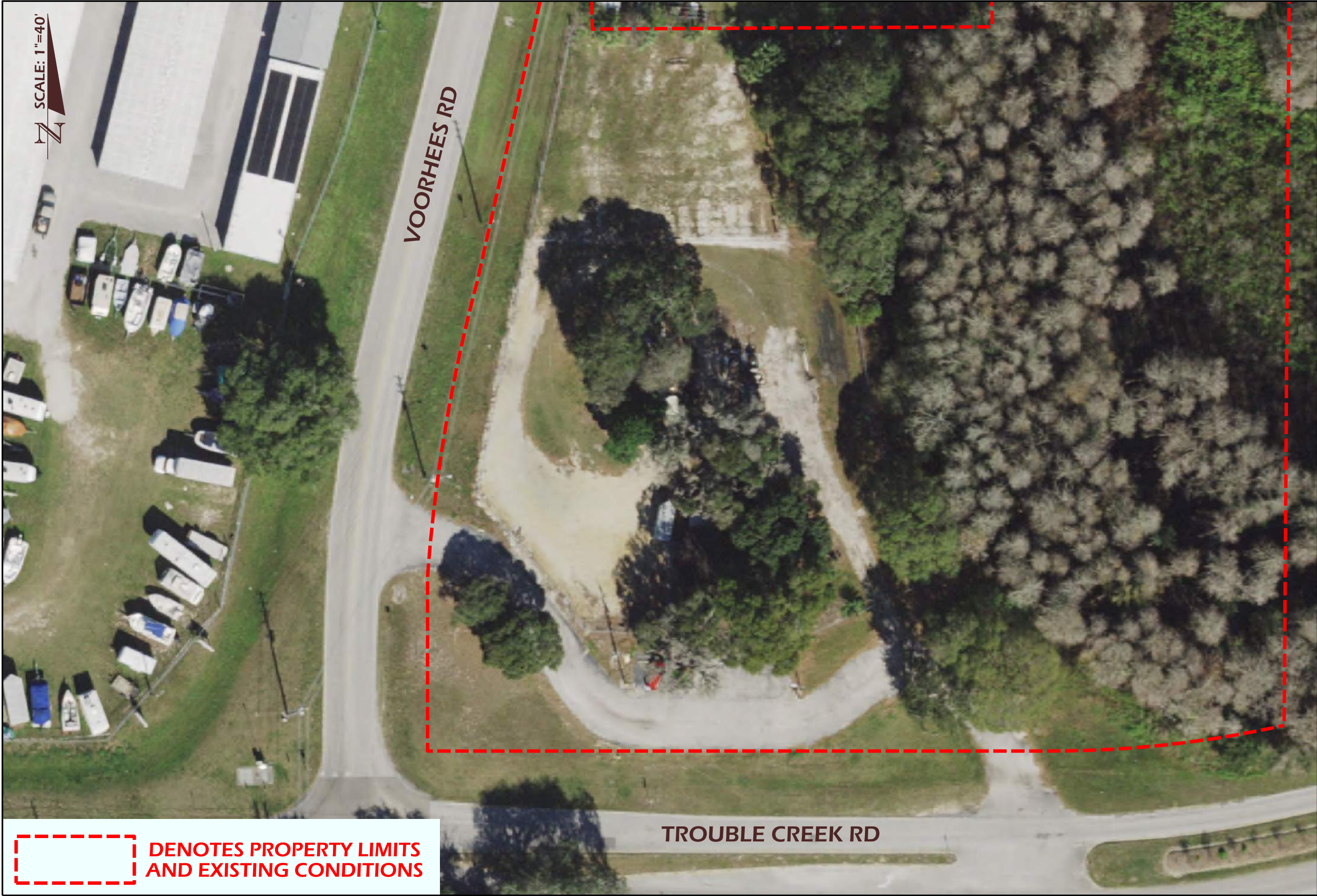
R J L Professional Associates

4316 FOXGLEN LN, TAMPA, FL 33624
P: 813-455-6787 E: RJLPALLC@GMAIL.COM

RONALD J. LEDER JR. PROFESSIONAL ENGINEER NO: 68160

DATE:	SEPT. 12, 2023	JOB NO.	N/A
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet			
DESIGNED BY:	RJL	DRAWN BY:	RJL
FILE:	COVER SHEET		DWG-1

DATE	REVISION DESCRIPTION	BY



SCALE: 1"=40'

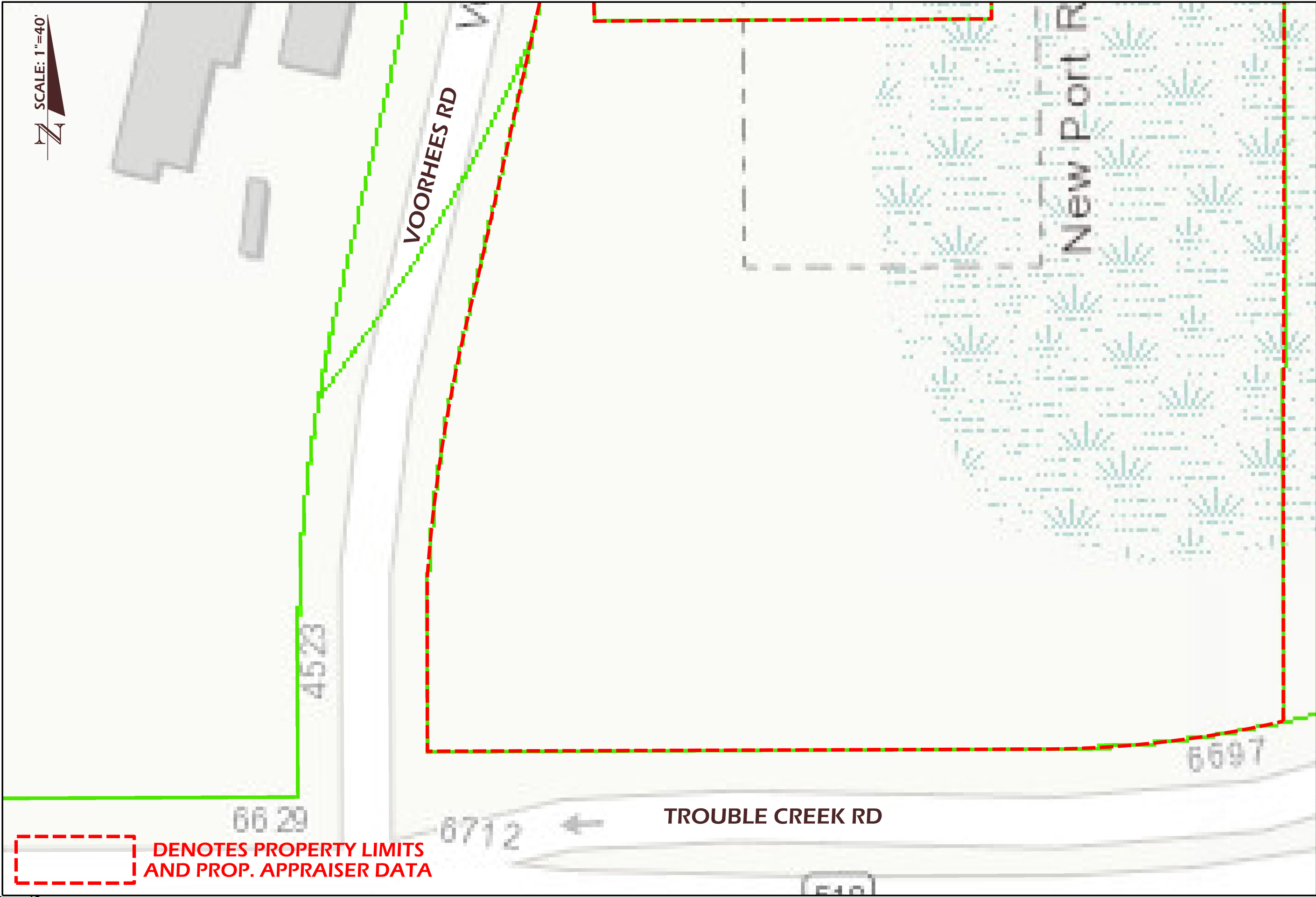
VOORHEES RD


TROUBLE CREEK RD



DENOTES PROPERTY LIMITS
AND EXISTING CONDITIONS

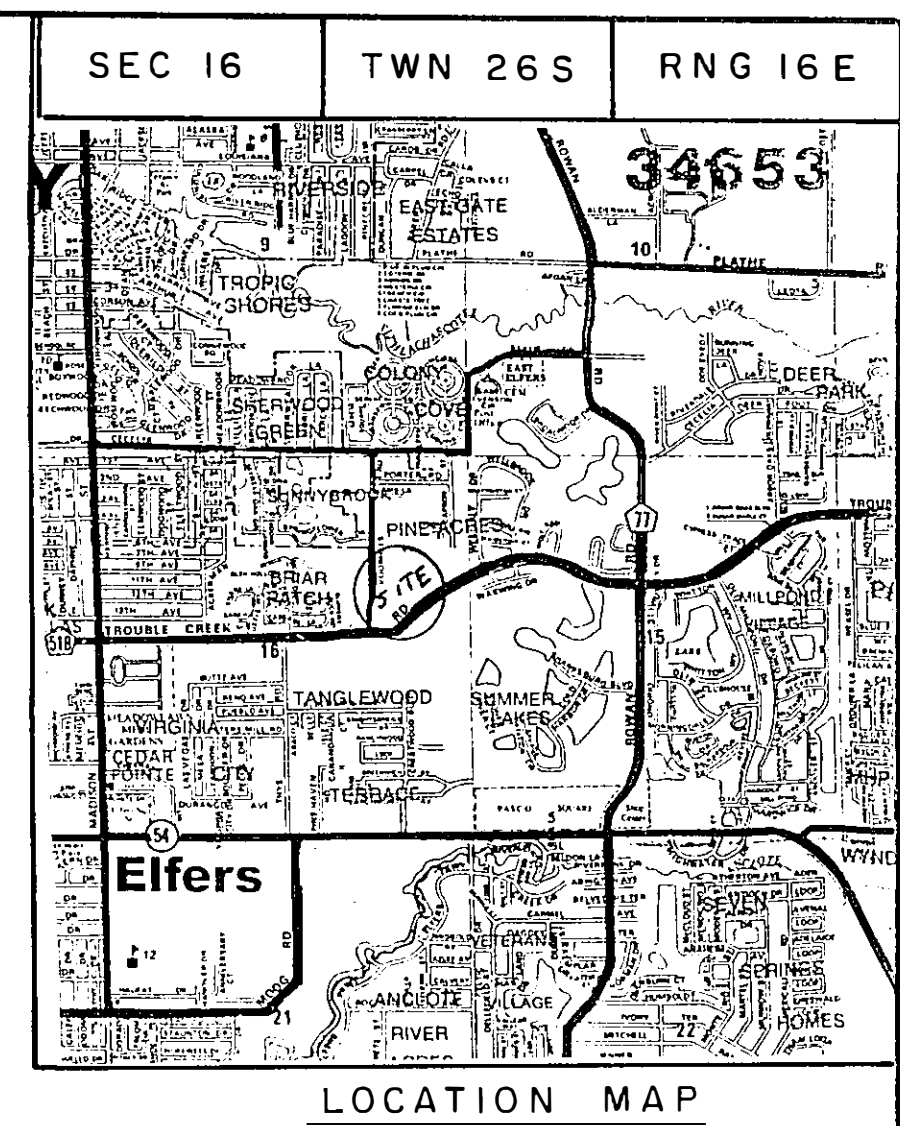
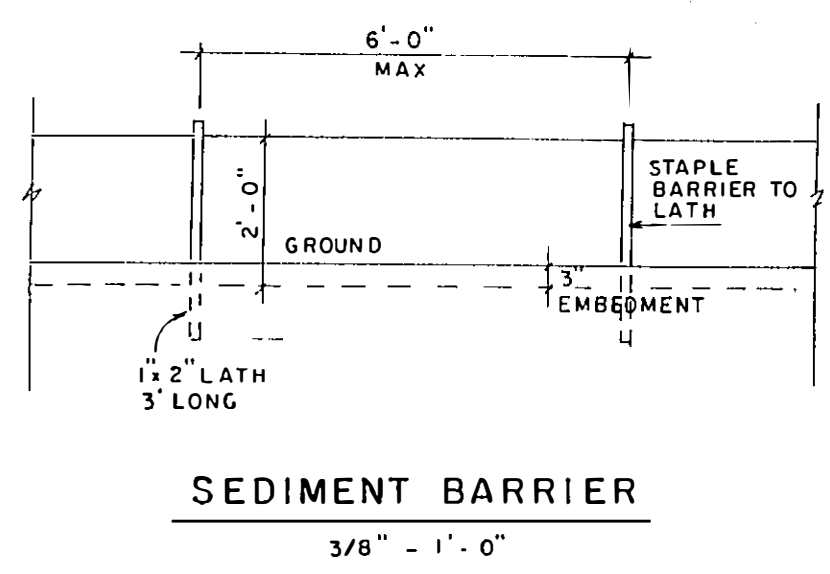
	ENGINEERING CONSULTANT:		REVIEWING AGENCY:		PROPERTY OWNER:		PROJECT:	DATE:	REVISION NO.:	
	RJI PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL 33624 PHONE: (813) 455-6787 EMAIL: rjipallic@gmail.com RONALD J. LEDER, JR., P.E. #68160		CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044		ROBERT & DIANA BYRNES PHONE: (727) 271-5504 PROPERTY ADDRESS: 6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653		REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023		
							DRAWING NO:			
							AERIAL OVERVIEW	DWG - 2		



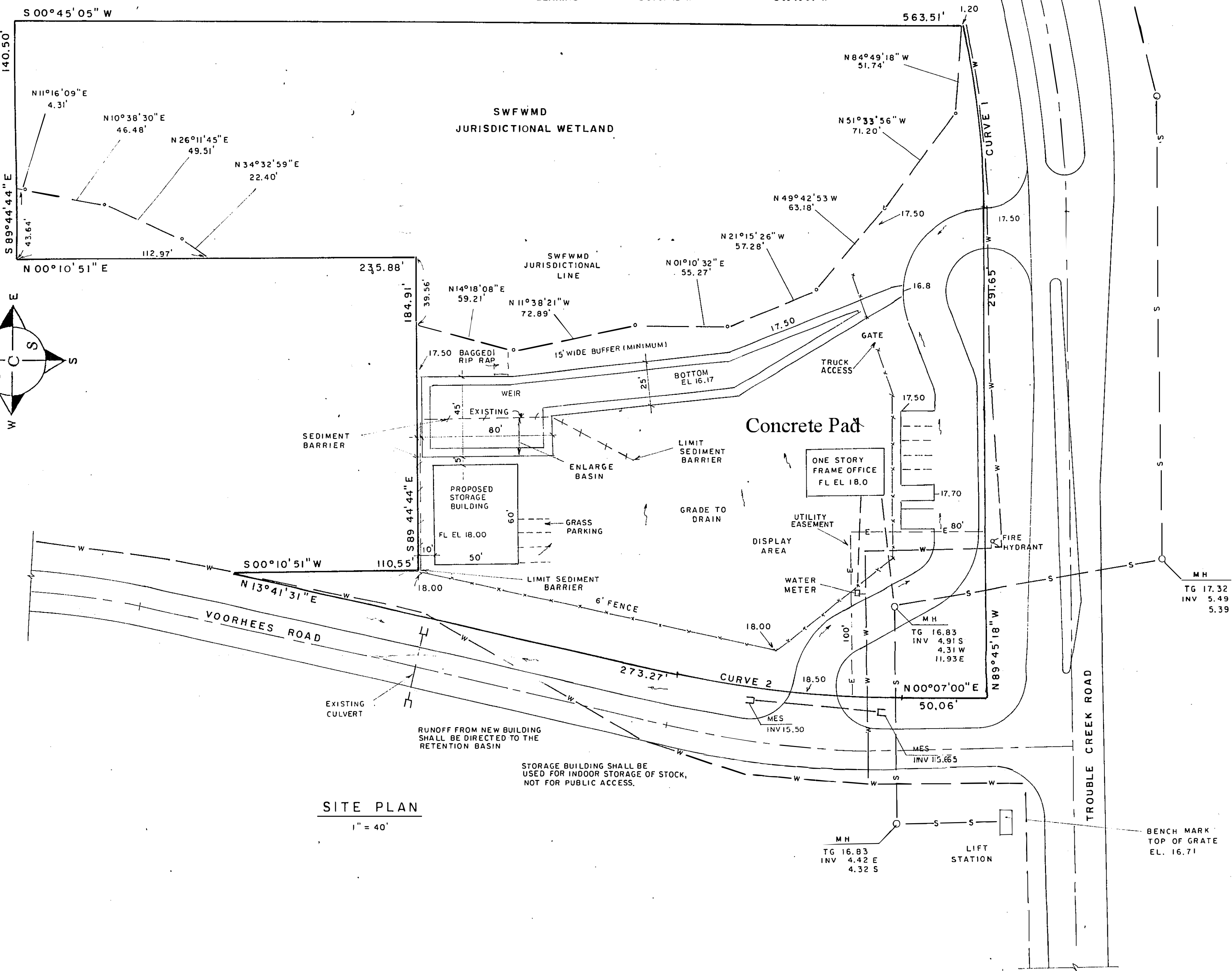
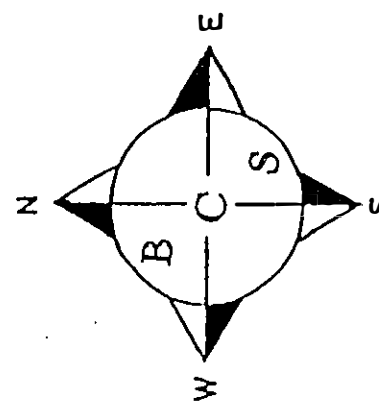
ENGINEERING CONSULTANT:		REVIEWING AGENCY:		PROPERTY OWNER:		PROJECT:	DATE:	REVISION NO.:	
 RJL PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL 33624 PHONE: (813) 455-6787 EMAIL: rjlpallic@gmail.com RONALD J. LEADER, JR., P.E. #68160		CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044		ROBERT & DIANA BYRNES PHONE: (727) 271-5504 PROPERTY ADDRESS: 6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653		REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023		
								DRAWING NO:	
								DWG - 3	

	CURVE 1	CURVE 2
RADIUS	510.00'	570.00'
ARC	108.30'	135.05'
CHORD	108.09'	134.75'
BEARING	S 84 09'42"W	S 00 10'51"W

INSTALL A SEDIMENT BARRIER ALONG THE NORTH PROPERTY LINE TO THE EXISTING RETENTION BASIN AND ALONG THE EDGE OF THE BASIN AS SHOWN ON THE PLAN. THE BARRIER SHALL BE MAINTAINED INTACT FROM THE START OF CONSTRUCTION TO COMPLETION. THE BARRIER SHALL BE INSPECTED AFTER EACH STORM EVENT.



SEAL
1/17/01
BUSSMANN CONSTRUCTION SERVICES INC.
5757 COLONIAL DRIVE
NEW PORT RICHEY, FLORIDA 34653
(813) 847-4882



SITE PLAN
1" = 40'

LEGAL DESCRIPTION

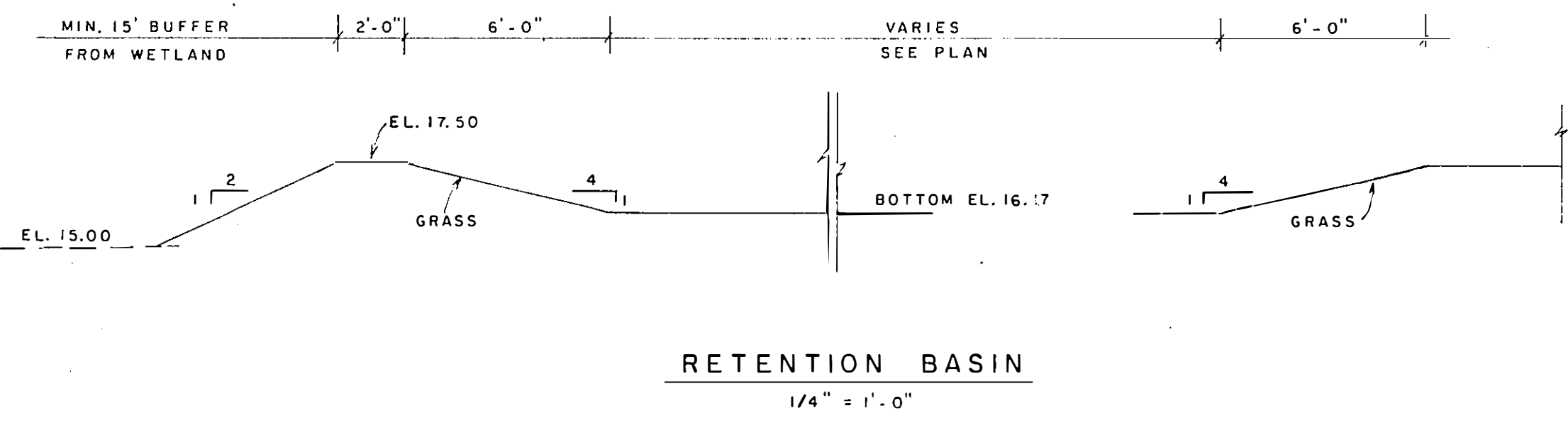
A PORTION OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE RUN SOUTH 00°09'36" WEST, 1736.16 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 89°44'31" WEST, 995.63 FEET; THENCE SOUTH 00°10'32" WEST, 228.24 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00°45'05" WEST, 563.51 FEET; THENCE 108.30 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 108.09 FEET BEARING SOUTH 84°09'42" WEST; THENCE NORTH 89°45'18" WEST, 291.65 FEET; THENCE NORTH 00°10'00" EAST, 50.06 FEET; THENCE 135.05 FEET ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 134.74 FEET BEARING NORTH 06°54'16" EAST; THENCE NORTH 13°41'31" EAST, 273.27 FEET; THENCE SOUTH 00°10'51" WEST, 110.55 FEET; THENCE SOUTH 89°44'44" EAST, 184.91 FEET; THENCE N 00°10'51" EAST, 235.88 FEET; THENCE SOUTH 89°44'44" EAST, 140.30 FEET TO THE POINT OF BEGINNING. THE SOUTH 80.00 FEET OF THE WEST 100.00 FEET SUBJECT TO A DRAINAGE AND/OR UTILITY EASEMENT.

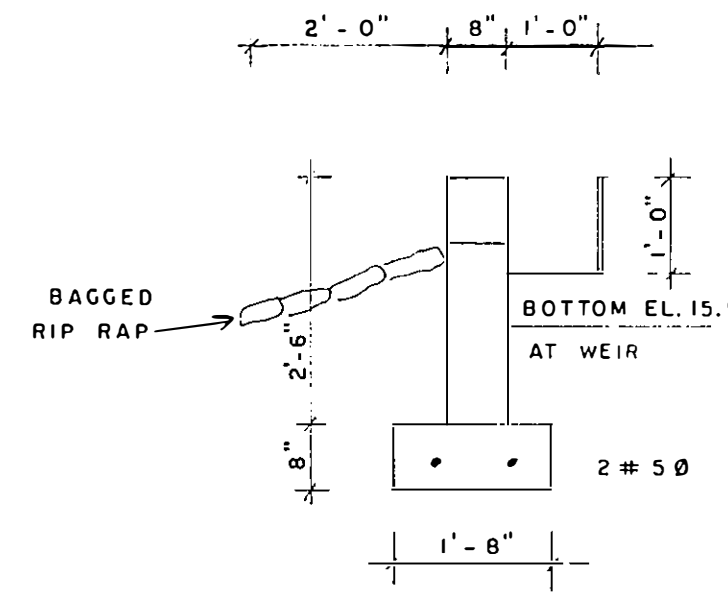
SAID PARCEL CONTAINS 3.74 ACRES MORE OR LESS.

SITE DATA

ZONING	COMMERCIAL		
TOTAL AREA OF PROPERTY	3.74 ACRES	162,925 SF	
JURISDICTIONAL AREA	1.86 ACRES	81,903 SF	
NET USABLE AREA	1.88 ACRES	81,022 SF	
OFFICE AREA		1,288 SF	
STORAGE BUILDING		3,000 SF	
PAVEMENT AREA		10,740 SF	
GRASS AREA		65,994 SF	
	18.5% IMPERVIOUS		
PARKING REQUIRED	1,288/300 = 5 SPACES		
PARKING PROVIDED	6 SPACES (1 HANDICAPPED)		
FLOOD ZONE B AND C	PANEL 120230 0352C	3/15/84	
IRRIGATION BY SPRINKLER SYSTEM			



RETENTION BASIN
1/4" = 1'-0"



EXISTING OUTLET WEIR
1/2" = 1'-0"

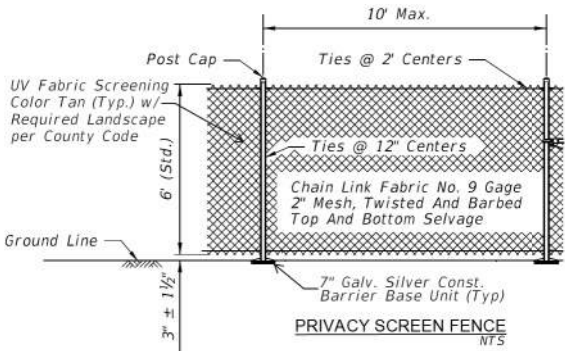
BACKYARD BIRDHOUSE
SITE MODIFICATION

LARRY AND CAROLYN HAYS
19406 HIAWATHA DRIVE
ODESSA, FLORIDA 33556

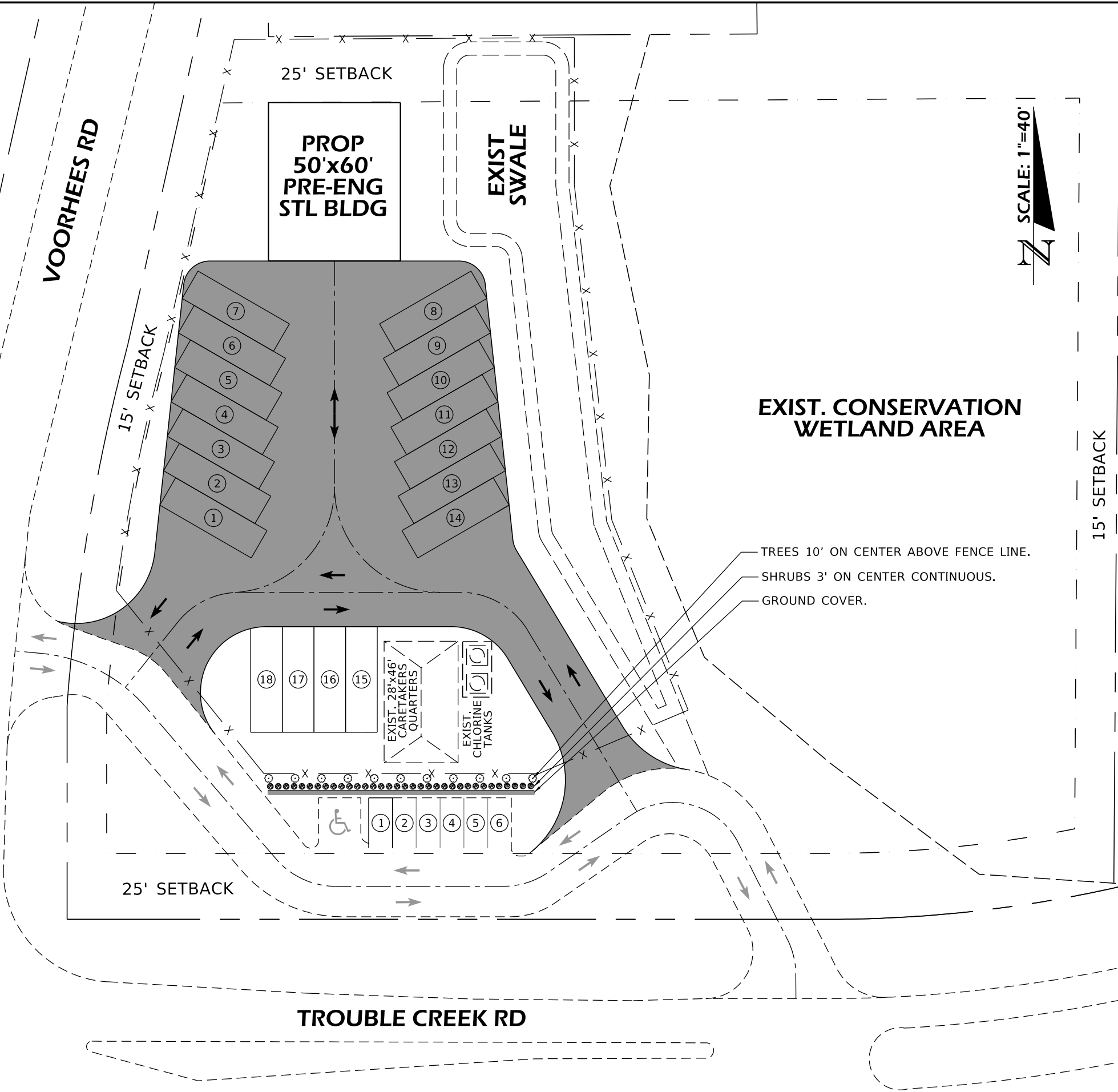
Scale: AS SHOWN	Draw: 10/15/00	Design: R.G.B.	Drawn By: L.A.B.	Checked By:
-----------------	----------------	----------------	------------------	-------------


LEGEND:

- EXIST. PROP. LINE
- x - EXIST. FENCE LINE
- - - EXIST. SETBACK LINE
- - - Q OF ACCESSWAY
- █ PROP. DEVELOPED AREA LIMITS
- ← EXIST. TRAFFIC FLOW DIRECTION
- ↔ PROP. TRAFFIC FLOW DIRECTION
- Ⓢ PROP. 12' x 40' PARKING STALL



EXIST PERIMETER SCREENED FENCE (SEE DETAIL ABOVE) NTS



ENGINEERING CONSULTANT:		REVIEWING AGENCY:	PROPERTY OWNER:	PROJECT:	DATE:	REVISION NO.:
 R/JL PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL. 33624 PHONE: (813) 455 - 6787 EMAIL: rjpalic@gmail.com RONALD J. LEDER, JR., P.E. #68160	CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044	ROBERT & DIANA BYRNES PHONE: (727) 271-5504	REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023		
		PROPERTY ADDRESS:	DRAWING TITLE:	DRAWING NO:		
		6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653	PROP. SITE PLAN IMPROVEMENTS	DWG - 6		





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: 3/19/2024

RE: First Reading, Ordinance No. 2024-2289: Rezoning for 6727 Trouble Creek Rd.

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to rezone 3.76 acres of property located at 6727 Trouble Creek Rd. from Commercial (C-2) and Multifamily (MF-30) to Light Industrial (LI).

DISCUSSION:

The subject property is located at the northeast corner of Trouble Creek Road and Voorhees Road. The western half of the property consists of an office building and open space. The eastern half is wetlands. The existing use is an office for a pressure washing business. Conditions for a zoning clearance of the business prohibited outdoor storage of vehicles and equipment.

Proposal:

The applicant is requesting to rezone from C-2 and MF-30 to Light Industrial which will allow outdoor storage of vehicles and equipment as a conditional use.

Allowed Uses in Light Industrial

If rezoning is approved any permitted use in the Light Industrial zoning district can locate on that property. Several of the permitted uses in Light Industrial would create a nuisance to the surrounding residential neighborhoods. The following uses are permitted in the Light Industrial zoning district:

1. Manufacturing;
2. Research and development;
3. Wholesaling/distributing;
4. Indoor storage and/or warehousing;
5. Indoor retail sales;
6. Restaurants to serve businesses located in and around the light industrial zoning district;
7. Accessory uses
8. Adult use establishments.
9. Telecommunications towers.
10. Urban agriculture.
11. Medical marijuana treatment center dispensing facility.
12. Beer gardens, tap rooms, brewpubs, nano-breweries, microbreweries and breweries.
13. All other uses as determined by the development review committee which further the intent of the adopted comprehensive plan.

Compatibility with Comprehensive Plan

The proposal is inconsistent with the following policies of the City's Comprehensive Plan.

FLU 1.2.4 Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

FLU 1.7.2 Industrial land uses shall be encouraged and protected where they will be compatible with surrounding land uses.

FLU 1.7.3 Supporting and complementary industries and ancillary commercial services should be located in proximity to each other to accomplish a linkage between industries and services.

Planning Review

Industrial uses are considered incompatible with residential areas. The use can be noisy, smelly and unattractive. Industrial areas are normally located at the fringe of a city away from residential and neighborhood commercial areas. Additionally, large trucks and heavy equipment are hauled to and from the site which would create additional nuisance.

If approved, the property will be the only one with a Light Industrial zoning in the immediate area, basically creating a spot zoning issue. The proposed use would create a nuisance of heavy vehicle traffic and noise to the surrounding neighborhoods. Additionally, any permitted use in the Light Industrial zoning district would be allowed if the property changed ownership.

RECOMMENDATION:

Based on the above analysis, the Development Review Committee (DRC) reviewed the request and found that a rezoning to Light Industrial is inconsistent with the City's Comprehensive Plan and Future Land Use Map and therefore **recommended denial** of the rezoning request to the LDRB, concurrently with the Land Use Amendment and Conditional Use applications.

The LDRB conducted a quasi-judicial review of this case at its January 18, 2024 meeting. The board reviewed the testimony and evidence and found that the request is inconsistent with the City's Comprehensive Plan and Future Land Use Map and **recommends denial** of the rezoning request to the City Council.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
❑ Ordinance No. 2024-2289: Rezoning for 6727 Trouble Creek Rd.	Ordinance
❑ Rezoning Application	Backup Material
❑ Authorized Agent	Backup Material
❑ Zoning and Future Use Map	Backup Material
❑ Landscape Plan	Backup Material
❑ LDRB Minutes - January 18, 2024	Backup Material

ORDINANCE NO. 2024-2289

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 3.76 ACRES OF PROPERTY, GENERALLY LOCATED AT 6727 TROUBLE CREEK ROAD, 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 COMMERCIAL (C-2) TO LIGHT INDUSTRIAL (LI); 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 owner, Robert and Diana L. Byrnes, filed with the Development Department, a Zoning District Map (ZDM) amendment application to change from Commercial (C-2) to Light Industrial (LI) the zoning designation of a 3.760. acre property located at 6727 Trouble Creek Road;

WHEREAS, the Owner has filed a Small-Scale Future Land Use Map amendment from General Commercial (GC) to Light Industrial (LI), to accompany this Zoning District Map amendment from to;

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 not 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 denied;

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 denied;

WHEREAS, at the duly noticed LDRB regular public hearing held on January 18, 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 denied;

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 Commercial (C-2) to Light Industrial (LI), as shown in Exhibit "A" attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located at 6727 Trouble Creek Road, and is legally described as follows:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

Parcel ID: 16-26-16-0000-00200-0020

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 2024-2289 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 19th day of March, 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, CMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

EXHIBIT A





REZONING APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1044 * Fax (727) 853-1052

Case #: _____
☐ Send copy to Pasco County, if w/in 1 mile
☐ Send to Pasco Schools, if residential

DRC Date: _____
LDRB Date: _____
Date Received: _____

- ☒ Submit one original signed and notarized application
- ☒ Submit original signed and scaled survey
- ☒ Submit 1 digital version of application
- ☒ Submit application fees: \$850 for rezoning; \$2,500 for rezoning-PDD; \$1,250 for rezoning-PDD (Amendment)
(Checks made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

Current Property Owner(s): Byrnes Robert and Diana L.		Phone: 727-804-1760
Owner Address: Please use agent		
Owner Email Address: agent		
Owner's Representative(s): Todd Pressman	Relationship to Owner: zoning consultant	
Representative Mailing Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701		
Representative Email Address: Todd@Pressmaninc.com	Phone: 727-804-1760	
Primary contact: <i>(This is the <u>one</u> person to whom the City will send all communication regarding this application)</i>		

Property Information:

Street Address: 6727 Trouble Creek Rd.		
General Location: Trouble Creek Rd. west of Rowan Road		
Size of Site:	Square Feet: 163,785.6 SF	Acres: 3.76 acres
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT		
Parcel Number(s): 16-26-16-0000-00200-0020		

Zoning District: C2	Proposed Zoning District: Light Industrial
Future Land Use Category: CG	Proposed Future Land Use Category: Industrial
Existing Use: <i>(Include # of residential unit and/ or square footage of non-residential uses):</i> Chlorine storage	Proposed Use: <i>(Include # of residential units and/ or square footage of non-residential uses):</i>

How is proposal consistent with the goals, objectives and policies of the Comprehensive Plan?
Please see response to criteria. Exact similar use exists to the West. A large buffered wetland area exists on the East. An intensive C2 use abuts on the north and the south is a parking lot across the street. So, the site is buffered and screened well, it is a compatible use with no negative impacts on neighbors and is an extremely low infrastructure use.

Submittal Information:

(Please address the following information on a separate sheet and attach to this application)

Guidelines for Granting a Rezoning. LDC § 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, 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.

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. (*Please fill in blanks.*)

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>PLEASE SEE INCLUDED REPORT</p> <p>Residential:</p> <p>Single-family: 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p>Single-family: 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p>Single-family: 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p>Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p>Single-family: _____ units × 2.12 persons/household = _____ (population projection)</p> <p>Multi-family: _____ units × 1.90 persons/household = _____ (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.</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.**

1. 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:** _____.
2. 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.
 - a. If no study is required, the applicant is required to provide only the existing directional **PM PEAK** hour

please see included report

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:** _____.
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** _____.
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Process:

A pre-application meeting will 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 needs to be present at all meetings including DRC, LDRB and/or City Council. Call Development Department Staff at 727-853-1039 to find out when this case will be scheduled for these meetings.

Submittal Information Authorization to visit the property:

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

Authorization for owner's representative(s):

I _____, the **owner**, hereby **authorize** _____ **to act as my representative(s)** in all matters pertaining to the processing and review of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): _____

Date: _____ **please see included authorization**

Subscribed and sworn to before me this _____ day of _____, 20____

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: _____

My Commission Expires: _____

Applicant's Affidavit:

I Todd Pressman, 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.)

Signature of Owner or Authorized Representative: [Signature]

Date: 9/15/23

Subscribed and sworn to before me this 15th day of September, 2023

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF Pasco ~~PASCO~~

Notary Public: Ana Maria Schweitzer

My Commission Expires: Jan 22, 2026

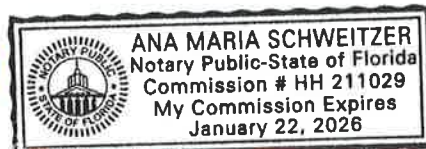


Table I: Estimated Sewage/Water Flows for Commercial Development:		
Type of Establishment		Gallons Per Day (GPD)
Airports		
	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops		
	Per Chair	100
Bowling Alleys		
	Toilet Wastes Only per Lane	100
County Club		
	Per Resident	100
	Per Member	25
	Per Employee (per 8 hour shift)	20
Dentist Office		
	Per Wet Chair	200
	Per Non-Wet Chair	50
Doctor's Office		
	All Types	250
Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift)		
	No Showers Provided	20
	Showers Provided	35
Food Service Operations		
	Ordinary Restaurant (per seat)	50
	24-hour Restaurant (per seat)	75
	Single Service Articles Only (per seat)	25
	Bar and Cocktail Lounge (per seat)	30
	Drive-In Restaurant (per car space)	50
	Carry-Out Only	
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Hotels and Motels		
	Regular (per room)	
	Result Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Office Building		
	Per Employee, Per 8 Hour Shift	20
Service Station		
	Per Water Closet and Urinal	250
Shopping Center - Without Food or Laundry		
	Per Square Foot of Floor Space	.1
Stadium, Race Track, Ball Parks		
	Per Seat	5
Stores		
	Per Square Foot of Floor Space	.1
Swimming and Bathing Facilities - Public		
	Per Person	10
Theaters		
	Indoor, Auditoriums (per seat)	5
	Outdoor, Drive-Ins (per space)	10
Trailer or Mobile Home Park		
	Per Trailer Space	200
Travel Trailer or Recreational Vehicle Park		
	Overnight w/o water and sewer hook-up (per trailer space)	75
	Overnight with water and sewer hook-up (per trailer space)	100

Table II: Estimated Sewage/Water Flows for Institutional Development:		
Type of Establishment		Gallons Per Day (GPD)
Churches		
	Per Seat	3
Hospitals (does not include kitchen wastewater flows)		
	Per Bed	200
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)		
	Per Bed	100
Parks - Public Picnic		
	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
Schools (per person)		
	Day-Type	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent		
	Per Worker	50

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL 33701

FX. (888) 977-1179, CELL 727-804-1760, E-MAIL, TODD@PRESSMANINC.COM

LETTER OF AGENT AUTHORIZATION

To the City of New Port Richey, Florida:

Please accept this letter of authority to allow Todd Pressman, of Pressman and Associates, Inc., and Ron Leder to represent a Zoning, Future Land Use, Site Plan and Conditional Use applications and all other necessary related land use issues and applications, for the property located under Property Appraiser ID # 16-26-16-0000-00200-0020. I agree to be bound by all representations and agreements made by the designated representative.

Thank you.

Robert Byrnes
Robert Byrnes

Diana L. Byrnes
Diana L. Byrnes

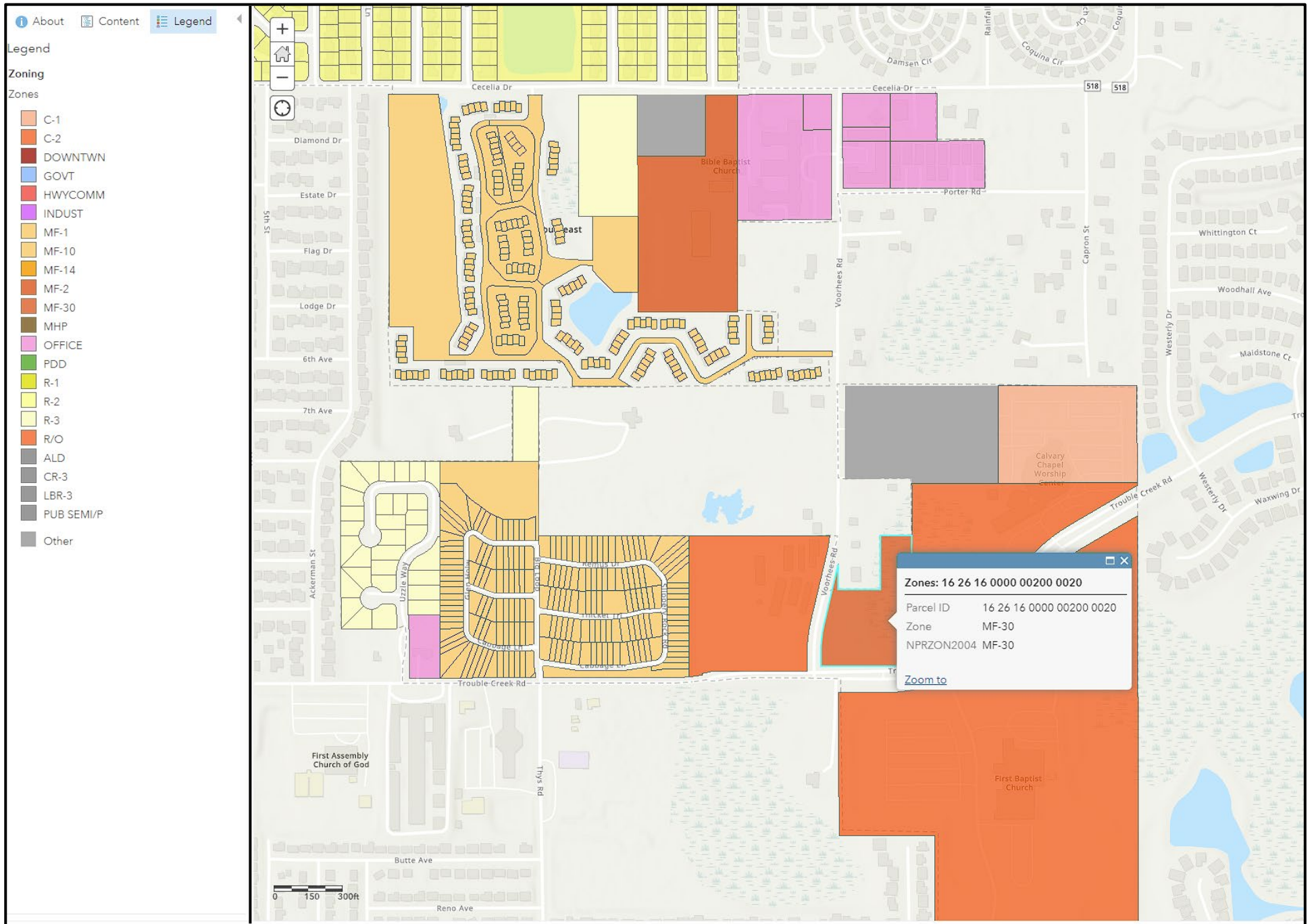
State of: Georgia
County of: Fannin

Before me personally appeared Robert Byrnes, and Diana L. Byrnes
who, both being duly sworn, swears and affirms that
the above information is true to the best of his/her knowledge.

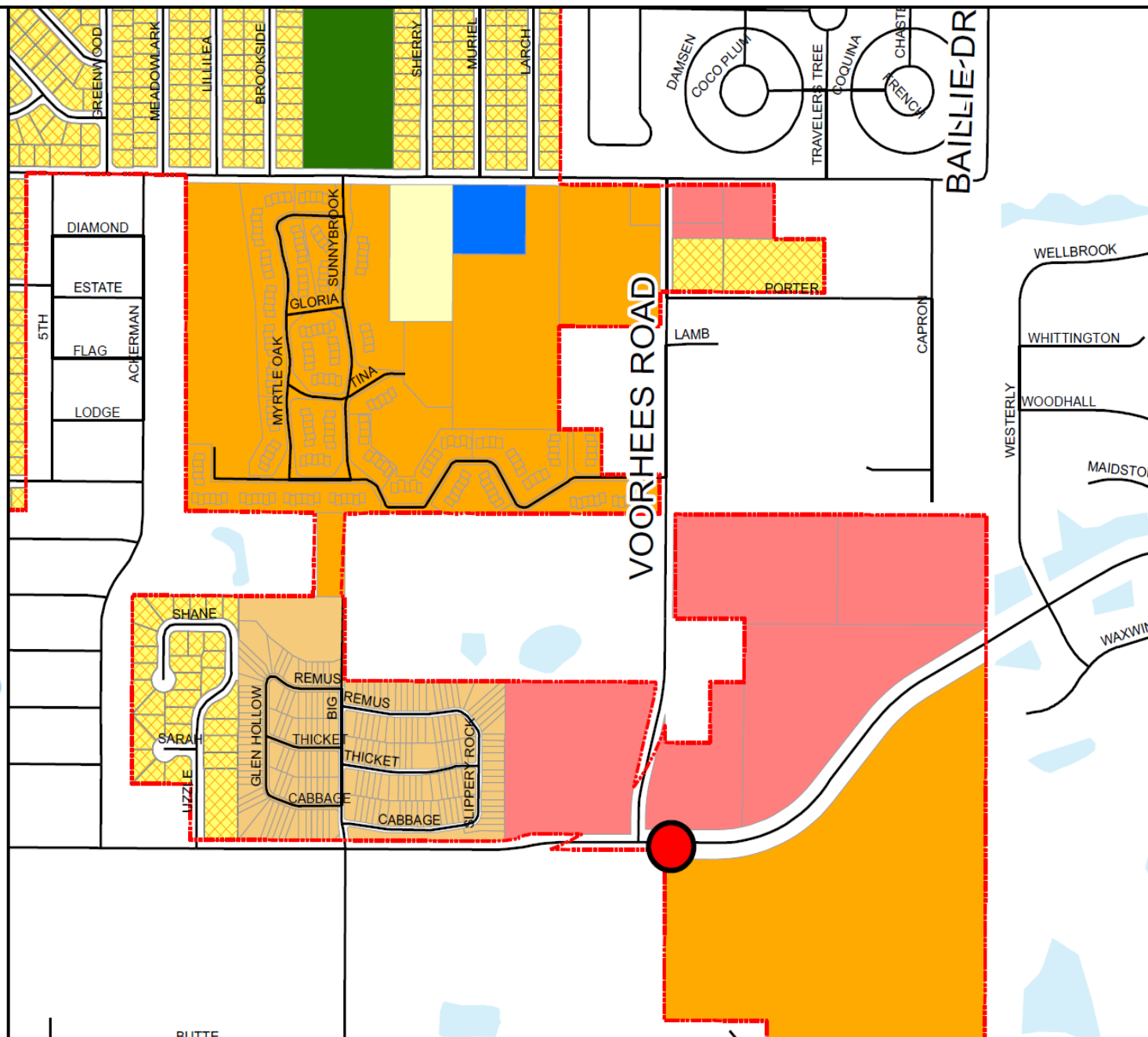
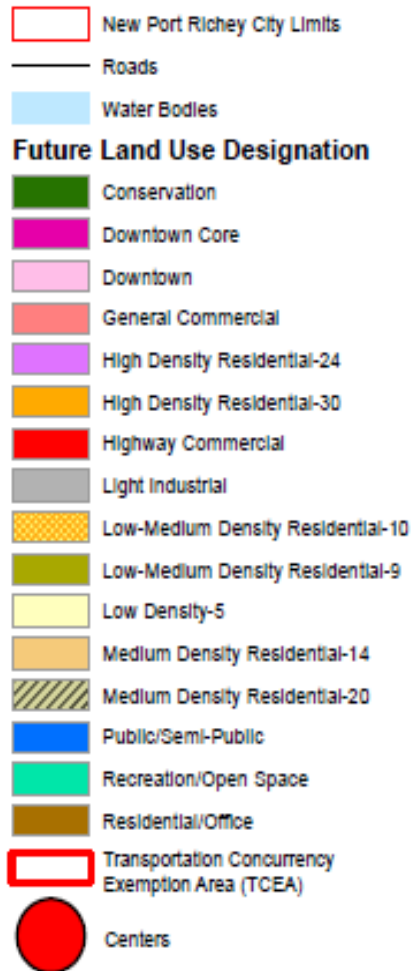
Signed and sworn before me this 08 day of August, 2023, a.d., who I personally
know or produced identification as Drivers License.

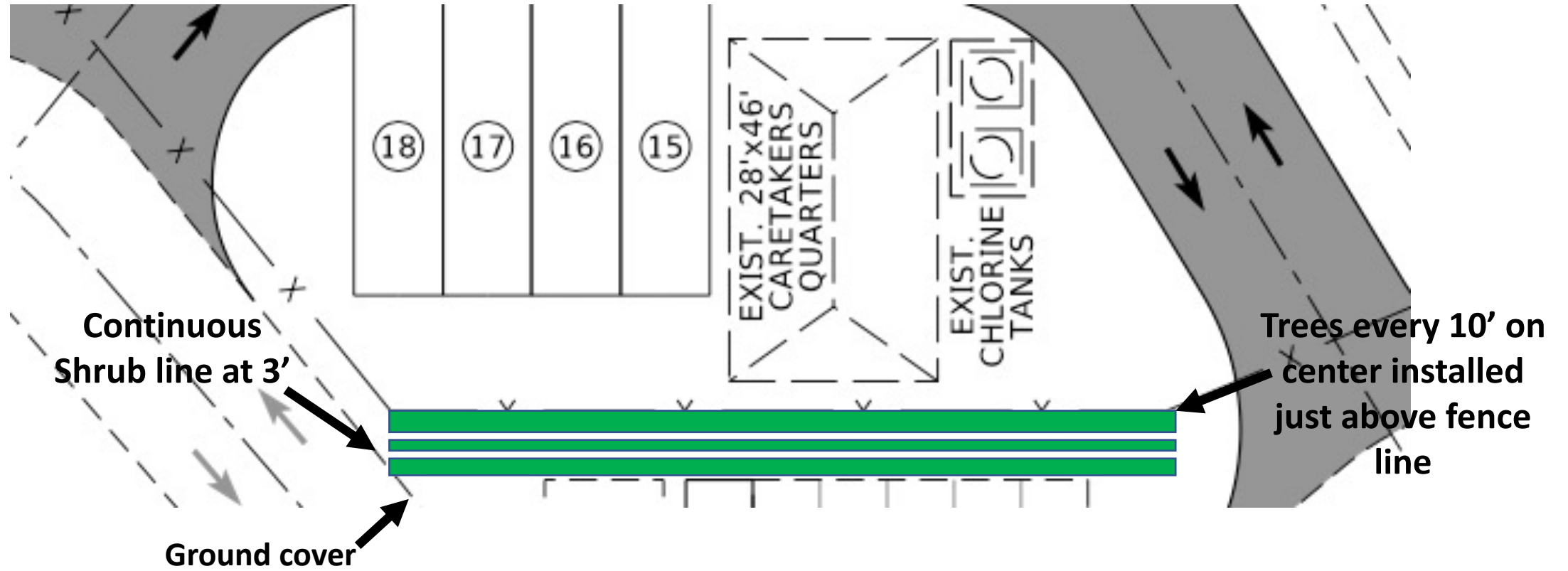
Mary C. White
Notary Public

MARY C WHITE
NOTARY PUBLIC
Fannin County
State of Georgia
My Comm. Expires Feb. 17, 2024



City of New Port Richey Future Land Use Map 2030







LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
January 18, 2024
2:00 PM

Vice-Chairman Dr. Cadle called the January 18, 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

Dr. Donald Cadle
Louis Parrillo
Robert Smallwood

Beverly Barnett
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Matt Lewis, Interim Development Director
Brittney Love, Development Tech

Corrections were made to the minutes. The final vote for the variance side yard setback was 3-1 not 3-0. Mr. Smallwood made a motion to approve the corrected minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: LUA-23-10-0001– 6727 Trouble Creek Road – Future land use plan amendment from General Commercial to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the area surrounding the subject property is commercial and residential. She also stated that the proposed industrial land use is incompatible with the surrounding land uses and is inconsistent with the Comprehensive Plan. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman represented the owners of the property. He informed the board that the proposed use is compatible in the immediate area and intensive uses currently exist on Voorhees Road.

Mr. Parrillo asked if spaces would be available for rent? He was informed that RV owners would rent the spaces.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0007 – 6727 Trouble Creek Road – Rezoning from C-2 to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the rezoning to Light Industrial must be consistent with a Future Land Use of Light Industrial. The current Land Use is General Commercial and the LDRB voted to recommend denial of a land use amendment to Light Industrial. She also informed the board that the surrounding land uses are commercial and residential and the surrounding zoning is commercial and residential. Rezoning the subject property to Light Industrial would create a spot zoning. The Development Review Committee recommended denial of the rezoning request.

Mr. Todd Pressman, representing the owners, informed the board that it is the same use as the property west of the subject property. He also informed the board that the C-2 zoning district allows some uses that are intensive and that there were no objections from the neighbors.

Mrs. Diana Byrnes, property owner, informed the board that she and her husband spent their life savings purchasing the property. They were hoping to generate additional income and would only allow newer RVs to rent the spaces.

Ms. Manns, City Manager, informed the board that this is spot zoning and would jeopardize future zoning cases.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: CU-23-10-0002 – 6727 Trouble Creek Road – Conditional Use for outdoor storage of RV's and fleet vehicles.

Lisa Algiere presented the staff report. She informed the board that a Conditional Use for outdoor storage could only be granted in a Light Industrial zoning district. She informed the board that the use is incompatible with the surrounding areas and did not meet all criteria for a conditional use. She also noted that the proposed landscaping did not fully meet the city code. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman, representing the owner, informed the board that there is a buffer of existing wooded area to the east. He also stated that the width of the ROW provides sufficient buffer.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0010 – 6450 Sea Forest Drive – (Sea Forest Manors) Rezoning to PDD for 62 single-family townhomes.

Lisa Algiere presented the staff report. She informed the board that the current PDD zoning allows a 124 bed Assisted Living Facility with an approved site plan. The current owners desire to construct townhomes and are requesting approval of a new site plan. Ms. Algiere informed the board that the request is consistent with the Comprehensive Plan. She also provided a list of development standards that will be required of the developer. The Development Review Board recommend approval of the request.

Amy Huber, representing the applicants, informed the board that the owners accept the staff report. She noted that the proposal is to develop 60 townhomes, which is 2 less than the maximum allowed of 62. She also informed the board that the request does meet all criteria of a rezoning as required in the city's Land Development Code. She also noted that the cluster development leaves open space which preserves natural resources.

Al Schaffer, owner, informed the board that 80% of the site will remain as open space. He also noted that the current plans for an ALF is three stories whereas the townhomes will be two stories. He also informed the board that golf cart parking spaces are provided for in the development.

Wayne Schweikart, engineer, informed the board that the average square footage of a townhome is 2,000 sf and the end units are 2,500 sf.

Faye Jackson Curry, resident, expressed concern about the location of the entrance and its proximity to the entrance of the development to the west.

Mr. Orchard, resident, expressed concern about wildlife, bringing in fill dirt and potential run-off.

Ms. Thiebes, resident, also expressed concern about run-off and preservation of wildlife. She provided photos.

Ms. deChant asked about allowing continued development in the area west of US Highway 19.

Ms. deChant made a motion to recommend denial of the request. The motion died due to a lack of a second.

Mr. Parrillo made a motion to recommend approval of the request. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted in the negative.

Other Business

Ms. Manns introduced Matt Lewis as the City's Interim Development Director.

Mr. Parrillo made a motion to adjourn. Mr. Smallwood seconded the motion. Motion was approved unanimously.

Meeting adjourned at 2:50 pm

Approved February 15, 2024



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: 3/19/2024

RE: First Reading, Ordinance No. 2024-2290: Conditional Use for 6727 Trouble Creek Rd.

REQUEST:

The request is for City Council to conduct a first reading of an ordinance regarding a conditional use application to allow for outdoor storage of RV vehicles for the property located at 6727 Trouble Creek Rd.

DISCUSSION:

The subject property is located at the northeast corner of Trouble Creek Road and Voorhees Road. The western half of the property consists of an office building and open space. The eastern half is wetlands. The existing use is an office for a pressure washing business. Conditions for a zoning clearance of the business prohibited outdoor storage of vehicles and equipment.

Proposal:

The applicant is requesting a conditional use to allow for the outdoor storage of RVs. A Land Use amendment to Light Industrial and a Rezoning to Light Industrial have been requested. A conditional use for outdoor storage is only permitted in a Light Industrial zoning district.

Criteria for Adoption of a Conditional Use:

The following guidelines from Section 5.02.10 of the Land Development Code must be addressed when considering a special exception/conditional use:

- 1) That the special exception/conditional use is specifically permitted in the zoning district: Outdoor storage within the Light Industrial zoning district may be considered upon conditional use application. It is not permitted in the C-2 zoning district.
- 2) That the granting of any exception, will not adversely affect the public health safety, or welfare of the community: The use of this site for outdoor storage would negatively impact the surrounding residential neighborhoods.
- 3) The granting of a special exception/conditional use is consistent with the intent of the zoning district: The Light Industrial District provides for conditional uses including outdoor storage. The special exception/conditional use review is intended to review each specific request and determine compatibility and assign conditions as necessary or appropriate.
- 4) The requirements of the district in which the use is to be located shall be complied with: The site if rezoned to Light Industrial can accommodate the outdoor storage use as required within the Light Industrial District.
- 5) Excessive traffic will not be generated on residential streets: This proposal may create additional RV and heavy equipment traffic on Voorhees Road and Trouble Creek Road.
- 6) The proposed use will not adversely affect the residential character of existing neighborhoods: The character of the area is a mix of commercial, church and residential uses. The outdoor storage of RVs would not be aesthetically pleasing and would negatively impact that area.
- 7) A vehicular parking or traffic problem is not created: A traffic problem of heavy equipment and RVs will create a nuisance in the surrounding residential neighborhoods.

Planning Review

The proposed use of storing RVs and equipment on site will create a nuisance to the surrounding neighborhoods. The site will be unaesthetic and traffic of heavy vehicles will invade the privacy and quality of life for surrounding residences.

RECOMMENDATION:

Based on the above analysis, the Development Review Committee (DRC) reviewed the request and found that a conditional use is inconsistent with the City's Comprehensive Plan will create a nuisance to the surrounding neighborhoods and therefore **recommended denial** of the rezoning request to the LDRB, concurrently with the Land Use Amendment and Rezoning Use applications.

The LDRB held a quasi-judicial review of this case at its January 18, 2024 meeting. The board heard testimony and reviewed evidence. The board found that the conditional use would create a nuisance to the surrounding neighborhoods and forwards a recommendation of denial to the City Council.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
▣ Ordinance No. 2024-2290: Conditional Use for 6727 Trouble Creek Rd.	Ordinance
▣ Conditional Use Application - 6727 Trouble Creek Rd.	Backup Material
▣ 6727 Trouble Creek Rd Zoning & FLU Map	Backup Material
▣ LDRB Minutes - January 18, 2024	Backup Material
▣ Landscape Plan	Backup Material
▣ Site Plan	Backup Material

ORDINANCE NO. 2024-2290

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR APPROVAL OF A CONDITIONAL USE FOR OUTDOOR STORAGE OF RECREATIONAL VEHICLES IN THE LIGHT INDUSTRIAL ZONING DISTRICT FOR THE PROPERTY LOCATED AT 6727 TROUBLE CREEK ROAD, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR ANY NECESSARY CONDITIONS ON SAID USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city of New Port Richey received an application from Robert and Diana L. Byrnes. for a conditional use, in the Light Industrial Zoning District for Outdoor Storage of Recreational Vehicles, located at 6727 Trouble Creek Road;

WHEREAS, the location of the property for the conditional use is 6727 Trouble Creek Road, New Port Richey, Florida, and more particularly described as follows:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

Parcel ID: 16-26-16-0000-00200-0020

WHEREAS, Section 7.12.02 of the City's Land Development Code provides that Outdoor Storage may be allowed in the Light Industrial Zoning District as a conditional use with City Council approval;

WHEREAS, as required by Section 3.11.02 of the City's Land Development Code, the City's Development Review Committee reviewed the proposed conditional use and forwarded a recommendation to the Land Development Review Board a denial of the request;

WHEREAS, the LDRB held a public hearing on January 18, 2024 and heard and considered all written comments, objections and affidavits in favor of and in opposition to the proposed conditional use and forwarded a recommendation to the City Council a denial of the request;

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

WHEREAS, the City Council having heard and considered all written comments, objections and affidavits in favor of and in opposition to the proposed conditional use;

WHEREAS, the City Council hereby finds that approving this conditional use will not adversely affect the public interest, that it is consistent with the purpose and intent of the Land Development Code and the Comprehensive Plan of the City of New Port Richey;

WHEREAS, the City Council hereby finds that the subject use would be compatible with the district's character and that the proposed use is compatible with other uses allowable by right in the district;

WHEREAS, the City Council has found this ordinance to be in the best interest of the health, safety and welfare of the citizens of the City;

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

SECTION I. The above applicant is hereby approved for a conditional use development order in the Light Industrial Zoning District for the following use at the above-described property:
RV Outdoor Storage

SECTION II. This Ordinance shall become effective 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, CMC, City Clerk

Alfred E. Davis, Mayor – Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney



CONDITIONAL USE APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-10167 * Fax (727) 853-1016

CASE # _____

☐ Conditional Use Application

Date Received: _____

- ☒ Submit original signed and notarized application
- ☒ Submit 1 set of plans (collated and folded surveys/site plan, etc.) and 1 electronic file
- ☒ Submit application fee - \$750; Revisions - \$250 (check made payable to the *City of New Port Richey*)
- ☒ Submit supplemental information for Bed and Breakfast facility

Property Owner and Representative Information:

Current Property Owner(s): Byrnes Robert & Diana L		Phone: Please use agent
Owner Address: please use agent		
Owner Email Address: agent		
Owner's Representative(s): Todd Pressman	Relationship to Owner: zoning consultant	
Representative Mailing Address: 200 2nd Ave., south, #451, St. Petersburg, FL 33701		
Representative Email Address: Todd@Pressmaninc.com	Phone: 727-804-1760	
Primary contact: <i>(This is the <u>one</u> person to whom the City will send all communication regarding this application)</i> Todd Pressman		

Property Information:

Site Address: 6727 Trouble Creek Rd.	
Parcel Number(s): 16-26-16-0000-00200-0020	
Zoning District: C-2	Future Land Use Category: General Commercial
Existing Use <i>(Include number of residential units/ and or square footage of non-residential uses):</i> Chlorine Storage	
Proposed Use: <i>(Provide details about the specific use requested)</i> 18 outdoor/exterior vehicle storage spaces. Small office space 1,200 total square feet. Chlorine storage and wholesale sales. 3,000 square foot building, would be the maintenance shop for pressure cleaning company.	

Additional Information: (as applicable)

Hours of operation: M-F	Days of operation: 7 am to 5 p,
Maximum number of employees at one time: 4	Proposed number of shifts: 1
<i>Additional information may be requested by the Development Review Committee</i>	

Submittal Information:

Please submit one collated, stapled, folded set of the following information and one electronic file:	
	Completed, notarized application - this form (one original)
	Current survey (not to exceed 24"x36") that identifies the dimensions, area and location of the property prepared, signed, and sealed by a land surveyor currently registered in the State of Florida.
	Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument
	Site Plan (not to exceed 24"x36") with the information listed below:
	<ul style="list-style-type: none"> • Index Sheet referencing individual sheets included in package (if needed);
	<ul style="list-style-type: none"> • Site plan name;
	<ul style="list-style-type: none"> • Property owner's name, address, telephone number and designated representative;
	<ul style="list-style-type: none"> • Architect, landscape architect and engineer's name, address and telephone numbers;
	<ul style="list-style-type: none"> • Legal description;
	<ul style="list-style-type: none"> • Footprint and size of all PROPOSED buildings and structures;
	<ul style="list-style-type: none"> • All required setbacks;
	<ul style="list-style-type: none"> • All parking areas for employees and customers, drop-off and pick-up areas and all other vehicular use areas;
	<ul style="list-style-type: none"> • Proposed method of water supply and sewage disposal (if needed);
	<ul style="list-style-type: none"> • Conceptual drainage and utility plan with flow direction and method of disposition (if needed).
	<ul style="list-style-type: none"> • Flood zone for site and base flood elevation;
	Location of all refuse collection facilities, including screening to be provided.
	Application fee \$500 (checks made payable to the City of New Port Richey)

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 City Council.

Conditional uses differ from special exceptions in that the use may not be appropriately placed in all areas of commercially zoned districts and may have little to no impact on residential uses. However, all applications must be reviewed on the following criteria:

1. That this conditional use/special exception is specifically permitted in the zoning district regulation.
2. That the granting of this conditional use/special exception, will not adversely affect the public health, safety or welfare of the community.
3. That the granting of this conditional use/special exception, is consistent with the intent of the zoning district.
4. That the requirements of the district in which the use is to be located shall be in compliance.
5. That excessive traffic will not be generated on residential streets.
6. That the proposed use will not adversely affect the residential character of existing neighborhoods.
7. The proposal consistent with the goals and objectives of the Comprehensive Plan?

The City Council will make the final decision on all Conditional Use and Special Exception requests.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The 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 this 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 Conditional Use/Special Exception Application. 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.

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. (**Please fill in blanks.**)

POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

Please see included report

SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 6.3 lbs × 2.12 persons/household × _____ units = _____ bs/day/capita (demand)

Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated solid waste.

RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Single-family: _____ units × 2.12 persons/household = _____ (population projection)

Multi-family: _____ units × 1.90 persons/household = _____ (population projection)

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.

Stormwater Management. New Development or enlargement of existing buildings must complete a Stormwater Management Plan (except for 1 and 2 family residential dwellings, unless directed by the Building Official). 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.

To be completed by staff: Completed _____ Not Required _____

Transportation.

1. Determine the number of trips generated by the proposed project using the Table II. **Include your calculation(s) here:** _____.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be obtained. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. 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:** _____.
 - b. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** _____ **please see included report**
 - c. Existing turning movement volumes at the impacted intersection(s) and intersection LOS. **Provide information here:** _____.

Attendance at meetings:

The applicant or applicant's representative shall be present at all meetings including DRC and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1016 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, photograph and post a notice on the property described in this application.

Authorization for owner's representative(s):

I _____, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and review of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

please see included agent authorization

Signature of Current Property Owner(s): _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: _____

My Commission Expires: _____

Applicant's Affidavit:

I Todd Pressman, 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.)

Signature of Owner or Authorized Representative: [Signature]

Date: 9/15/23

Subscribed and sworn to before me this 15th day of September, 20 23

who is personally known to me and/or produced Photos as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature]

My Commission Expires: Jan 22, 2023

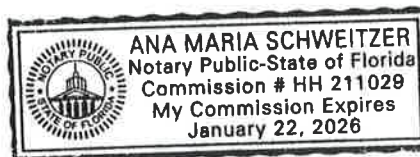


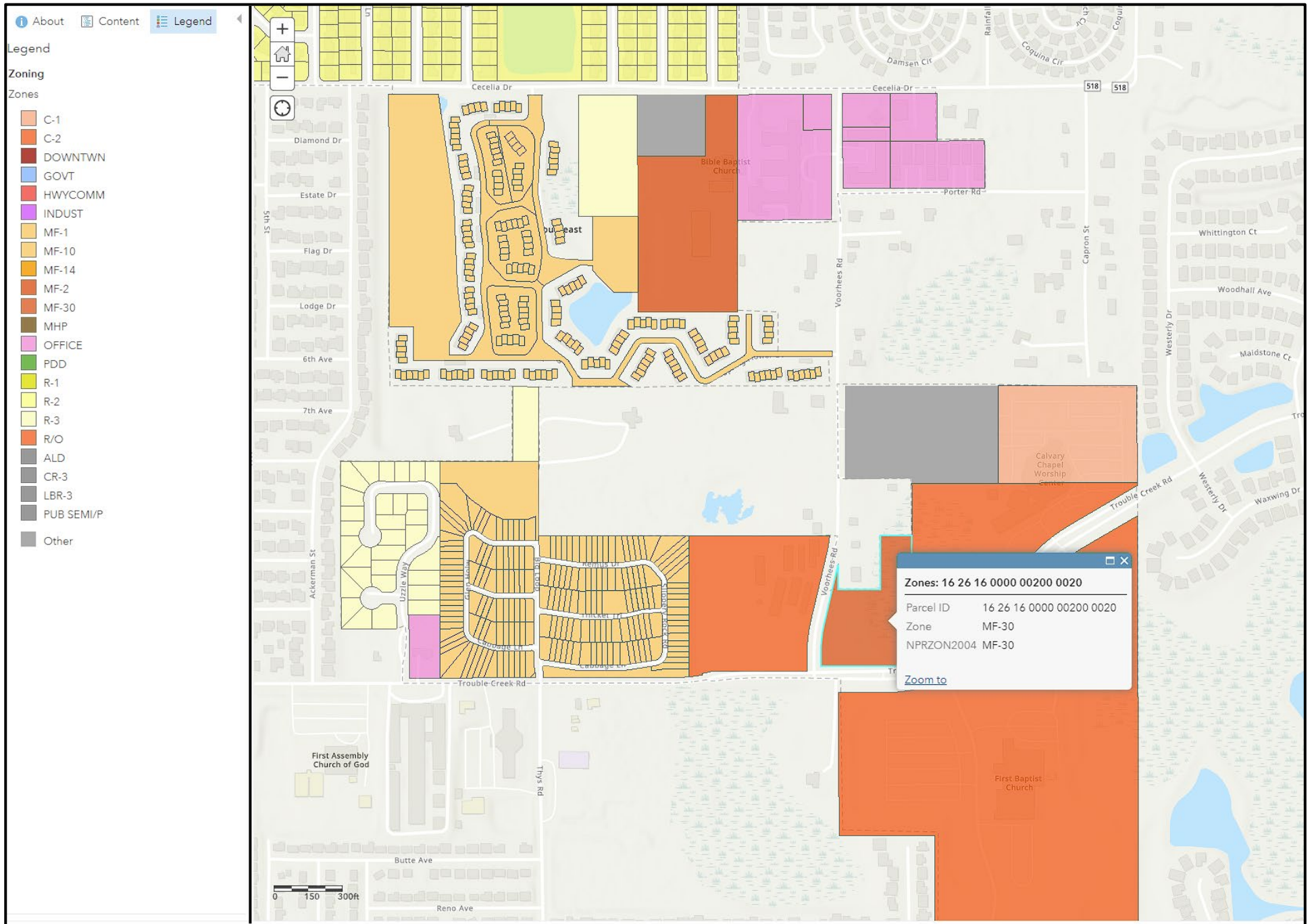
Table I: Estimated Sewage/Water Flows and Solid Waste for Commercial Development

Type of Establishment		Gallons Per Day/Solid Waste
Airports	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops	Per Chair	100
Bowling Alleys	Toilet Wastes Only per Lane	100
Churches	Per Seat	3
County Club	Per Resident	100
	Per Member	25
	Per Employee (per 8 hour shift)	20
Dentist Office	Per Wet Chair	200
	Per Non-Wet Chair	50
Doctor's Office	All Types	250
	All Types	250
Factories - exclusive of industrial wastes	No Showers Provided (gallons per employee per 8 hour shift)	20
	Showers Provided	35
Food Service Operations	Ordinary Restaurant (per seat)	50
	24-hour Restaurant (per seat)	75
	Single Service Articles Only (per seat)	25
	Bar and Cocktail Lounge (per seat)	30
	Drive-In Restaurant (per car space)	50
	Carry-Out Only	50
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Hospitals (does not include kitchen wastewater flows)	Per Bed	200
Hotels and Motels	Regular (per room)	
	Result Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)	Per Bed	100
Office Building	Per Employee (per 8 hour shift)	20
Parks - Public Picnic	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
Schools (per person)	Day-Type	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Service Station	Per Water Closet and Urinal	250
Shopping Center - Without Food or Laundry	Per Square Foot of Floor Space	0.1
Stadium, Race Track, Ball Parks	Per Seat	5
Stores	Per Square Foot of Floor Space	0.1
Swimming and Bathing Facilities - Public	Per Person	10
Theaters	Indoor, Auditoriums (per seat)	5
	Outdoor, Drive-Ins (per space)	10
Trailer or Mobile Home Park	Per Trailer Space	200
Travel Trailer or Recreational Vehicle Park	Overnight w/o water and sewer hook-up (per trailer space)	75
	Overnight with water and sewer hook-up (per trailer space)	100
Work or Construction Camps - Semi Permanent	Per Worker	50

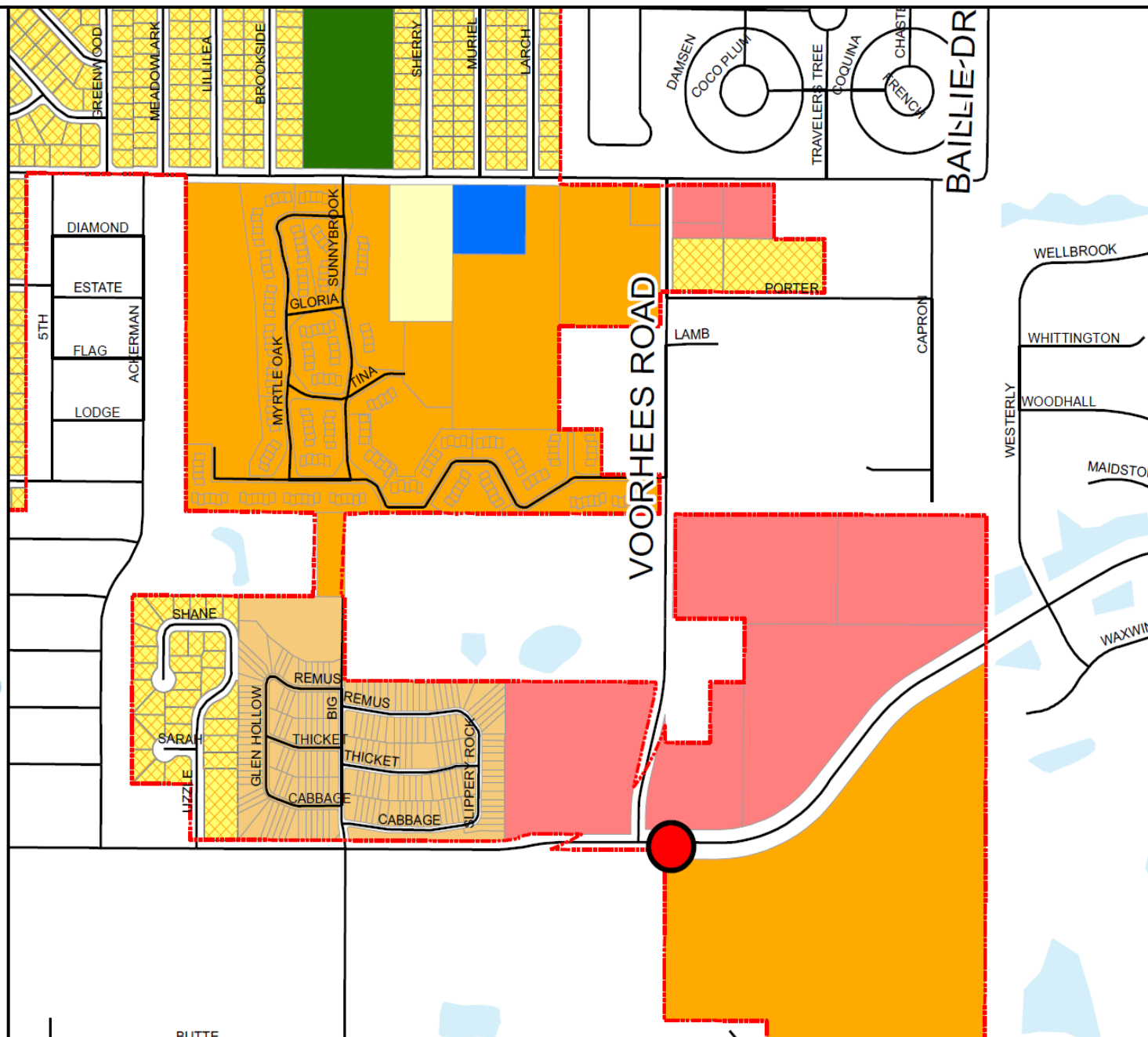
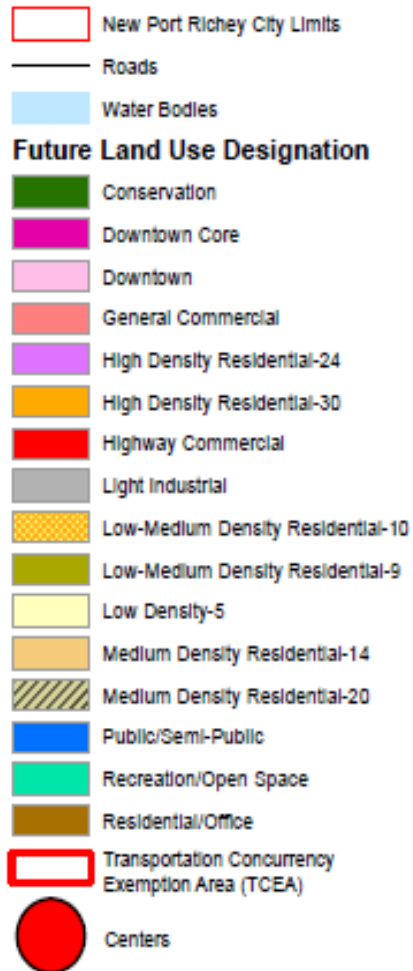
Table II: Trip Generator

Code	Description	Unit of Measure	Trips Per Unit
<i>Office</i>			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
<i>Retail</i>			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free-Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87
876	Apparel Store	1,000 SF	3.83
879	Arts and Crafts Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.40
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD / Video Rental Store	1,000 SF	13.60
<i>Services</i>			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85

936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.80
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75.00
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts And Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	18.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63



City of New Port Richey Future Land Use Map 2030





LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
January 18, 2024
2:00 PM

Vice-Chairman Dr. Cadle called the January 18, 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

Dr. Donald Cadle
Louis Parrillo
Robert Smallwood

Beverly Barnett
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Matt Lewis, Interim Development Director
Brittney Love, Development Tech

Corrections were made to the minutes. The final vote for the variance side yard setback was 3-1 not 3-0. Mr. Smallwood made a motion to approve the corrected minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: LUA-23-10-0001– 6727 Trouble Creek Road – Future land use plan amendment from General Commercial to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the area surrounding the subject property is commercial and residential. She also stated that the proposed industrial land use is incompatible with the surrounding land uses and is inconsistent with the Comprehensive Plan. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman represented the owners of the property. He informed the board that the proposed use is compatible in the immediate area and intensive uses currently exist on Voorhees Road.

Mr. Parrillo asked if spaces would be available for rent? He was informed that RV owners would rent the spaces.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0007 – 6727 Trouble Creek Road – Rezoning from C-2 to Light Industrial.

Lisa Algiere presented the staff report. She informed the board that the rezoning to Light Industrial must be consistent with a Future Land Use of Light Industrial. The current Land Use is General Commercial and the LDRB voted to recommend denial of a land use amendment to Light Industrial. She also informed the board that the surrounding land uses are commercial and residential and the surrounding zoning is commercial and residential. Rezoning the subject property to Light Industrial would create a spot zoning. The Development Review Committee recommended denial of the rezoning request.

Mr. Todd Pressman, representing the owners, informed the board that it is the same use as the property west of the subject property. He also informed the board that the C-2 zoning district allows some uses that are intensive and that there were no objections from the neighbors.

Mrs. Diana Byrnes, property owner, informed the board that she and her husband spent their life savings purchasing the property. They were hoping to generate additional income and would only allow newer RVs to rent the spaces.

Ms. Manns, City Manager, informed the board that this is spot zoning and would jeopardize future zoning cases.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: CU-23-10-0002 – 6727 Trouble Creek Road – Conditional Use for outdoor storage of RV's and fleet vehicles.

Lisa Algiere presented the staff report. She informed the board that a Conditional Use for outdoor storage could only be granted in a Light Industrial zoning district. She informed the board that the use is incompatible with the surrounding areas and did not meet all criteria for a conditional use. She also noted that the proposed landscaping did not fully meet the city code. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman, representing the owner, informed the board that there is a buffer of existing wooded area to the east. He also stated that the width of the ROW provides sufficient buffer.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0010 – 6450 Sea Forest Drive – (Sea Forest Manors) Rezoning to PDD for 62 single-family townhomes.

Lisa Algiere presented the staff report. She informed the board that the current PDD zoning allows a 124 bed Assisted Living Facility with an approved site plan. The current owners desire to construct townhomes and are requesting approval of a new site plan. Ms. Algiere informed the board that the request is consistent with the Comprehensive Plan. She also provided a list of development standards that will be required of the developer. The Development Review Board recommend approval of the request.

Amy Huber, representing the applicants, informed the board that the owners accept the staff report. She noted that the proposal is to develop 60 townhomes, which is 2 less than the maximum allowed of 62. She also informed the board that the request does meet all criteria of a rezoning as required in the city's Land Development Code. She also noted that the cluster development leaves open space which preserves natural resources.

Al Schaffer, owner, informed the board that 80% of the site will remain as open space. He also noted that the current plans for an ALF is three stories whereas the townhomes will be two stories. He also informed the board that golf cart parking spaces are provided for in the development.

Wayne Schweikart, engineer, informed the board that the average square footage of a townhome is 2,000 sf and the end units are 2,500 sf.

Faye Jackson Curry, resident, expressed concern about the location of the entrance and its proximity to the entrance of the development to the west.

Mr. Orchard, resident, expressed concern about wildlife, bringing in fill dirt and potential run-off.

Ms. Thiebes, resident, also expressed concern about run-off and preservation of wildlife. She provided photos.

Ms. deChant asked about allowing continued development in the area west of US Highway 19.

Ms. deChant made a motion to recommend denial of the request. The motion died due to a lack of a second.

Mr. Parrillo made a motion to recommend approval of the request. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted in the negative.

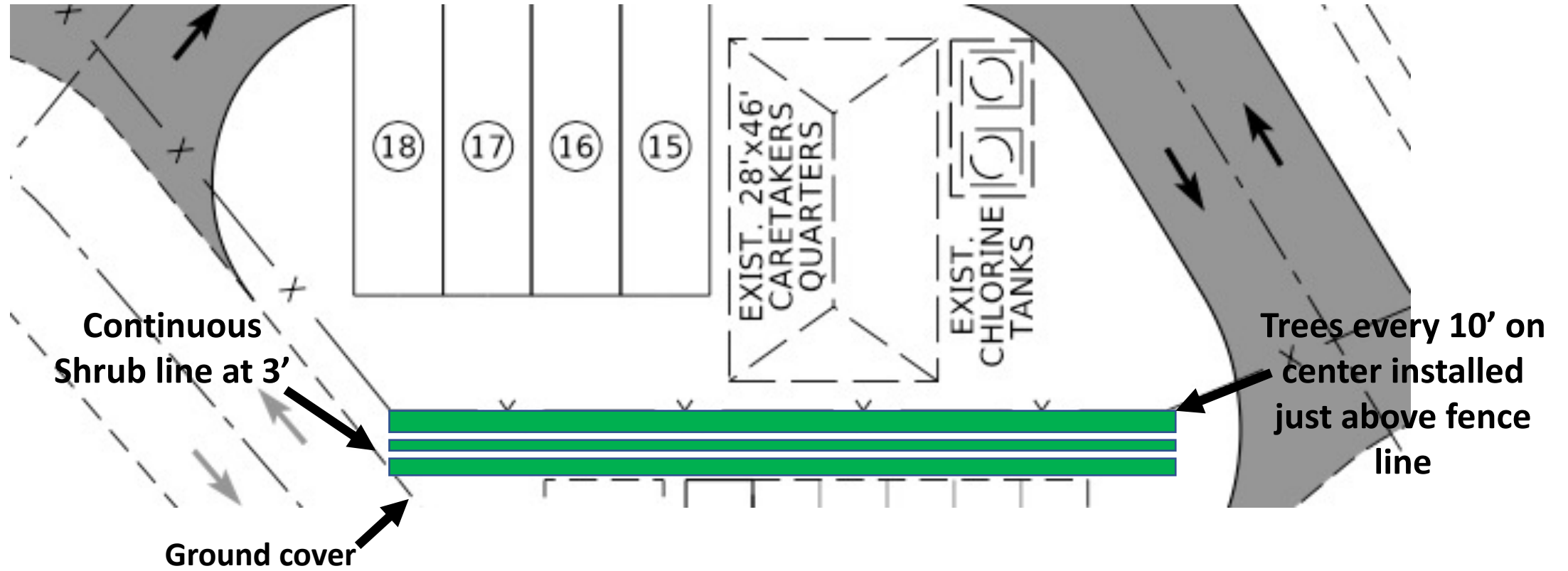
Other Business

Ms. Manns introduced Matt Lewis as the City's Interim Development Director.

Mr. Parrillo made a motion to adjourn. Mr. Smallwood seconded the motion. Motion was approved unanimously.

Meeting adjourned at 2:50 pm

Approved February 15, 2024



SITE DATA:

S/T/R: 18-28S-16E
PARCEL ID: 16-26-16-0000-00200-0020
6727 TROUBLE CREEK RD, NEW PORT RICHEY, FL 34653

PROPERTY ACREAGE: 163,788 SF (3.76 ACRES)

EXISTING ZONING: COMMERCIAL (C-2)
PROPOSED ZONING: LIGHT INDUSTRIAL
EXISTING USE: GENERAL COMMERCIAL
PROPOSED USE: INDUSTRIAL
FUTURE LAND USE: ???

NO. OF DWELLING UNITS: (1) EXIST, (1) PROP.
GROSS DENSITY (DU/GA): ???
FRONT YARD SETBACK: 25 FT
SIDE YARD SETBACK: 15 FT
REAR YARD SETBACK: 25 FT
BUFFERING: N/A

MAX. FLOOR AREA RATIO: ???
MAX. BUILDING HEIGHT: ???
MAX. BUILDING COVERAGE: 4,288 SF
MAX. IMPERVIOUS SURFACE: ???

NATURAL WATER BODY ACREAGE: N/A
MAN-MADE WATER BODY ACREAGE: N/A
ENVIRON. SENSITIVE AREA ACREAGE: N/A
FLOOD ZONE: "B" & "C"
ARCH./HISTORIC LANDMARKS ON SITE: N/A
CULTURAL RESOURCES: N/A

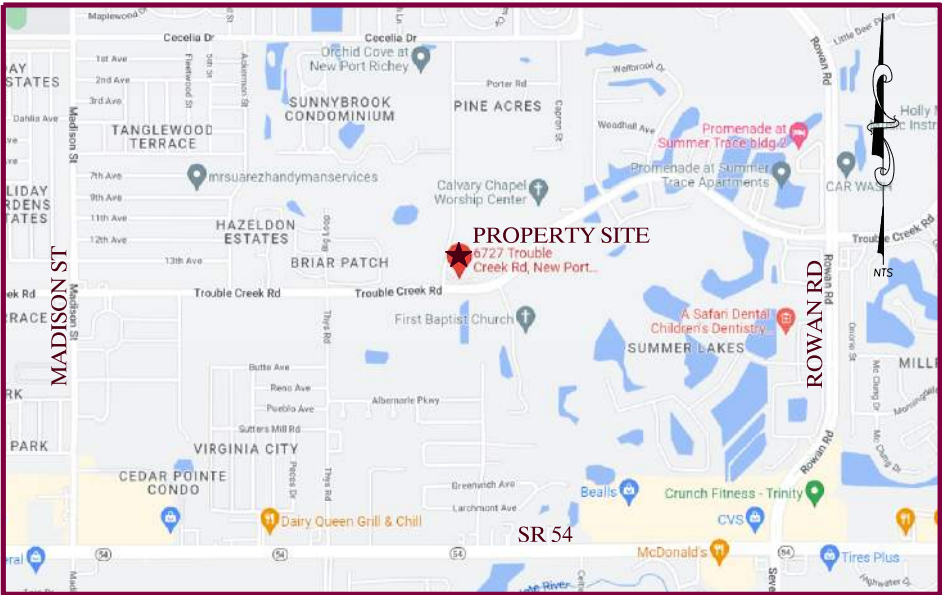
PARKING SPACES: 6 REQ'D, 6 PROVIDED
WATER & SEWER: PASCO COUNTY
SURVEY CONTROL: BENCHMARK DATUM: NAVD 1988

LEGAL DESCRIPTION:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT
ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT
TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45'
05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD
CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH
N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT
TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE
SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E
273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44'
44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG
44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100
FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

REZONING MODIFICATION
FOR VEHICULAR
OUTDOOR STORAGE

6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653



LOCATION MAP

SHEET INDEX:

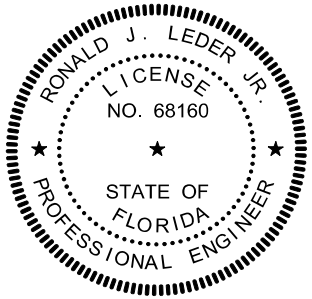
SHEET NO.	SHEET DESCRIPTION
DWG-1	COVER SHEET
DWG-2	AERIAL OVERVIEW
DWG-3	PROPERTY APPRAISER MAP
DWG-4	EXIST. SITE PLAN (10/5/2000)
DWG-5	EXIST. SITE PLAN (EXPANDED)
DWG-6	PROP. SITE PLAN IMPROVEMENTS

Owner/Applicant


ROBERT & DIANA BYRNES
6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653
PHONE: (727) 271-5504
office@riptidepressurewashing.com

Reviewing Agency

CITY OF NEW PORT RICHEY
PLANNING & DEVELOPMENT DEPT
CITY HALL, 5919 MAIN ST, 1ST FLR
NEW PORT RICHEY, FL 34652
PHONE: (727) 853-1044



Engineer

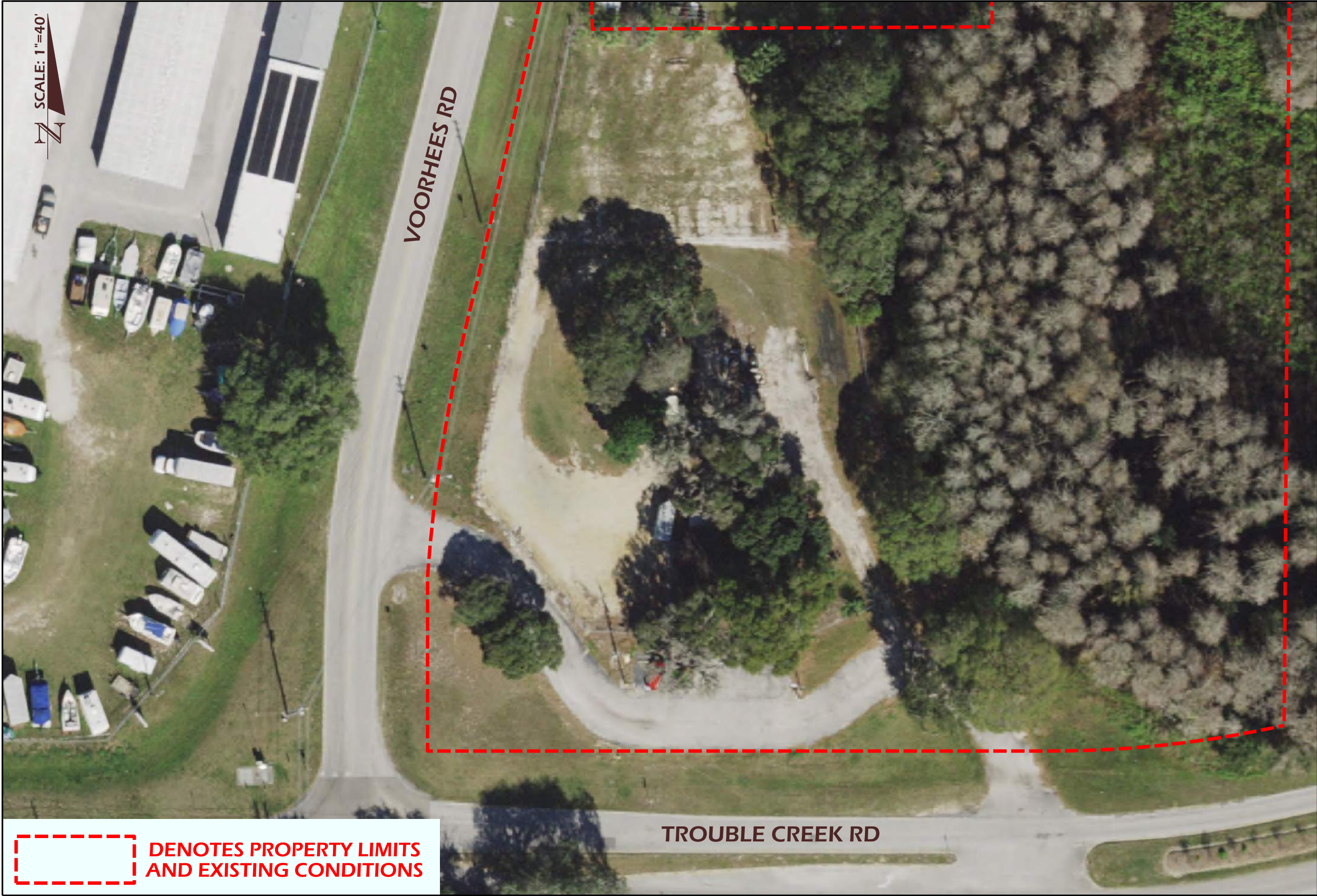


R J L Professional Associates

4316 FOXGLEN LN, TAMPA, FL 33624
P: 813-455-6787 E: RJLPALLC@GMAIL.COM

RONALD J. LEDER JR. PROFESSIONAL ENGINEER NO: 68160

DATE:	SEPT. 12, 2023	JOB NO.	N/A
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet			
DESIGNED BY:	RJL	DRAWN BY:	RJL
FILE:	COVER SHEET		DWG-1



SCALE: 1"=40'

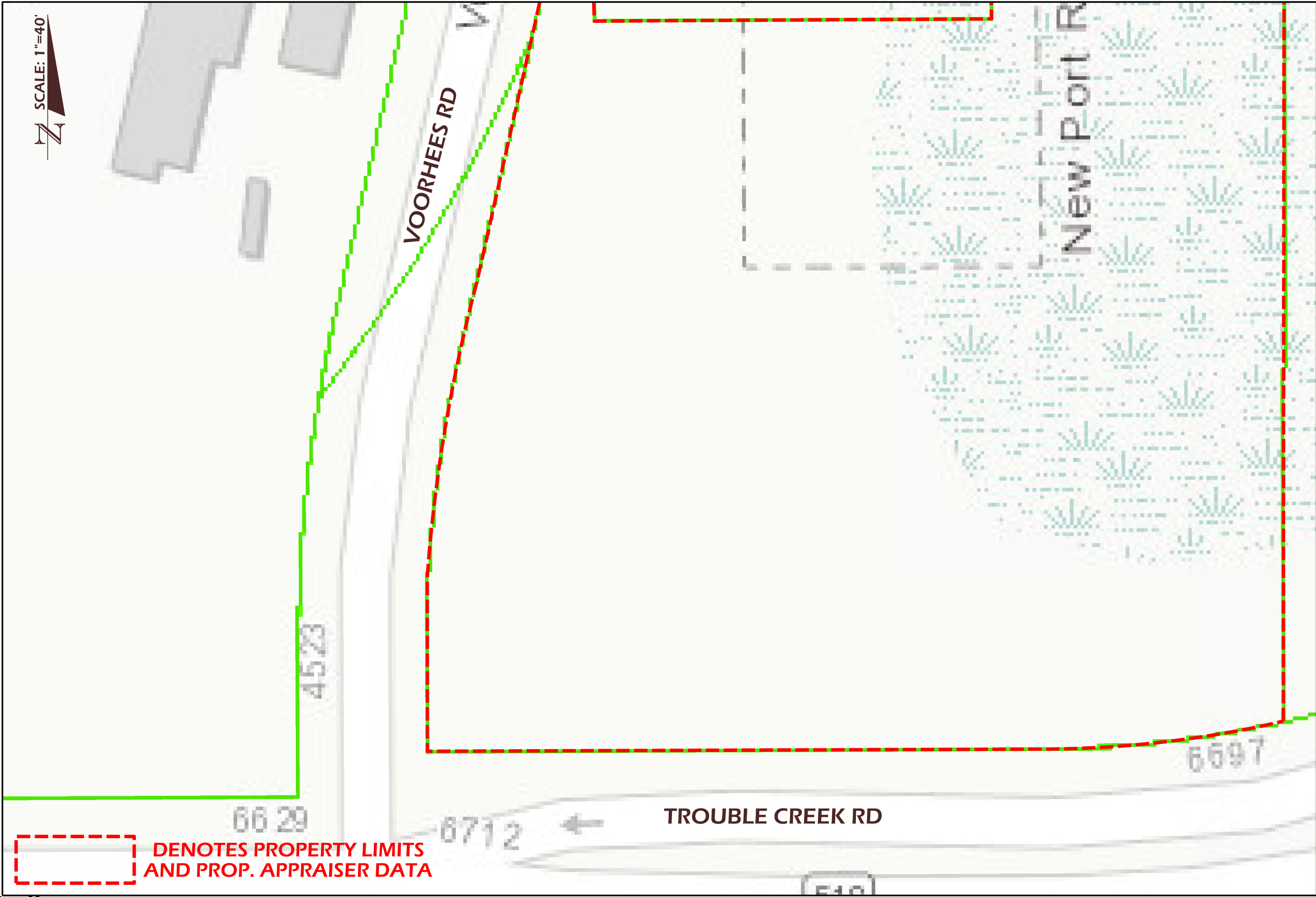
VOORHEES RD


TROUBLE CREEK RD



DENOTES PROPERTY LIMITS
AND EXISTING CONDITIONS

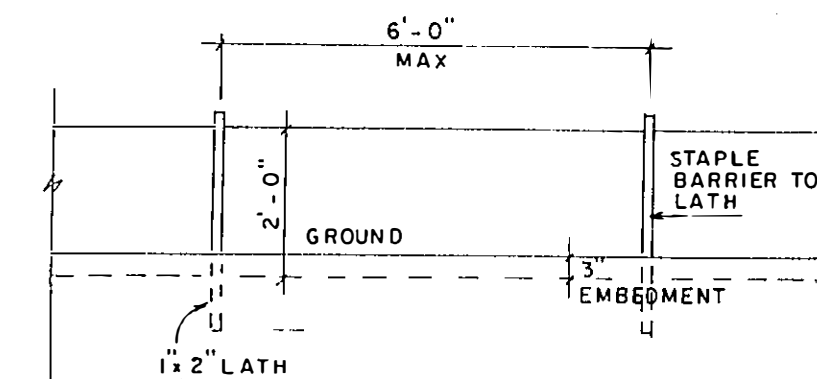
	ENGINEERING CONSULTANT:		REVIEWING AGENCY:		PROPERTY OWNER:		PROJECT:	DATE:	REVISION NO.:
	RJI PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL 33624 PHONE: (813) 455-6787 EMAIL: rjipallic@gmail.com RONALD J. LEDER, JR., P.E. #68160		CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044		ROBERT & DIANA BYRNES PHONE: (727) 271-5504 PROPERTY ADDRESS: 6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653		REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023	
							DRAWING NO:		
							DRAWING TITLE:	DWG - 2	
		AERIAL OVERVIEW							



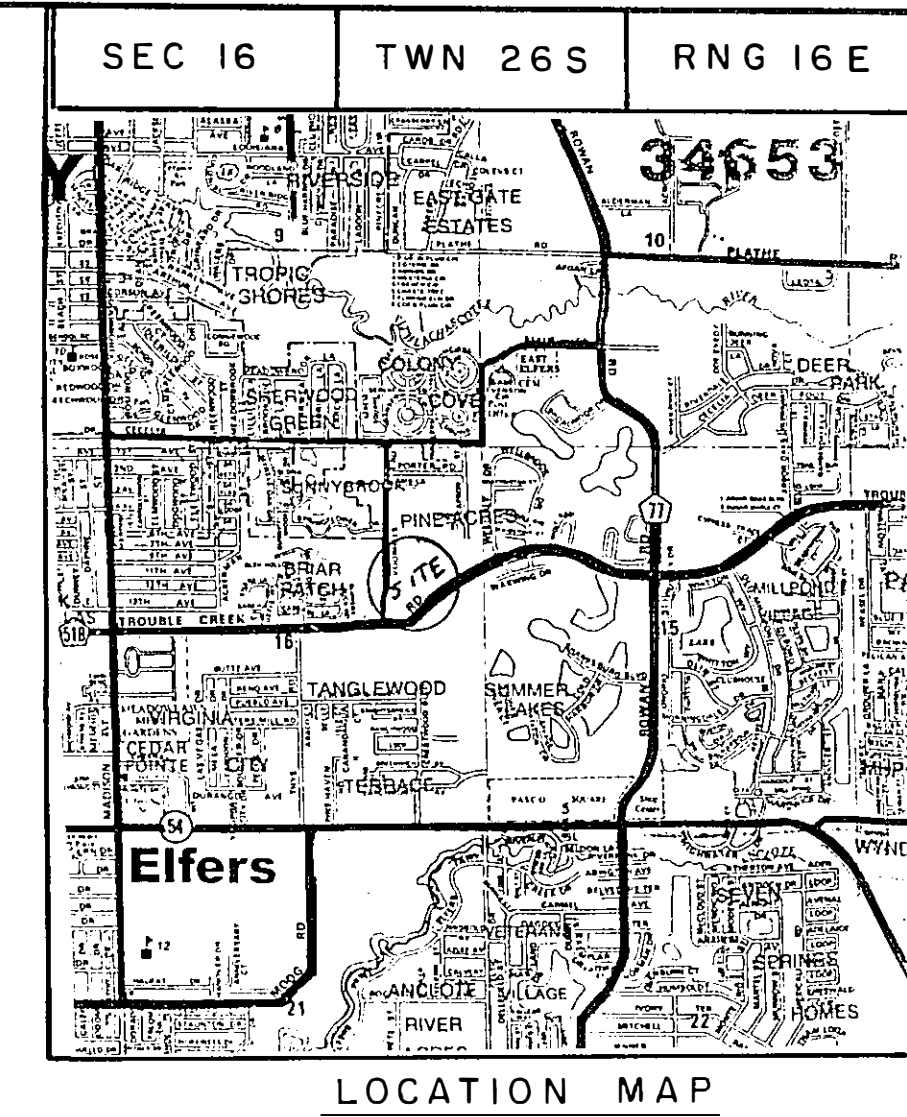
ENGINEERING CONSULTANT:		REVIEWING AGENCY:		PROPERTY OWNER:		PROJECT:	DATE:	REVISION NO.:	
 RJL PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL 33624 PHONE: (813) 455-6787 EMAIL: rjlpallic@gmail.com RONALD J. LEDER, JR., P.E. #68160		CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044		ROBERT & DIANA BYRNES PHONE: (727) 271-5504 PROPERTY ADDRESS: 6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653		REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023		
							DRAWING NO:		
							DRAWING TITLE:		
							PROPERTY APPRAISER MAP	DWG - 3	

	<u>CURVE 1</u>	<u>CURVE 2</u>
RADIUS	510.00'	570.00'
ARC	108.30'	135.05'
CHORD	108.09'	134.75'
BEARING	S 84 09'42"W	S 00 10'51"W

INSTALL A SEDIMENT BARRIER
ALONG THE NORTH PROPERTY LINE
TO THE EXISTING RETENTION BASIN
AND ALONG THE EDGE OF THE BASIN
AS SHOWN ON THE PLAN. THE
BARRIER SHALL BE MAINTAINED
INTACT FROM THE START OF
CONSTRUCTION TO COMPLETION.
THE BARRIER SHALL BE INSPECTED
AFTER EACH STORM EVENT.



SEDIMENT BARRIER
3/8" - 1' - 0"



SEAL
1/17/01
RAG & BUSSMANN
FLORIDA PE 2085

BUSSMANN CONSTRUCTION
SERVICES INC.
5757 COLONIAL DRIVE
NEW PORT RICHEY, FLORIDA 34653
(813) 847-4882

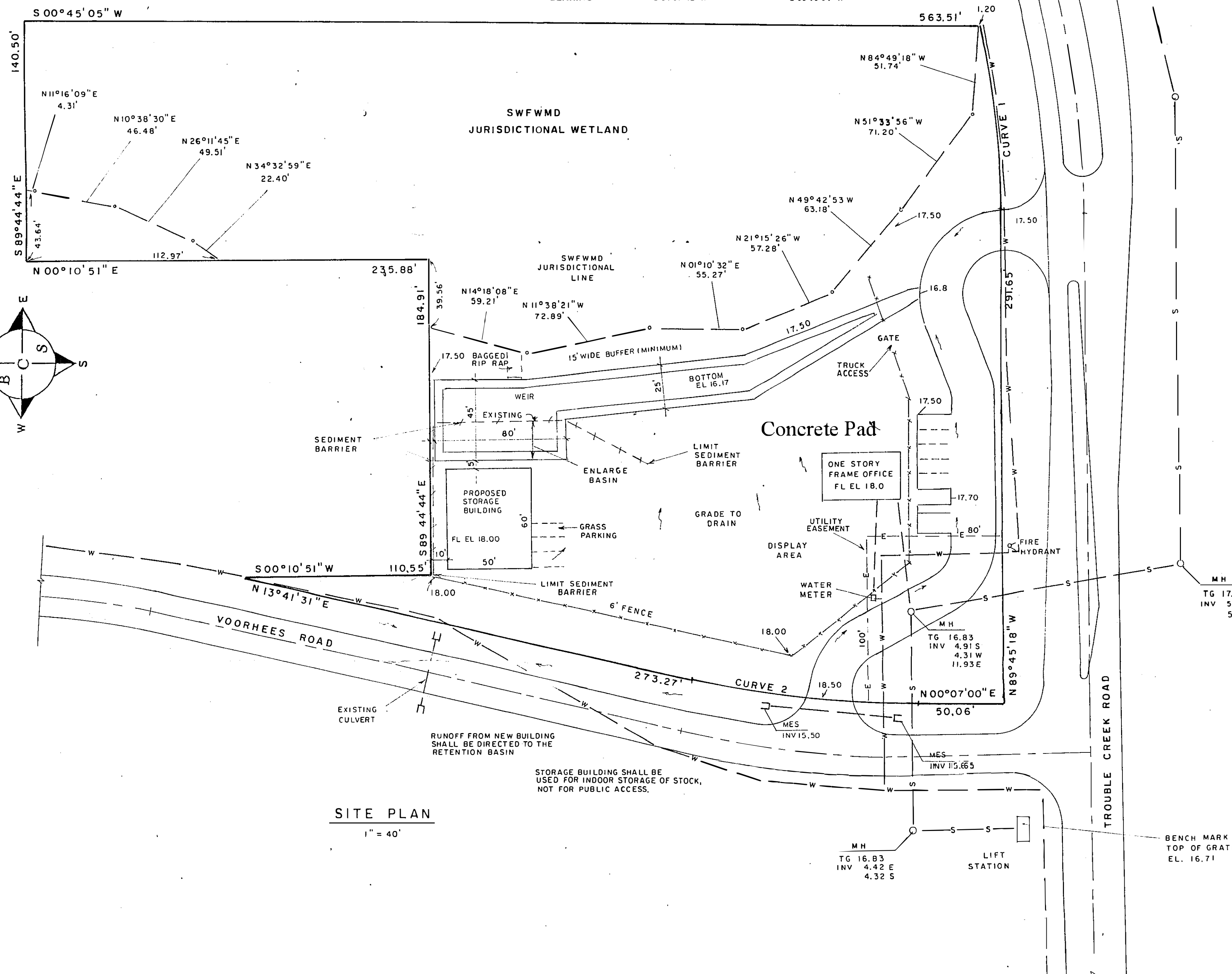
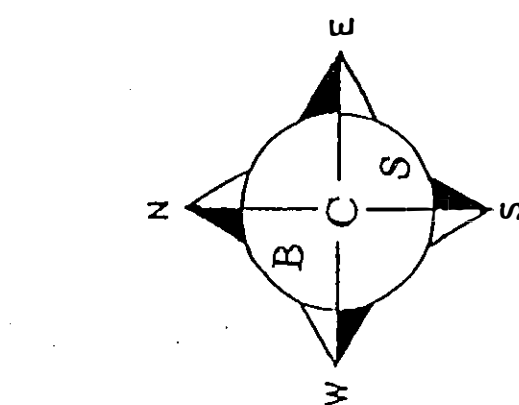
[illegible]

BACKYARD BIRDHOUSE SITE MODIFICATION

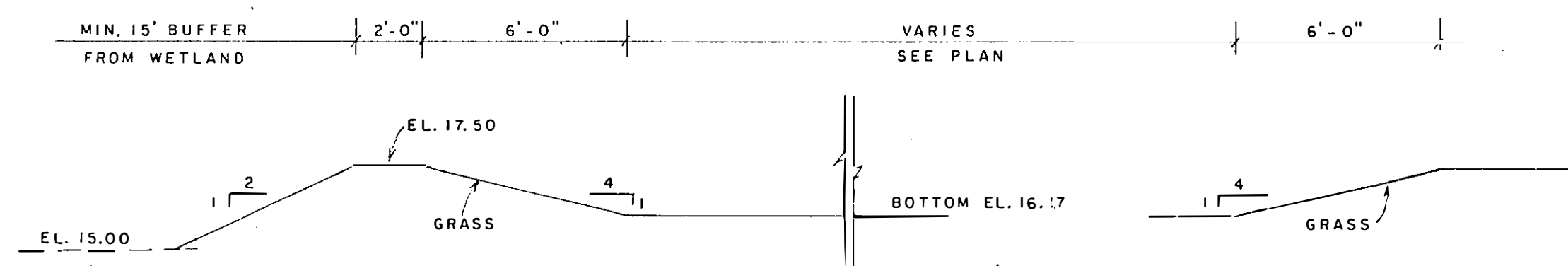
LARRY AND CAROLYN HAYS
19406 HIAWATHA DRIVE
ODESSA, FLORIDA 33556

Scale: AS SHOWN
Date: 10/5/00
Design: RGB
Drawn By: IAB
Checked By:

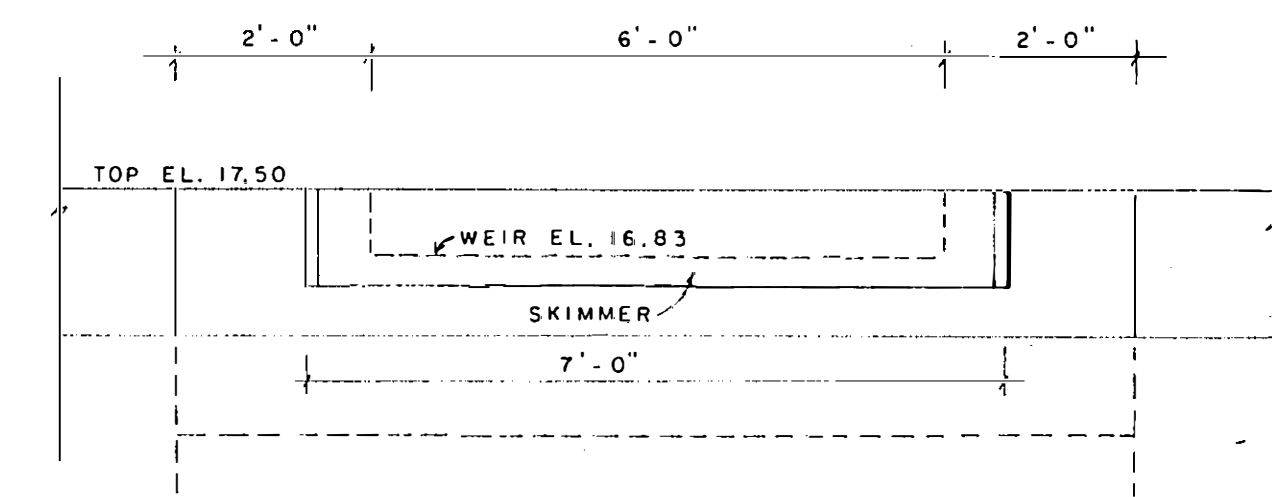
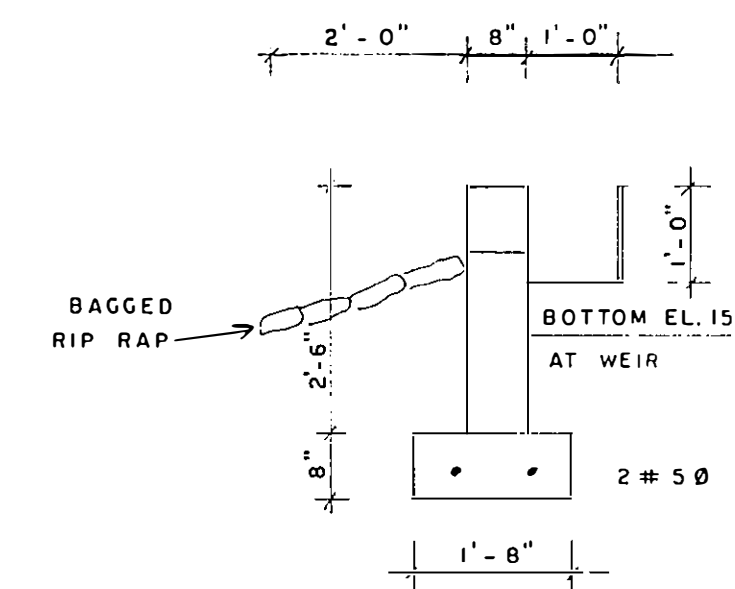
DWG-4



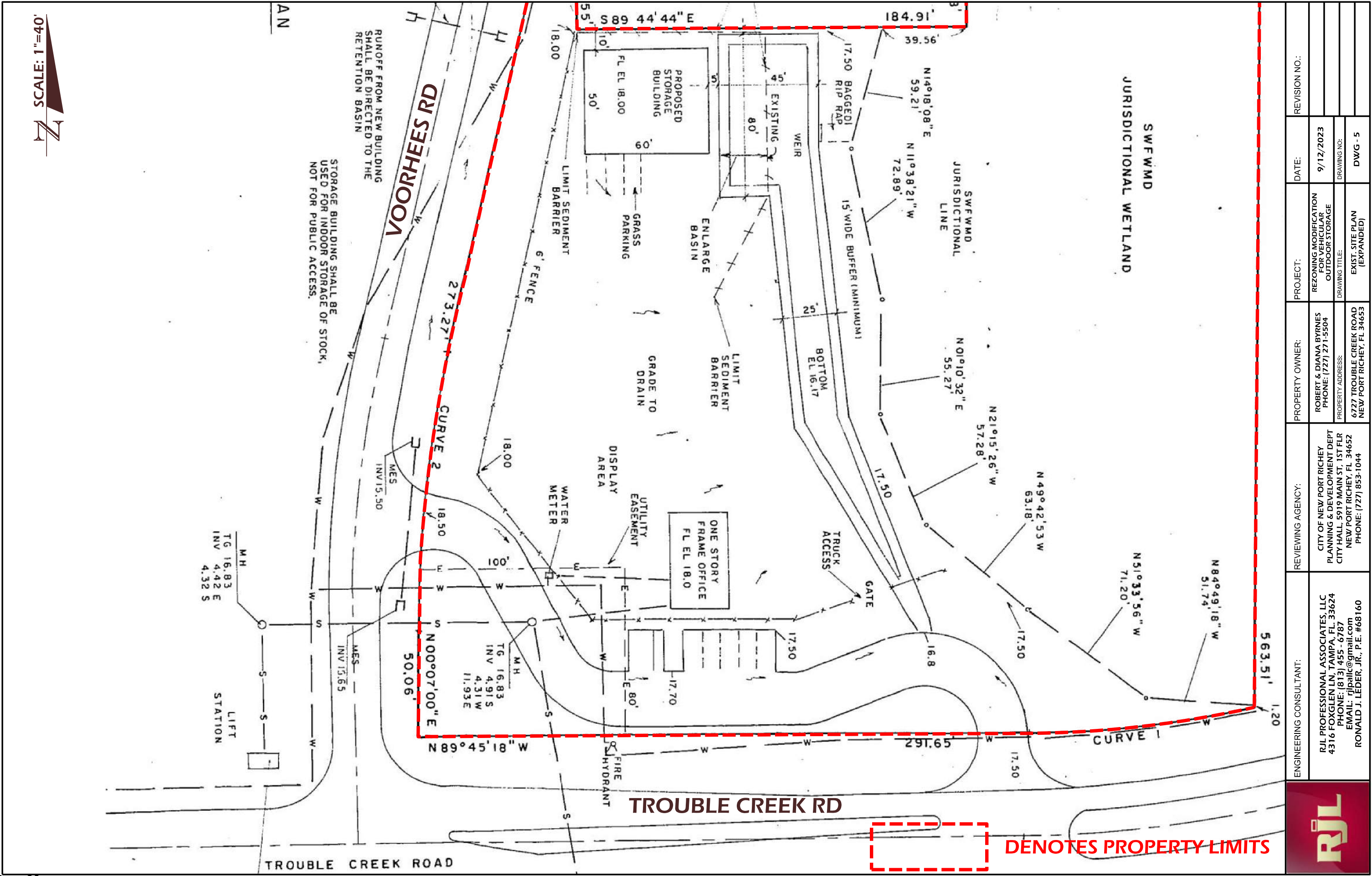
SITE PLAN
1" = 40'



RETENTION BASIN
1/4" = 1' - 0"



EXISTING OUTLET WEIR
1/2" = 1' - 0"

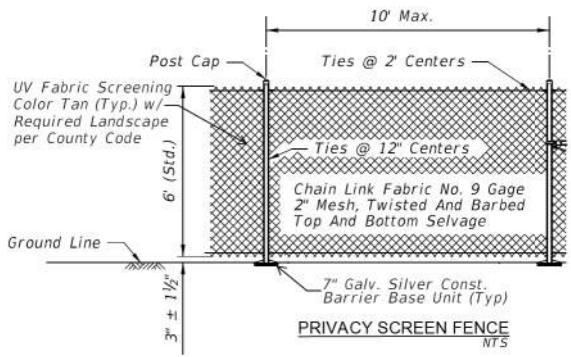


ENGINEERING CONSULTANT:	R/JL PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL 33624 PHONE: (813) 455-6787 EMAIL: rjpalic@gmail.com RONALD J. LEDER, JR., P.E. #68160		
	REVIEWING AGENCY:		
	CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL 34652 PHONE: (727) 853-1044		
PROPERTY OWNER:		ROBERT & DIANA BYRNES PHONE: (727) 271-5504	
PROJECT:		REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	
DATE:		9/12/2023	
REVISION NO.:		DRAWING NO:	
		DWG - 5	

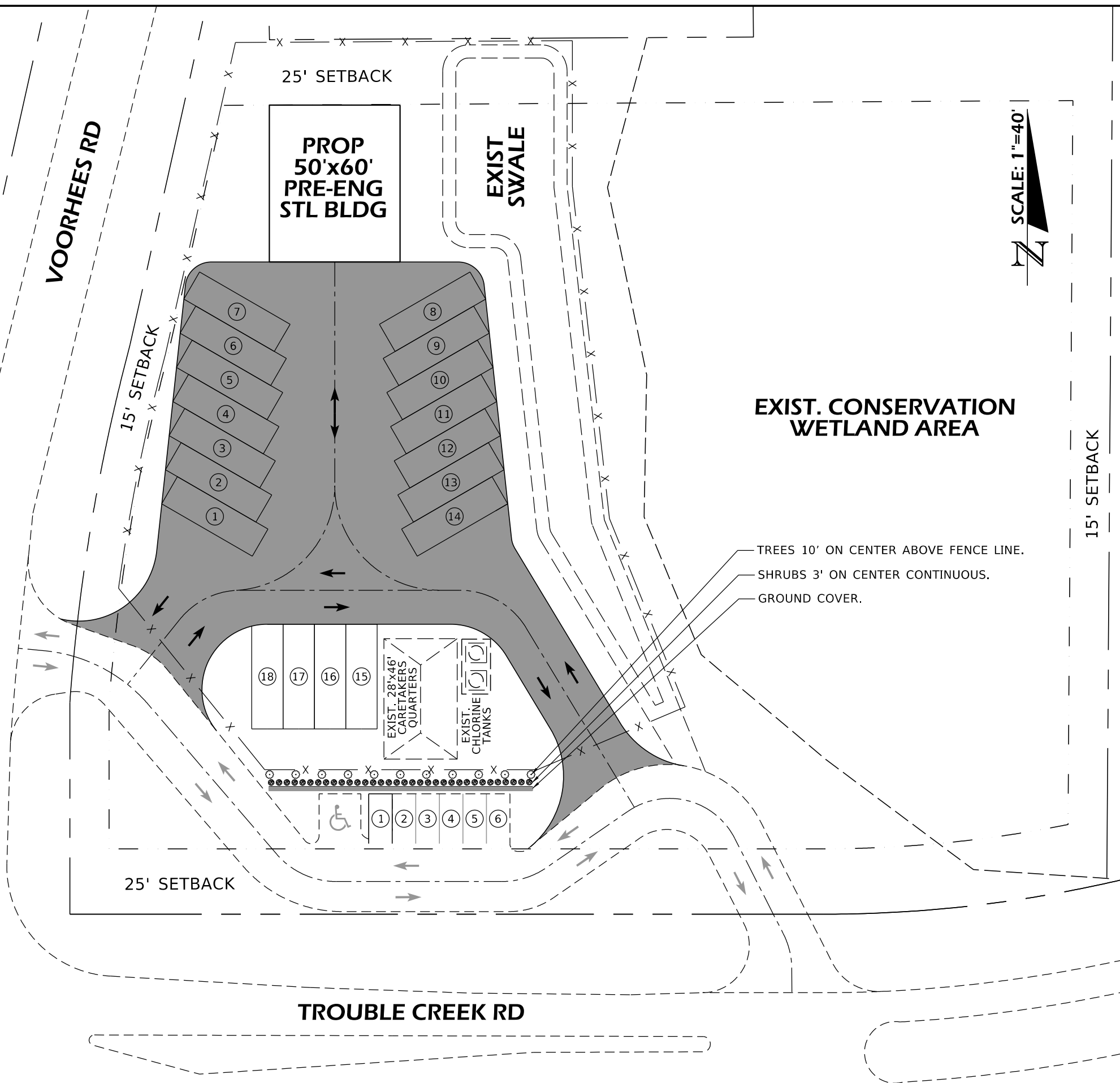



LEGEND:

- EXIST. PROP. LINE
- x - EXIST. FENCE LINE
- - - EXIST. SETBACK LINE
- - - Q OF ACCESSWAY
- █ PROP. DEVELOPED AREA LIMITS
- ← EXIST. TRAFFIC FLOW DIRECTION
- ↔ PROP. TRAFFIC FLOW DIRECTION
- Ⓢ PROP. 12' x 40' PARKING STALL



EXIST PERIMETER SCREENED FENCE (SEE DETAIL ABOVE) NTS



	ENGINEERING CONSULTANT:	REVIEWING AGENCY:	PROPERTY OWNER:	PROJECT:	DATE:	REVISION NO.:
	RJL PROFESSIONAL ASSOCIATES, LLC 4316 FOXGLEN LN, TAMPA, FL. 33624 PHONE: (813) 455 - 6787 EMAIL: rjlpallc@gmail.com RONALD J. LEDER, JR., P.E. #68160	CITY OF NEW PORT RICHEY PLANNING & DEVELOPMENT DEPT CITY HALL, 5919 MAIN ST, 1ST FLR NEW PORT RICHEY, FL. 34652 PHONE: (727) 853-1044	ROBERT & DIANA BYRNES PHONE: (727) 271-5504	REZONING MODIFICATION FOR VEHICULAR OUTDOOR STORAGE	9/12/2023	
			PROPERTY ADDRESS:	DRAWING TITLE:	DRAWING NO:	
			6727 TROUBLE CREEK ROAD NEW PORT RICHEY, FL 34653	PROP. SITE PLAN IMPROVEMENTS	DWG - 6	



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: 3/19/2024

RE: First Reading, Ordinance No. 2024-2293: Amending Chapter 7 of the LDC to Create an R-4 Coastal Cottage Zoning District

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend Chapter 7 of the Land Development Code to create an R-4 Coastal Cottage Zoning District.

DISCUSSION:

The City's Land Development Code provides minimum development standards for residential lots including minimum lot size. The City is in the process of annexing an area where the lots do not meet the City's minimum standards. The R-4 zoning district would create a district that would establish minimum lot size and development standards that would allow property owners to build on their lots without obtaining a variance.

The Land Development Review Board approved this item at the regular meeting on August 17, 2023.

RECOMMENDATION:

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

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
▣ Ordinance No. 2024-2293: Amending Chapter 7 of the LDC to Create an R-4 Coastal Cottage Zoning District	Ordinance
▣ LDRB Minutes - August 17, 2023	Backup Material
▣ Zoning District Design Chart with R-4	Backup Material

ORDINANCE NO. 2024-2293

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF CHAPTER 7 OF THE LAND DEVELOPMENT CODE, PERTAINING TO ZONING DISTRICT REGULATIONS; PROVIDING FOR A NEW SECTION 7.03.10 CREATING THE R-4 RESIDENTIAL COASTAL COTTAGE ZONING DISTRICT; PROVIDING FOR PERMITTED USES, PROHIBITED USES, AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, there are residential lots within the city that do not meet the minimum lot size necessary for constructing a typical single-family dwelling;

WHEREAS, the City's Comprehensive Plan Housing Policy HOU 1.1.2 provides that the City shall review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amend or establish other requirements in order to increase private sector participation in meeting the housing needs of the City while continuing to ensure the health, welfare and safety of residents;

WHEREAS, the City's Comprehensive Plan Housing Policy HOU 1.1.5 provides that 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;

WHEREAS, the current Land Development Code does not provide a zoning district for undersized lots;

WHEREAS, the City Council wishes to create an R-4 residential coastal cottage zoning district to provide development standards and uses for areas of the city having undersized lots;

WHEREAS, this ordinance has been reviewed by the Land Development Review Board as required by law;

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

WHEREAS, the New Port Richey City Council finds it necessary to implement these regulations to promote the health, safety, and welfare of the citizens of New Port Richey.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA:

SECTION 1. Chapter 7 of the New Port Richey Land Development Code, pertaining to zoning district regulations is hereby amended to create the R-4 Residential Coastal Cottage Zoning

District, designated as Section 7.03.10, as follows (strikeout text is deleted and underlined text is added):

7.03.10 - R-4 Residential Coastal Cottage District

7.03.10.01 Permitted land uses

Land uses permitted in the R-4 residential coastal cottage district shall be as follows:

1. A detached single-family house with a minimum area of nine hundred (900) square feet of living area exclusive of open porches, open breezeways or carports; and
2. Detached buildings for accessory uses, including those auxiliary structures customarily incidental to private residences.

7.03.10.02 Prohibited land uses

All land uses not specifically permitted in the R-4 residential coastal cottage district are prohibited.

7.03.10.03 Development standards

1. Minimum lot sizes

Minimum lot sizes shall be as follows:

- a. Minimum lot sizes shall not be less than two thousand eight hundred fifty (2,850) square feet; and
- b. Minimum lot width at the front building line shall not be less than thirty-eight (38) linear feet.

2. Minimum setback

Minimum setbacks of detached dwellings and accessory structures from avenues or streets and from all other lot boundaries shall be as follows:

- a. Minimum setback of the front building line from main artery and/or thoroughfare right-of-way for the primary structure shall be eighteen (18) feet, measured to the nearest permanent part or projection of the dwelling;
- b. Minimum setback of the rear building line of primary structures from rear property line shall be ten (10) feet;
- c. Minimum setback of side building lines on all lots, shall be five (5) feet from the side boundary line thereof to the nearest permanent wall or corner of the dwelling erected

thereon; provided, however, that the roof of any permanent overhang shall not exceed eighteen (18) inches. The setback requirement in the case of a lot which has a side boundary line that abuts on a main or arterial street shall be seven (7) feet from the main or arterial right-of-way to the nearest permanent wall or corner of the dwelling erected thereon; provided, however, that the roof of any permanent overhang shall not exceed eighteen (18) inches; and

- d. Minimum setback of building lines for detached accessory structures shall be five (5) feet, except where the rear or side of a building lot abuts an avenue or street in which case a detached accessory structure shall be no closer to the rear or side property line than seven (7) feet.

3. Maximum dwelling height

The maximum dwelling height shall be as follows:

- a. The maximum height for single family structures shall not exceed 25' or two (2) stories; and
- b. The maximum height of an accessory structure shall not exceed fifteen (15) feet.

4. Landscaping

All lots shall contain one tree and foundation plantings at the front of the primary structure at time of new construction.

5. Parking

All primary structures shall provide a minimum of one (1) parking space underneath the primary structure.

6. Architectural Elements

The following architectural elements shall be required:

- a. All primary structures and accessory structures shall be constructed in a manner reflecting a coastal cottage style of architecture; and
- b. All primary structures shall contain a front porch and may not be altered to form enclosed or air-conditioned living spaces.

7. Impervious Surface Ratio

No more than seventy (70) percent of the lot shall be covered with paving or other types of impervious surfaces, including structures.

SECTION 2. If any phrase or portion of this ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and their application shall not be affected thereby.

SECTION 3. Any ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall be codified and made a part of the New Port Richey City Code, and that the sections of this ordinance may be renumbered to accomplish such codification, and that the word ordinance may be changed to “section” to accomplish such codification.

SECTION 5. This ordinance shall become effective immediately upon its adoption as provided by law.

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

ATTEST:

Judy Meyers, CMC, City Clerk

Alfred C Davis, Mayor-Council Member

APPROVED AS TO FORM

By: _____
Timothy P. Driscoll, City Attorney
CA Approved 3-6-24



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
August 17, 2023**

Call to Order – Roll Call

Chairman John Grey called the July 20, 2023, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Grey led the pledge of allegiance.

Mr. Grey requested a roll call of members present be conducted and Brittany Love stated the following persons were in attendance constituting a quorum.

Members in Attendance

John Grey, Chairman
Dr. Donald Cadle
Louis Parrillo
Allan Safranek
Beverly Barnett
Marilyn deChant

Staff in Attendance

Lisa Algieri, Senior Planner
Chris Bowman, Planner
Brittney Love, Development Tech
Gina Drake, Development Clerk
Dale Hall, Director Development

Minutes

Dr. Cadle made a motion to approve the July 20, 2023 minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Case:	VARIANCE #23-06-0013
Owner/Applicant:	Leigh Williams
Property Location:	5409 Cotee River Drive
Request:	Reduce rear yard setback from 40' to 13'6"

Lisa Algieri presented the staff report. She informed the Board that the applicant is proposing to build a swimming pool. The required setback for the rear yard is 40' when located on the river. The request is to build the pool 13'6" from the rear property line. Ms. Algieri noted that the house was built 1944 close to the river. The Development Review Committee found that the position of the house created a hardship and recommended approval of the request.

Ms. Leigh Williams the applicant spoke in favor of her request. Board members asked if a cage was part of the proposed construction. Ms. Algieri informed them that it was not. Dr. Cadle made a motion to approve the variance request to reduce the rear yard setback from 40' to 13'6". Mr. Parrillo

seconded the motion. The motion was approved unanimously 6-0.

Case: VARIANCE #23-07-0014
Owner/Applicant: Trinity Church of Christ LLC
Property Location: 5413 George Street
Request: Increase the distance for off-street parking

Lisa Algiere presented the staff report. She informed the board that the applicant plans purchase 5413 George Street to use for a church. The number of parking spaces at this property does not meet the required number of spaces for an assembly. The applicant is proposing to purchase two vacant lots (Parcel ID#s 08-26-16-0240-00100-0010 & 08-26-16-0240-00100-0150) approximately 306' from the proposed church site to use for additional parking. The two lots will be unified if the variance is approved. Section 11.05.00(1) of the Land Development Code allows for off-site parking when the property is located within 200' of the primary site. The applicant is asking for a variance to extend the distance to approximately 306'. Ms. Algiere informed the board that the City Attorney is recommending that if approved a condition be placed on the land that it cannot be sold as long as the church is in operation. The Development Review Committee could not find a hardship and recommended denial of the request.

Ms. Christina Hudson representing the applicant spoke in favor of the request. She informed the board that a development pattern of off-site parking lots already exists in the area and that the off-site parking lot would only be used one day a week.

Mr. Grey noted that the distance of 306' is not difficult for pedestrians since there a large parking lots for schools, hospitals and shopping centers that have parking spaces greater than 300' from the door of the business. Dr. Cadle made a motion to approve the variance request with the city attorney's recommendation. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Since the Development Review Committee and Land Development Review Board decisions are different, the matter will be forwarded to the City Council for a final decision.

Case: Ordinance Creating R-4 Residential Coastal Cottage Zoning District

Ms. Algiere presented the staff report. She informed the board that the city and county are in discussions for the city to annex an island west of US Highway 19 that includes a residential neighborhood on Leisure Lane and Van Doren Avenue. The lots are small and do not meet the minimum lot size for the city's residential districts. The proposed ordinance will allow for small homes to be built on small lots. Ms. Algiere presented the proposed development standards and discussion ensued on the height, number of stories and parking.

Board members discussed the height of the buildings and its effects on small lots. They agreed that a single story house (attached and detached) not to exceed 25' would be aesthetically appropriate to the neighborhood. They also agreed that there should be parking underneath the structure since each unit would be required to elevate due to the flood zone.

Dr. Cadle made a motion to recommend approval of the proposed ordinance with the noted changes. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 2:43 pm.

RESIDENTIAL ZONING DISTRICT DESIGN STANDARDS

Zoning District	use	min lot size (sq ft)	min lot width (sq ft)	min home size or floor area	max height	front setback	side setback	side abutting street	rear setback	river bank	rear easement	accessory structure setbacks:			
												side	abutting st	rear	river bank
R-1	single family	7,500	60	1,500	35' or 2.5	25*	10	25**	25	40		10	25	5	40
R-2 platted after 5/19/81	single family	6,000	60	1,200	35' or 2.5	25*	7.5**	25**	20	40		5	25	5	40
R-2 platted on or before 5/19/81	single family	5,000	50	1,000	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
R-3	single family	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
R-4	single family	2,850	38	900	25' or 2	18	5	7	10			5	7	5	
MF-10	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-10	duplex	5,500	none	600	not specified	25	5**	25**	10	40		not specified			
MF-10	triplex	8,000	none	500	not specified	25	5**	25**	10	40		not specified			
MF-10	apts, condos, THs	15,000	100	400, 500, 650	3-5 stories	20	8 (20 total)	8 (20 total)	F+R= 50	not specified		not specified			
MF-14	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-14	duplex	5,500	not specified	600	not specified	25	5**	25**	10	40		not specified			
MF-14	triplex	8,000	not specified	500	not specified	25	5**	25**	10	40		not specified			
MF-14	apts, condos, THs	15,000	100	400, 500, 650	3-5 stories	25	8 (20 total)	8 (20 total)	F+R= 50	not specified	20	not specified			
MF-30	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-30	duplex	5,500	not specified	400, 500, 650	not specified	25	5**	25**	10	40		not specified			
MF-30	triplex	8,000	not specified	400, 500, 650	not specified	25	5**	25**	10	40		not specified			
MF-30	apts, condos, THs	160,000	200	400, 500, 650	5 stories	25	10	10	F+R=200	not specified	20	not specified			

*Front porches may extend 10 feet into front setback. See Ordinance #2016-2077.

**Roof overhang no more than 18 inches.



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Robert M. Rivera, Public Works Director
DATE: 3/19/2024
RE: 2022 N. River Neighborhood Streetscape Improvements Project Close Out

REQUEST:

The request before City Council is to review and consider for approval the attached deductive change order in the amount of (\$57,034.92) and the final pay request in the amount not to exceed \$92,005.70 submitted by Keystone Excavators, Inc. for the completion of the 2022 N. River Neighborhood Streetscape Improvements Project.

DISCUSSION:

As Council may recall, a public meeting was held on October 12, 2021 in the City Council Chambers to gather input from residents prior to the design and construction phases of the project. Subsequent to that meeting and several meetings between staff and City Council, proposed construction improvements along N. River Road were identified, designed, and constructed; these improvements included:

1. Removal and replacement of the existing sidewalk on the east side of N. River Road.
2. The milling and narrowing of the existing roadway.
3. Roadway lane, stop bar, and pedestrian crossing striping.
4. Decorative street lighting.
5. Landscape and hardscape.
6. The removal and replacement of existing traffic signage.
7. The straightening of the intersection located at N. River Road and Veterans Drive.

RECOMMENDATION:

Approval of the deductive change order and final pay request are recommended.

BUDGET/FISCAL IMPACT:

Funds for this project are identified and allocated in the City's current Capital Improvement Program as Local Option Gas Tax Dollars and General Fund Dollars.

ATTACHMENTS:

Description	Type
❑ Deductive Change Order	Backup Material
❑ Final pay request	Backup Material

**CONTRACT MODIFICATION
(FINAL CHANGE ORDER-DEDUCTIVE)**

Contract Modification No.: 1

Date: 02/9/2024

Project Name: North River Streetscape

Project No: 23-013

Owner: City of New Port Richey, City Council

Contractor: Keystone Excavators, Inc.

Engineer: Stroud Engineering Consultants, Inc.

This is a final Deductive Change Order to the Contract Amount and the Following Modifications to the Contract are hereby ordered:

Contract Amount

Contract Time (Cal. Days)

Original Contract Amount	\$ <u>1,591,315.50</u>	Original Duration	<u>270</u>	Days
Previous Change Orders (Add/Deduct)	\$ <u>0.00</u>	Previous Change Orders (Add)	<u>0</u>	Days
This Change Order (Deduct)	\$ <u>(57,034.92)</u>	This Change Orders (Add)	<u>0</u>	Days
Revised Contract Amount	\$ <u>1,534,280.58</u>	Revised Contract Time	<u>0</u>	Days

The Final Contract Completion Date is:

January 20, 2024

Contractor's Certification

By executing this Change Order, the contractor acknowledges and agrees that the stipulated price and/or time adjustment includes the costs and delays for all work contained in the Change order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-effected work under this contract. Signing of the Change order constitutes full changes and constitutes full and mutual accord and satisfaction for the adjustment in contract price or time as a result of increases or decreases in costs and time or performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the contract documents.

Recommended By:

Engineer Stroud Engineering Consultants

Contractor Keystone Excavators, Inc

By: Gary Peterson

By: Marcus Epling

Title Sr. Project Manager

Title Vice President

Date 2/26/2024

Date: 2/23/2024

Public Works Director [Signature]

Project Manager/Inspector Sean Howard

By: [Signature]

By: [Signature]

Date: 02/26/24

Date: 2/26/24

**CITY OF NEW PORT RICHEY, FLORIDA
CONTRACTOR'S APPLICATION FOR PAYMENT**

Gray Areas To Be Filled In By Contractor


Bid No 23-013 Date 1/31/2024 Payment Number 9 - Final
 Application Period From January 1, 2024 To January 31, 2024
 Project Name 2022 North River Road Streetscape
 Account Number _____
 Owner: City of New Port Richey Phone No. 727-841-4536
 Engineer: Stroud Engineering Consultants, Inc. Phone No. 352-642-4412
 Contractor: Keystone Excavators, Inc. (Marcus Epling) Phone No. 813-854-2342

Contract Data		Change Orders	
Bids Received	<u>2/23/2023</u>	No. <u>1</u>	Date <u>2/9/2024</u>
Contract Start Date	<u>5/1/2023</u>	No. _____	Date _____
Notice to Proceed:	<u>5/1/2023</u>	No. _____	Date _____
Calendar Days for Subst. Completion	<u>270</u>	No. _____	Date _____
Original Completion Date	<u>1/26/2024</u>	No. _____	Date _____
Days Extension to Date	_____	No. _____	Date _____
New Completion date	_____	Summary of Project Status	
Original Contract Amount	<u>\$ 1,591,315.50</u>	Total Work Completed	<u>\$ 1,534,280.58</u>
Adjustments to Date	<u>\$ (57,034.92)</u>	Material Stored on Site	<u>\$ -</u>
Revised Contract Amount	<u>\$ 1,534,280.58</u>	Total Earned to Date	<u>\$ 1,534,280.58</u>
Percentage Complete (\$)	<u>96.42%</u>	Less Retainage <u>5%</u>	<u>\$ -</u>
Percentage Complete (Time)	<u>101.85%</u>	Balance	<u>\$ 1,534,280.58</u>
Percentage Complete (Work)	<u>96.42%</u>	Less Previous Billings	<u>\$ 1,442,274.88</u>
		Amount Due this Period	<u>\$ 92,005.70</u>

CERTIFICATION OF CONTRACTOR

According to the best of knowledge and belief, I certify that this is a true and correct statement of work performed and materials delivered for the applications period stated above. I further certify that the Contractor has good title for all materials delivered under this Application for Payment, and there are no vendor liens, or other liens or rights to liens against this project, and that all previous payment requests received under this Contract have been applied to discharge in full all of the Contractor's obligations reflected in prior Applications for Payment, and that hourly wages paid to all employees on this project for the period of this Application are in accordance with the requirements of the Contract Documents.

Submitted for Payment:

Keystone Excavators, Inc.
 (Contractor)
 By: 
 (Signature)
 Name: Marcus Epling, Vice President
 (Print or type)
 Date: _____

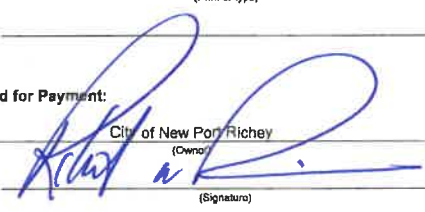
Recommended for Payment:

Stroud Engineering Consultants
 (Design Professional)
 By: _____
 (Signature)
 Name: Not Required
 (Print or type)
 Date: _____

Recommended for Payment:

City of New Port Richey
 (Project Manager)
 By: 
 (Signature)
 Name: Martin Field Sean Howard
 (Print or type)
 Date: 2/26/24

Approved for Payment:

City of New Port Richey
 (Owner)
 By: 
 (Signature)
 Name: Robert M. Rivera
 (Print or type)
 Date: 02/26/24



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Robert M. Rivera, Public Works Director
DATE: 3/19/2024
RE: 2024 Sims Park Playground Surface Replacement Project Close Out

REQUEST:

The action requested of City Council is to review and consider the approval of the attached deductive change order in the amount of (\$4,000) and the final pay request in the amount of \$115,152.83 from Top Line Recreation Incorporated.

DISCUSSION:

As the City Council is aware, improvements to Sims Park were completed in 2016. Included in the improvements was the relocation and expansion of the existing playground. Existing playground equipment was replaced with modern equipment containing up-to-date safety features. Finally, the existing playground surface containing wood chips was replaced with a Poured-in-Place (PIP) playground surfacing.

As City Council may recall, the original surface was eight years old and contained several major repairs and was in need of replacement due to safety concerns and maintenance costs. The PIP overlay is recommended by the manufacture as a one-time application.

RECOMMENDATION:

Approval of the attached deductive change order and final pay request are recommended.

BUDGET/FISCAL IMPACT:

This project is included in the City's 2023-2024 Capital Improvement Program account number 301301.46326.

ATTACHMENTS:

Description	Type
❑ Deductive Change Order	Backup Material
❑ Final pay request	Backup Material

**CONTRACT MODIFICATION
(FINAL CHANGE ORDER-DEDUCTIVE)**

Contract Modification No.: 1
Project Name: Sims Park PIP Surface
Owner: City of New Port Richey
Contractor: Top Line Recreation
Engineer:

Date: 03/04/2024
Project No:

This is a final Deductive Change Order to the Contract Amount and the Following Modifications to the Contract are hereby ordered:

Contract Amount		Contract Time (Cal. Days)	
Original Contract Amount	\$ <u>119,152.83</u>	Original Duration	<u>14</u> Days
Previous Change Orders (Add/Deduct)	\$ <u>0.00</u>	Previous Change Orders (Add)	<u>0</u> Days
This Change Order (Deduct)	\$ <u>(4,000.00)</u>	This Change Orders (Add)	<u>0</u> Days
Revised Contract Amount	\$ <u>115,152.83</u>	Revised Contract Time	<u>0</u> Days

The Final Contract Completion Date is:

March 1, 2024

Contractor's Certification

By executing this Change Order, the contractor acknowledges and agrees that the stipulated price and/or time adjustment includes the costs and delays for all work contained in the Change order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-effected work under this contract. Signing of the Change order constitutes full changes and constitutes full and mutual accord and satisfaction for the adjustment in contract price or time as a result of increases or decreases in costs and time or performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the contract documents.

Recommended By:

Engineer N/A

By: _____

Title _____

Date _____

Public Works Director _____

By: 

Date: 03/05/2024

Contractor TOP LINE RECREATION INC

By: 

Title SONIA PERKINS - PRESIDENT

Date: 03-05-24

Project Manager/Inspector _____

By: 

Date: 3-5-2024

**CITY OF NEW PORT RICHEY, FLORIDA
CONTRACTOR'S APPLICATION FOR PAYMENT**

Gray Areas To Be Filled In By Contractor

Bid No. _____ Date 3/4/2024 Payment Number 1-Final
 Application Period From 02/15/24 To 02/28/24
 Project Name Sims Park PIP Surface
 Account Number _____
 Owner: City of New Port Richey Phone No. (727) 841-4536
 Engineer: _____ Phone No. _____
 Contractor: Top Line Recreation Phone No. 800-821-4509

Contract Data

Bids Received	No. <u>1</u> Date <u>3/4/2024</u> Time _____ Amount \$ <u>4,000.00</u>
Contract Start Date	<u>2/15/2024</u> No. _____ Date _____ Time _____ Amount _____
Notice to Proceed:	<u>2/15/2024</u> No. _____ Date _____ Time _____ Amount _____
Calendar Days for Completion	<u>14</u> No. _____ Date _____ Time _____ Amount _____
Original Completion Date	<u>2/29/2024</u> No. _____ Date _____ Time _____ Amount _____

Days Extension to Date _____

New Completion date 2/29/2024
 Original Contract Amount \$ 119,152.83
 Adjustments to Date \$ (4,000.00)
 Revised Contract Amount \$ 115,152.83
 Percentage Complete (\$) 0.00%
 Percentage Complete (Time) 128.57%
 Percentage Complete (Work) 100.00%

Change Orders

No. <u>1</u> Date <u>3/4/2024</u> Time _____ Amount \$ <u>4,000.00</u>
No. _____ Date _____ Time _____ Amount _____
No. _____ Date _____ Time _____ Amount _____
No. _____ Date _____ Time _____ Amount _____

Summary of Project Status

Total Work Completed	\$ <u>115,152.83</u>
Material Stored on Site	\$ <u>-</u>
Total Earned to Date	\$ <u>115,152.83</u>
Less Retainage <u>0%</u>	\$ <u>-</u>
Balance	\$ <u>115,152.83</u>
Less Previous Payments	\$ <u>-</u>
Amount Due this Period	\$ <u>115,152.83</u>

CERTIFICATION OF CONTRACTOR

According to the best of knowledge and belief, I certify that this is a true and correct statement of work performed and materials delivered for the applications period stated above. I further certify that the Contractor has good title for all materials delivered under this Application for Payment, and there are no vendor liens, or other liens or rights to liens against this project, and that all previous payment requests received under this Contract have been applied to discharge in full all of the Contractor's obligations reflected in prior Applications for Payment, and that hourly wages paid to all employees on this project for the period of this Application are in accordance with the requirements of the Contract Documents.

Submitted for Payment:

TOP LINE RECREATION INC
 (Contractor)
 By: [Signature]
 (Signature)
 Name: SONIA PERKINS
 (Print or type)
 Date: 03-05-24

Recommended for Payment:

N/A
 (Design Professional)
 By: N/A
 (Signature)
 Name: N/A
 (Print or type)
 Date: N/A

Recommended for Payment:

City of New Port Richey
 (Project Manager)
 By: Martin Field
 (Signature)
 Name: [Signature]
 (Print or type)
 Date: 3-5-2024

Approved for Payment:

City of New Port Richey
 (Owner)
 By: [Signature]
 (Signature)
 Name: _____
 (Print or type)
 Date: 03/05/2024

CITY OF NEW PORT RICHEY, FLORIDA

Sims Park PIP Surface

ESTIMATE FOR PROGRESS PAYMENT

ENG PROJ. NO.

PAYMENT APPLICATION No. 1-Final

OWNER PROJ. NO.

0

FOR PERIOD FROM

02/16/24

TO

02/29/24

ITEM NO.	DESCRIPTION LIST CONTRACT ITEMS, CHANGE ORDER ITEMS AND DEDUCTIONS, EACH WITH SUBTOTAL	CONTRACT				COMPLETED PREVIOUSLY		COMPLETED THIS MONTH		COMPLETED TO DATE	
		QUANT	UNIT OF MEAS.	UNIT COST OF ITEM	Scheduled Value	QUANT	TOTAL COST	QUANT	TOTAL COST	% Complete	TOTAL COST
1	Sims Park PIP Surface	1.00	LS	\$ 115,152.83	\$ 115,152.83		\$ -	1.00	\$ 115,152.83	100%	\$ 115,152.83
2	Owners Contingency	1.00	LS	\$ 4,000.00	\$ 4,000.00		\$ -		\$ -	0%	\$ -
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100					\$ -		\$ -		\$ -	#DIV/0!	\$ -
TOTAL COST OF COLUMNS					\$ 110,152.83		\$ -		\$ 115,152.83	97%	\$ 115,152.83



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: 3/19/2024
RE: Request to Purchase Gravity - Cloud Based Platform

REQUEST:

The action being requested of the City Council is to review and consider the approval of the attached proposal for the purchase of the Gravity Cloud Based Platform to assist in budget planning and debt management. This is a budgeted item proposed in the 23/24 Capital Software budget of the Finance Department. The estimated amount is not to exceed \$63,964.12 which covers software implementation and annual licensing. The purchase would be made through a 3rd party vendor, SHI International, a reseller for software purchasing, using a piggyback agreement on an existing NASPO Cloud Solutions Contract #AR2488.

DISCUSSION:

The purpose of this purchase is to streamline the budgeting process by allowing multiple users across the organization to participate in the budgeting process. Budgeting planning makes it easy to collect budget requests from departments, plan the next annual budget from future capital expenditures, conduct what-if modeling of future revenues and expenses according to a wide variety of scenarios and visualize budgets using a set of intuitive dashboards.

Gravity provides a flexible reporting engine that is capable of producing a variety of reports. Gravity's Budget Book automatically updates tables, graphs and narratives. This is custom designed to suit the City's layout, format, and media specifications. Reports can be published as print-ready output, PDF output for electronic distribution, and eBooks for website publishing.

Gravity's online reporting platform provides open data transparency for stakeholders allowing users to view and drill-in on charts for more information. This level of transparency builds trust with users by communicating data in an easy to understand, visual format. Additionally, Gravity helps to produce ADA-compliant reports meeting the standards for the American Disability Act for the PDF output and digital reports.

Gravity's lease and debt management accounting modules address the annual reporting requirements associated with GASB 87, 88 and 96. The module enables users to track and report lease and non-lease expenses, generates financial statement disclosures, and produces schedules and journal data for integration into the City's existing ERP System, Tyler Munis.

RECOMMENDATION:

Approve the purchase of the Gravity Cloud Based Platform specific to Budgeting and Debt Management in the amount of \$63,964.12.

BUDGET/FISCAL IMPACT:

This purchase is included in the Finance Department's 23/24 budget for Capital Software and the Operating Budget for Software Licenses.

ATTACHMENTS:

Description	Type
□ Gravity Proposal	Backup Material
□ SHI Quote	Backup Material



Request for Information

City of New Port Richey

ATTN: Crystal Dunn, Finance Director

5919 Main Street
New Port Richey, FL 34652

CONTACT US:

Erika Holle, VP Sales
eholle@igm.technology
647-402-1243

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Company Profile, Experience and Qualifications

IGM Technology was established in 2013 by a group of financial accounting software veterans that had the vision of creating a user-friendly and affordable financial reporting system. Since 2013, IGM has successfully implemented budget planning, financial reporting, and lease accounting software for numerous government organizations across North America. IGM's leadership team members have more than 25 years of experience in developing and implementing accounting, budgeting and financial reporting software.

IGM's philosophy is to focus on satisfying its customers' needs with intuitive, high-performing, and dependable software solutions.

IGM Technology has extensive experience in deploying financial close management solutions to cities, states, agencies, school boards and other governmental organizations. IGM helps its customers improve the efficiency, controls, quality and accuracy for budgeting and financial reporting all while creating repeatable and automated processes to drive value across the organization.

IGM Technology's flagship application is called Gravity. Gravity is a one-stop-solution for the office of finance with our following core modules.

- ACFR Automation
- Budget Planning
- Budget Book Automation
- Lease Management
- Debt Management
- Open Data Transparency
- Analytics
- Federal Grants Management & Reporting
- Reconciliation Management
- ESG Report Automation

Our clients choose IGM because of the following unique features of Gravity:

- **High-quality reports** — Gravity is the only reporting solution to produce desktop publishing quality output; the highest level of formatting available today. With Gravity, report formatting is fast, easy, and can be applied automatically. Reports can be published as print-ready output, PDF output for electronic distribution, and eBooks for website publishing.
- **Tight security** — Gravity's security model ensures only authorized users can view and/or edit the appropriate data. Gravity provides a three-tiered security model, including application-level security, report-level security, and data-level security. Security settings can be applied by user and/or by role. Gravity provides the highest level of security to ensure that your data and reports are fully protected.
- **Real-time collaboration** — Gravity provides true, real-time collaboration, where any number of users can edit the same section of the same report at the same time. Our cloud-based solution allows multiple users to collaborate between home, the office, or wherever the users are located,

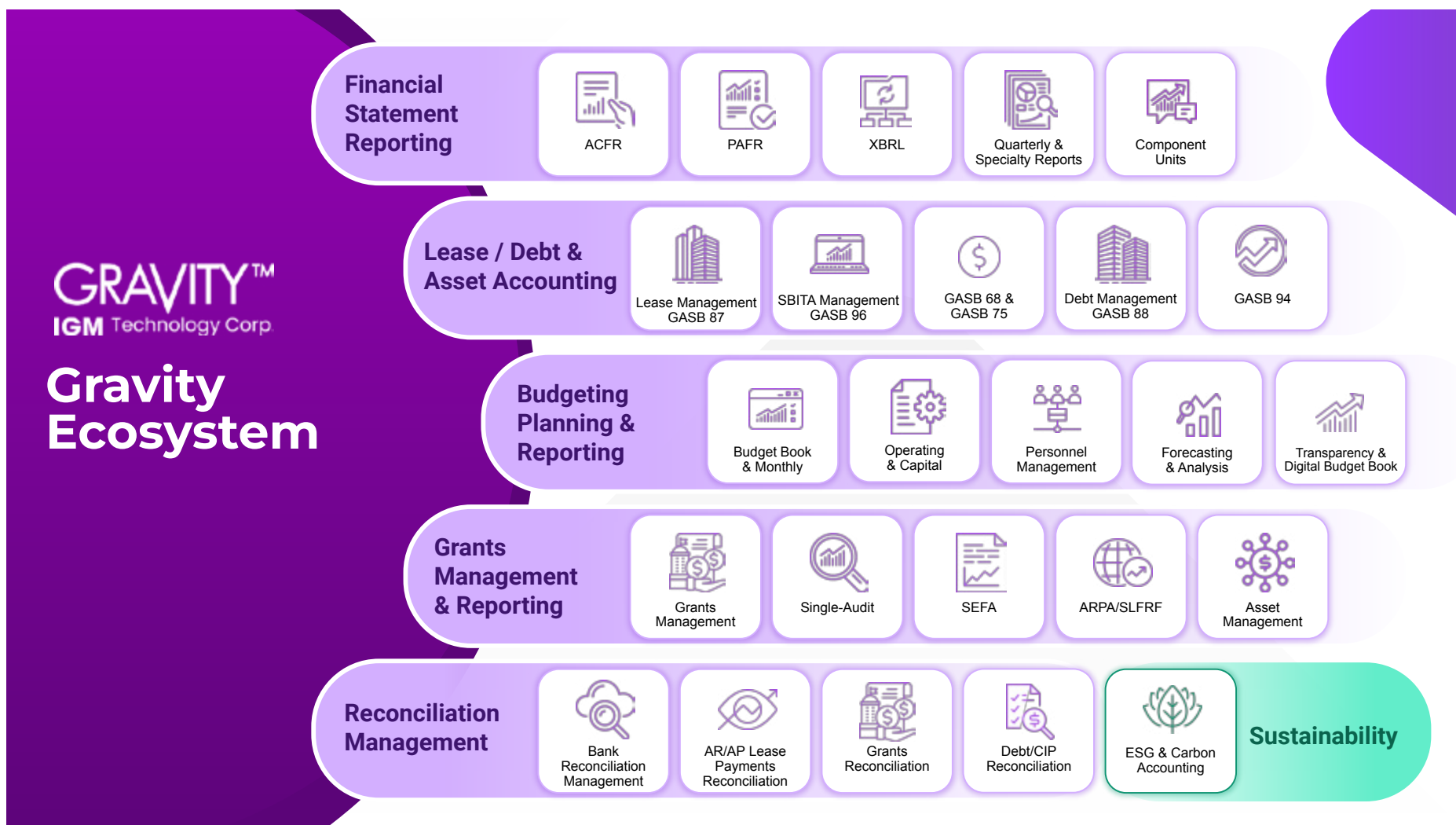
and changes are seen by all authorized users in real-time. This user-friendly interface allows clients to maximize their use of Gravity with their own formulas and analyses.

- **Data automation** — With Gravity, it's easy to load data from your ERP, G/L Budgeting System, or any other source into the Gravity data model. Gravity will automatically validate the data files to ensure data integrity. Data files can be loaded as frequently as you like, and each time the data is loaded the entire report is automatically updated. With Gravity's automation capabilities, our clients see a time savings of 60% to 70% compared to their previously manual processes.
- **GFOA Standards** — Gravity helps our clients achieve the GFOA reporting excellence awards with GFOA checklists and GFOA experts to help get you there. Dozens of Gravity users achieved their first GFOA award using Gravity's reporting module.
- **ADA Compliance** — Gravity helps to produce ADA-compliant reports meeting the standards for the American Disability Act for the PDF output and digital reports.
- **XBRL Ready** — Gravity supports XBRL, the new business reporting standard that makes financial reporting more accurate and efficient. Public sector agencies are increasingly obliged to report in XBRL, and IGM can help our customers achieve this reporting standard.

IGM Technology provides its customers with a comprehensive solution including state-of-the-art software, hands-on training, comprehensive implementation services, maintenance and on-going support.

Over the last few years, our client base has grown by over 50% each year and we continue to experience extremely high demand for our products and services. Furthermore, the annual renewal rate of our clients is extremely high, with over 98% of our clients selecting to renew their subscription of the Gravity platform each year. This renewal rate is well above industry standards and reflects the high quality of our software and services and how well our solutions address the needs of our clients.

IGM believes that customers come first. We strive to develop long-lasting, mutually rewarding relationships with our customers, and identify their needs to provide solutions that support their success.



Budgeting Planning



Budgeting Planning

Gravity's cloud-based data collection templates provided with the **Gravity - Budgeting module** make it easy for multiple users across the organization to participate in the budgeting process. Gravity provides a spreadsheet interface, over-the-web, to make it easy to enter data and have this data rollup according to your specific hierarchical structures.

Gravity also makes it easy to migrate from an MS-Excel based process to the cloud. Your existing MS-Excel spreadsheets can be automatically converted into cloud-based data entry templates, while retaining the same look & feel. These features reduce training costs and enhance user adoption. Gravity streamlines the budgeting process with appropriate controls and procedures.

Gravity - Budgeting Planning makes it easy to collect budget requests from departments and component units, plan the next annual/biennial budgets from future capital expenditures, conduct what-if modeling of future revenues and expenses according to a wide variety of scenarios and visualize budgets using a set of intuitive dashboards.

Using the three main Budgeting Planning Data Collection Templates the user is able to collect budget requests from departments & agencies. As information collected is approved, relevant data will be distributed across all relevant sections of the proposed and adopted budget reports. Department users can also access Gravity to create and maintain budget narratives.

Operating Budget – Gravity provides easy-to-use Operating Budget data entry templates that support a variety of budgeting methodologies: incremental, program, performance, zero-based and/or priority based budgeting. Budget submissions can be supported with performance measures, advanced analytics, supporting documents, and insights to improve decision-making.

Gravity's integrated data collection and analysis platform presents prior years' data and simplifies collecting the following year's annual budget information. It allows users the ability to collaborate seamlessly with any number of budget contributors across the organization, customize templates to your specific requirements and design the column structure for data entry and reporting (actuals, budgets, estimates, etc). Users of Gravity are able to itemize the budget starting at the departmental requests stage, manage layouts to sort, group order and filter the template, attach supporting documents to each budget request and set workflows and budget stages according to your specific approval processes. Gravity sets validation rules to minimize data entry errors and tracks all changes with a full audit trail of all user activity.

Personnel Budget – Each employee's compensation is calculated in detail to the applicable cost-element, position, labor group, department, etc. Multi-year scenarios can be created, and easily ported to line-items in your Operating Budget.

Gravity personnel budgeting module enables users to integrate HR and salary applications data with vacant position information from the budgeting module in one platform. Users are able to calculate base salary automatically according to step tables, cost of living adjustments and any number of additional parameters. Automate the calculation of premiums and benefits using an intuitive management panel, allocate each position to the relevant fund, program, project or

account, project future personnel expenses by managing different scenarios and introduce rule-based calculations to fit your organization's requirements.

Capital Budget – Gravity project templates empower you to easily create, update and maintain your multi-year capital improvement plan. The first year(s) capital budget is automatically integrated with the overall budget summary, along with each project's related impact on operating revenues and expenses.

Gravity's capital projects budgeting templates are tailored to your project process and structure allowing you to collect project status updates and projects requests from departments and component units, link projects to the General Plan's goals and policies and prioritize capital expenses with an intuitive ranking methodology. Users can allocate funding sources to each project, share capital projects data with decision makers using a set of detailed dashboards and manage any meta-data related to the project.

With Gravity, finance teams have complete control over the budgeting and reporting process. The Budget Manager controls the design of the data entry templates, when the templates are made available to the department managers for data entry, and when the process is locked down. Gravity ensures that data is entered consistently and with data validation controls, to ensure accurate and relevant data goes into the system. Gravity Workflow ensures that users follow a structured process in the data submission, review and approval process. Furthermore, Gravity's dashboards provide the budget manager with clear visibility and control over the status of the budgeting and reporting process at all times.

Gravity Forecasting and Business Intelligence

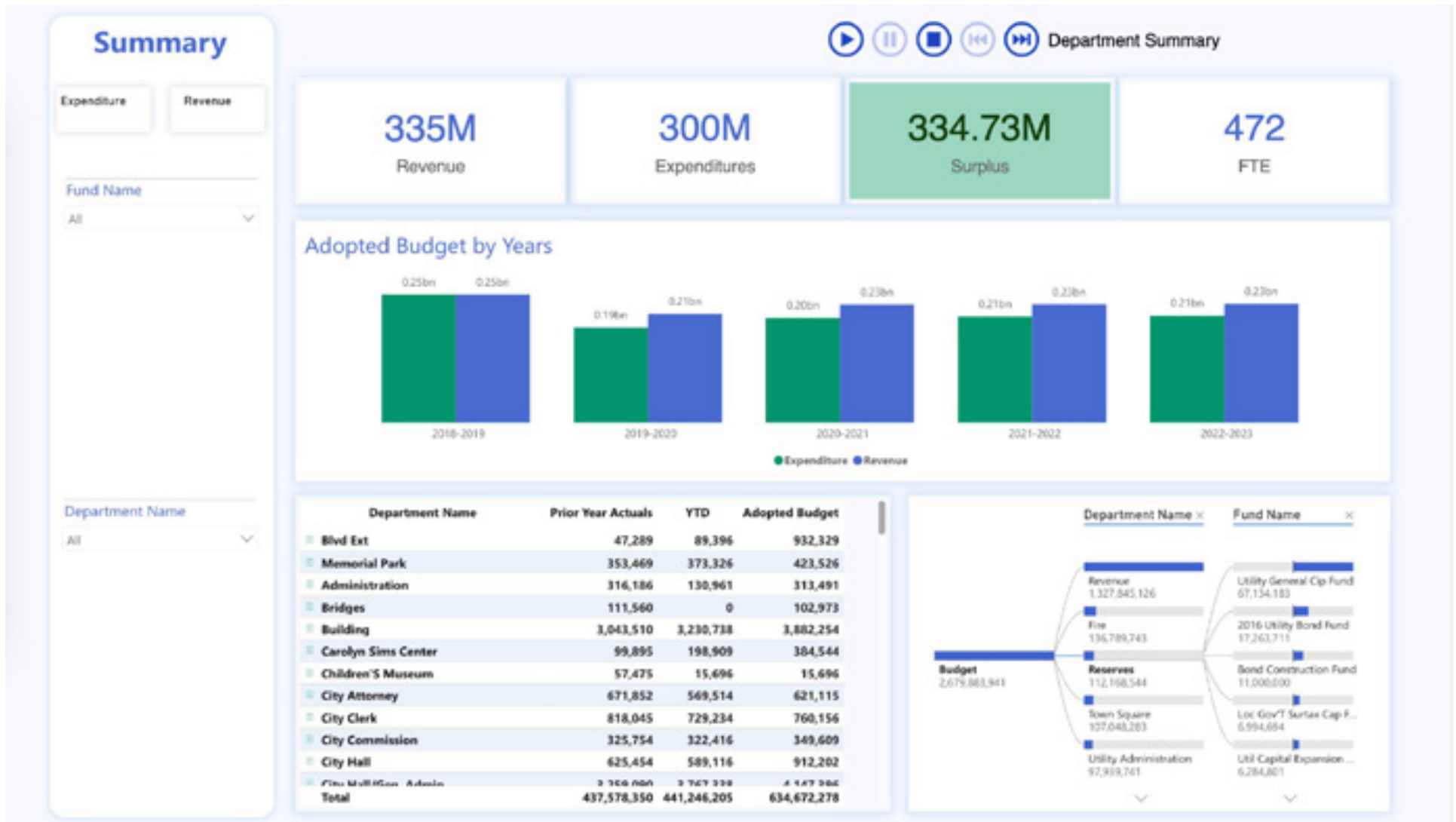
Gravity contains an advanced Business Intelligence (BI) system that enables users to present data internally using a set of dynamic dashboards. The dashboard provides up-to-date and complete visibility into the budgeting and reporting process, at all times. It allows users to drill into budget details for better visualization across the budgeting process. Enabling users to track budgets to actuals, establish data validation, and run what-if scenarios for forecasting.

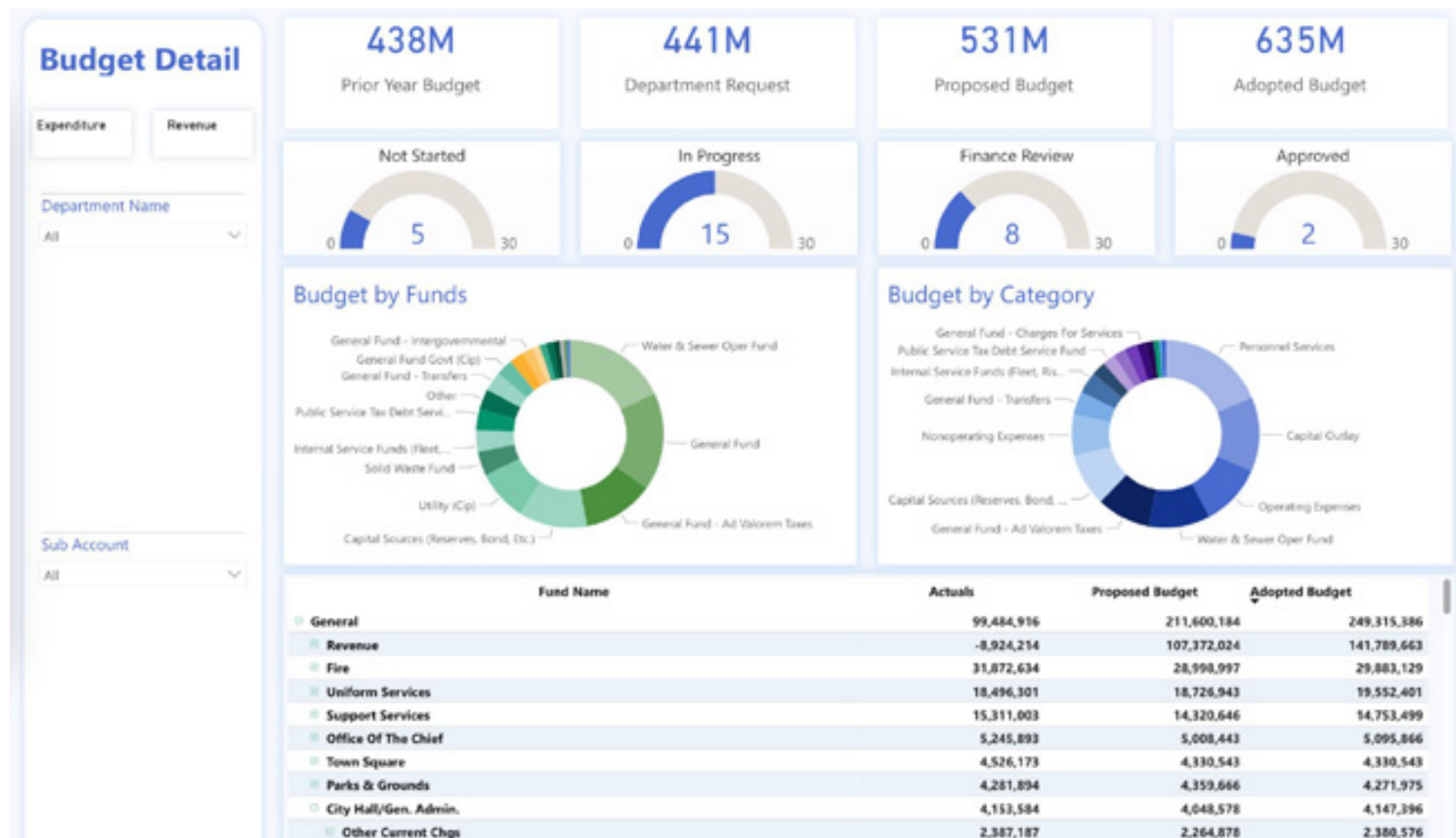
Our advanced BI system enables users to make the most informed decisions and transforms budget data into an easy to read, quick to digest display which outlines all the key points within a single screen and can be customized to gain valuable insight into data and processes that warrant better tracking and easier distribution of information.

The following are some of the unique features of Gravity's dashboard that will enable the University to accomplish its full goals within the scope of this project:

- **Big Picture View:** The dashboard allows the team to easily see the whole picture, integrating all the budget data in one, easy to understand format.
- **Exportability:** Each view is easily exportable to be used for internal, public or council presentations.
- **Performance Monitoring:** Evaluate historical trends, current progress, and future projections for effective performance tracking.
- **Customization:** Users enjoy the flexibility of creating personalized views, drilling into specific department and fund details. Access is created with user permissions in mind, ensuring that only authorized individuals can access the appropriate information.

- **Real-time Connectivity:** All information within the dashboard is linked directly to the Gravity database to ensure consistent, up to date information with real-time updates.
- **Advanced Filters:** The dashboard includes the most advanced filters, enabling users to focus on only the information that they want to see. Filters can be chosen, updated, and saved for future use effortlessly.
- **AI-Driven Insights:** Provides up-to-date, proactive insights, recommendations, and suggestions utilizing cutting-edge AI technology.
- **Slice and Dice:** Users are able to explore data dynamically, examining it from different angles and levels of granularity. Users can tailor their views to find specific answers or uncover patterns and trends within the data.
- **Scenario Planning:** Run several scenarios for each year and create projection scenarios for multiple years on the same detail level as the budget.
- **What-If Analysis:** Easily modify assumptions and inputs to explore unlimited hypothetical scenarios and analyze the potential impacts on budgets and outcomes.
- **Forecasting:** Utilize prior year data to create customizable budget forecasts while employing powerful AI technology to analyze data patterns and provide intelligent insights, improving the overall forecasting process.









Reporting Automation



Reporting Automation

Gravity's dynamic and flexible reporting engine is capable of producing a variety of reports, that include the ACFR, PAFR, Budget Book, financial statements, monthly reports, single audit and other.

Gravity provides a full-featured, industry leading reporting platform to produce the Budget Book and ACFR- which is fully integrated with the entire budgeting process. Gravity's Budget Book and ACFR modules automatically update tables, graphs and narratives. This is custom designed to suit the County's layout, format and media specifications.

Gravity provides the best quality report output on the market by utilizing our leading edge embedded desktop publishing tool. Gravity is the only reporting solution to produce desktop publishing quality output; the highest level of formatting available today. With Gravity, report formatting is fast, easy, and can be applied automatically. Reports can be published as print-ready output, PDF output for electronic distribution, and eBooks for website publishing.

The reporting features of Gravity include a highly designed report output that includes several features that make the reporting easier process:

1. Automatic pages styling
2. Pages numbering
3. Table of contents is linked and designed
4. Advanced automatic rounding

Gravity provides many advanced formatting features within the application. Some of the advanced formatting features available within the application include the following:

- The ability to dynamically flip between portrait and landscape within the same report
- Odd/even page numbering (where the page number alternates between bottom left and bottom right of the pages)
- Dot leaders (commonly used in table of contents to visually link the section description to the page number)
- Side-by-side presentation of pages (for very wide tables)
- Automatic index at the end of the report
- Advanced charting objects
- Ability to merge existing PDF documents into the final report,
- Highly formatted title pages, headers, footers, section breaks

Gravity's advanced report publishing engine makes it easy to produce highly formatted report output. Users are able to work with spreadsheets and text editors as their primary interface into the application. This familiar interface makes it easy for users to configure reports and apply styles. Gravity's report publishing engine then takes the content and the style definitions and produces extremely high-quality report output using our embedded desktop publishing engine.

Gravity helps to produce ADA-compliant reports meeting the standards for the American Disability Act for the PDF output and digital reports.

With Gravity, report formatting is fast, easy, and can be applied automatically. Reports can be published as print-ready output, PDF output for electronic distribution, and eBooks for website publishing.

Open Data Transparency

Gravity's Open Data platform provides an intuitive interface for stakeholders to interrogate your organizations data – to provide full transparency to your constituents. Users of the Open Data platform can simply double click on a chart to drill-in to get more information. Our team can easily tailor the Open Data platform to incorporate the appropriate data sets and the ideal user interface – to satisfy each organization's specific requirements. Gravity's Open Data platform provides an easy-to-use, cloud-based interface for your constituents – delivering complete visibility and transparency.

Gravity's data visualization software helps build transparency and trust by communicating data in an easy to understand, visual format and is fully integrated within the Gravity platform. The software presents data via descriptive text, informational popups, charts, and graphs. The built-in searching, filtering, and sorting features make it easy to quickly find the information that you are looking for. IGM Open Data's comprehensive solution helps agencies of all sizes drive accountability, make data more useful, engage the public, and promote strategic objectives. Users can drill down to the line items details, on demand.

IGM's Open Data solution is completely customizable to allow for the City's branding, logo's and color schemes. Please see an example of an Open Data website that Gravity has created:

Boynton Beach, FL - <https://boyntonbeach.opendata.report/>

Budget Book and Ad-Hoc Reporting

Budget Book Automation: Gravity is the ideal platform to automate the production of the Budget Book. Load your budget data into Gravity and let Gravity automatically update all of the statements, charts, graphs and commentary. Gravity can connect with any of the leading budgeting systems on the market today. Or, use Gravity's native Budgeting capabilities to create the budget in our cloud-based platform and automatically flow the data into the Budget Book. In all scenarios, Gravity improves the efficiency and enhances the controls around the creation of the Budget Book.

Ad-Hoc Report Automation - With Gravity there are no limits to the amount of report that can be automated with Gravity. Each report that could benefit from automated reporting & publishing can be quoted for the one-time implementation fee associated with the IGM Technology services team mapping the reporting structure. Please find the following examples of reports that can be automated with Gravity.

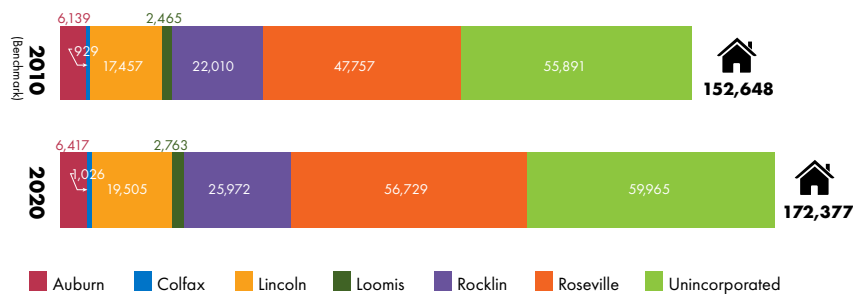
- Budget in Brief
- Monthly Reports
- Investor Reports
- Presentations

IGM encourages our clients to grow within the Gravity platform and offers competitive pricing as additional modules are added.

Please see the following examples of Budget Books produced using Gravity.

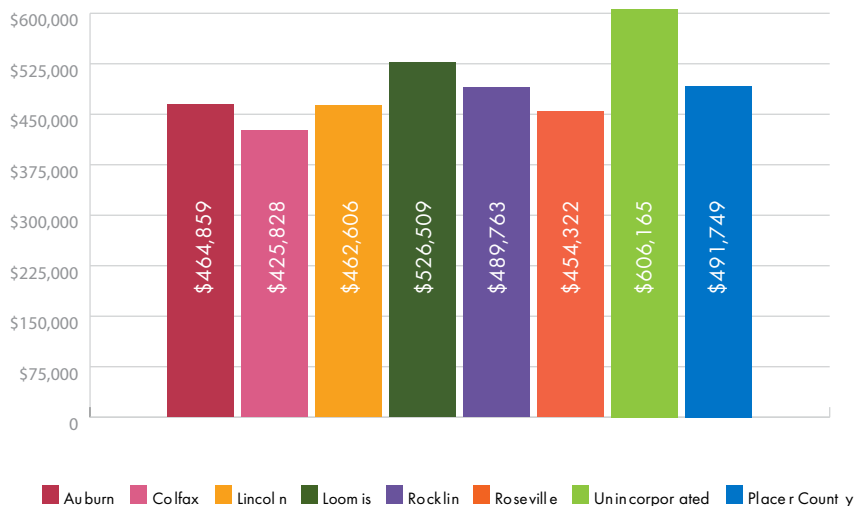


NUMBER OF HOUSING UNITS



2020 Number of Housing Units; Source: Esri Community Profile via Placer County Economic Development

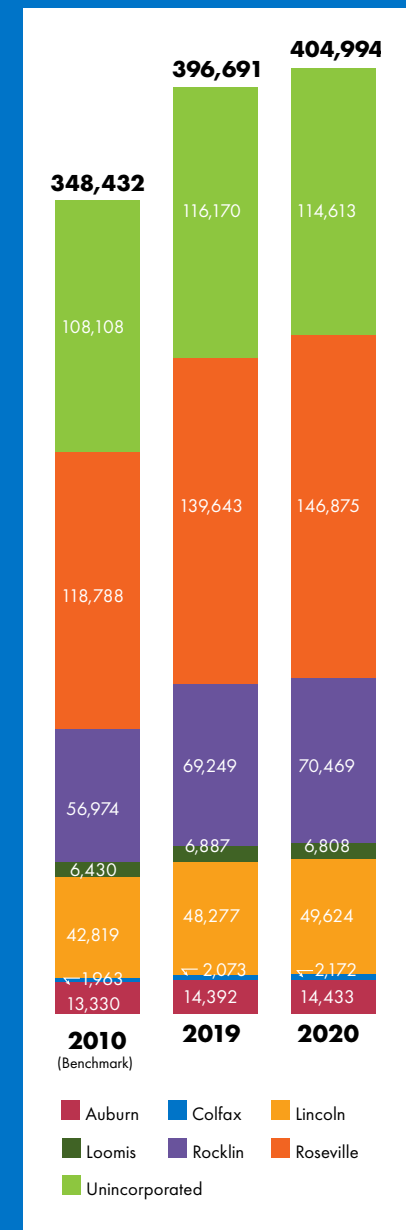
MEDIAN HOME VALUE



2020 Median Home Value; Source: Esri Community Profile via Placer County Economic Development

PLACER COUNTY POPULATION ³

Placer County is considered a rural/suburban county with the state's 22nd highest population among California's 58 counties. ⁴



3. Data Source: As of January 1, 2021
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

Note: All figures based on January of the corresponding year. DOF Disclaimer: "Parts may not add due to independent rounding."

4. Data Source: California Department of Finance, E-5 Estimates.



CAPITAL IMPROVEMENT PROJECT - FACILITIES

Civic Center & SMETC Complex Improvements

Project Code	Project Type	Project Category	Target Completion	Responsible Dept.
FC009	Facilities	Maintenance	Spring 2023	Real Property Services
Initial Funding Year	Project Phase	Total Project Cost	RTIP Project Code	
FY 2020-21	Feasibility	\$845,965	N/A	

Project Description:

This project will replace and repair several elements reaching the end of their useful life at the Civic Center and SMTEC Complex. Improvements will include building and site improvements needed for optimal operating conditions.

Budget & Expense Summary:

Prior Approved Budget:	\$	845,965
Budget Appropriation Increase/(Decrease):	\$	-
FY22-23 Budget:	\$	845,965
Expended/Encumbered as of June 30, 2022	\$	638,410
Available Budget as of June 30, 2022	\$	207,555



	Prior Budget Appropriation	FY 2022-23 Budget Appropriation	FY 2023-24 Planned	FY 2024-25 Planned	FY 2025-26 Planned	FY 2026-27 Planned	Total
Funding Source Summary							
Facilities Replacement/Rehab	\$ 845,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,965
Totals	\$ 845,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,965
Future Years							\$ -
Total Project Cost							\$ 845,965

CITY COUNCIL
AGENDA ITEMS
SUPPORTING
THIS GUIDING
PRINCIPLE

(AS OF OCT. 15, 2022)

33

DEVELOPMENT ACTIVITY FOR 2023

TOTAL VALUATION PERMITTED

\$449,952,621

TOTAL COMMERCIAL
VALUE PERMITTED

\$224,115,616

TOTAL
RESIDENTIAL
UNITS PERMITTED

906

TOTAL
RESIDENTIAL
VALUATION PERMITTED

\$225,837,005



RESPONSIBLE ECONOMIC DEVELOPMENT

FORTIFY THE CITY'S ECONOMIC BASE BY ENCOURAGING HIGH-QUALITY PRIVATE DEVELOPMENT AS WELL AS FOSTERING ECONOMIC OPPORTUNITY THROUGH THOUGHTFUL PLANNING PROCESSES AND THE JUDICIOUS USE OF ECONOMIC DEVELOPMENT INVESTMENT PROGRAMS.

THE LEGAL DEPARTMENT DRAFTED ECONOMIC DEVELOPMENT AGREEMENTS TO CONSTRUCT MORE THAN **2,161,000** SQUARE FEET OF NEW DEVELOPMENT IN 2023.



GENERAL FUND

POLICE

GENERAL FUND

EXPENDITURE DETAIL - CONTINUED

	2020-2021	2021-2022	2021-2022	2022-2023	% CHANGE
	ACTUAL	BUDGET	AMENDED	BUDGET	vs. FY22
					AMENDED
<u>SUPPLIES</u>					
IT-Small Equipment	96,521	29,020	17,770	21,070	19%
General Supplies	80,000	83,000	83,000	87,500	5%
Small Tools & Minor Equipment	259,224	284,290	284,290	271,650	-4%
Ammunition Supplies	29,009	57,500	94,300	132,500	41%
SWAT Expenses	20,106	8,500	8,500	20,000	135%
Abandoned Property Expenses	-	-	10,000	-	-100%
SUBTOTAL	\$ 484,860	\$ 462,310	\$ 497,860	\$ 532,720	7%
<u>MAINTENANCE</u>					
Facility Maintenance	49,230	8,500	8,500	18,833	122%
Vehicle Maintenance	289,759	251,474	251,474	259,474	3%
Equipment Maintenance	4,756	39,020	39,020	39,020	0%
SUBTOTAL	\$ 343,745	\$ 298,994	\$ 298,994	\$ 317,327	6%
<u>PROFESSIONAL SERVICES</u>					
Contractual Services	102,535	95,000	95,000	105,000	11%
Lease Agreements	2,513	3,300	3,300	109,436	3216%
Professional Services	179,620	148,608	158,728	149,558	-6%
Donation Expenses	4,660	10,000	10,000	10,000	0%
SUBTOTAL	\$ 289,328	\$ 256,908	\$ 267,028	\$ 373,994	40%
<u>CAPITAL</u>					
Machinery & Equipment	40,281	11,075	22,325	50,000	124%
Vehicles	100,674	-	-	147,000	
SUBTOTAL	\$ 140,955	\$ 11,075	\$ 22,325	\$ 197,000	782%
DEPARTMENT TOTALS	\$ 29,531,380	\$ 29,681,101	\$ 30,627,842	\$ 32,985,809	8%

CAPITAL EXPENDITURE LIST*

	2020-2021	2021-2022	2021-2022	2022-2023	% CHANGE
	ACTUAL	BUDGET	AMENDED	BUDGET	vs. FY22
					AMENDED
<u>MACHINERY & EQUIPMENT</u>					
Wells Cargo Trailer	20,132	-	-	-	
Forensic Work Station	20,149	-	-	-	
Motorola Solutions	-	-	11,250	-	
Speed Trailer	-	11,075	11,075	-	
Scales & Equipment	-	-	-	50,000	
SUBTOTAL	\$ 40,281	\$ 11,075	\$ 22,325	\$ 50,000	124%
<u>VEHICLES</u>					
Harley-Davidson PD3	100,674	-	-	-	
CMV Enforcement First Responder Truck	-	-	-	60,500	
F-250	-	-	-	60,500	
Ford Escape	-	-	-	26,000	
SUBTOTAL	\$ 100,674	\$ -	\$ -	\$ 147,000	

*The items listed are non-recurring capital expenses based on increased service to the community.

ACFR Automation

With Gravity, public sector organizations can improve the efficiency and enhance controls in the preparation of the Annual Comprehensive Financial Report. Multiple users can collaborate in the assembly of the report, while Gravity's desktop publishing engine ensures highly professional report output.

Gravity has the capability to produce and automatically consolidate all components of the Annual Comprehensive Financial report (ACFR). The ACFR module similarly allows you to load data from your financial system directly into Gravity and will automate all elements in your ACFR, updating the information automatically. This includes: financial statements, notes, charts and graphs and even the numeric values buried in paragraphs of text. Multiple users can collaborate in the assembly of the report, while Gravity's desktop publishing engine ensures highly professional report output. All data within Gravity will be directly linked with the data in the "Eclipse". Data is linked throughout the reports and the system. If an update to the budget is made all data will be linked to each spreadsheet object in each report and will update automatically. Data points within paragraphs of text and data on charts will also be updated automatically.

Please find some additional features that will help Gravity meet the needs of New Port Richey:

Data Linking

In Gravity data is linked throughout the reports and the system. If an update to the budget is made all data will be linked to each spreadsheet object in each report and will update automatically. Data points within paragraphs of text and data on charts will also be updated automatically. Gravity's roll-forward capability enables users to retain all data from previous years' templates.

The rollforward process takes current year's data and shifts all the numbers one year forward. Gravity's enhanced set of validations and validation dashboards show the discrepancies between the uploaded data and the data in last year's financial statements. One of the first stages of the project will be replicating last year's reports and then rolling them forward. Gravity's multi-dimensional financial module can provide automatic calculations and allow for calculations, such as the percentage increases, using a dedicated calculation engine.

Audit Trail

Gravity provides a full audit trail to every change made in the data. The audit trail includes who made the change, what was changed, and when the change occurred. Users can access the audit trail at any time to review all changes made, reverting to a previous version if necessary. Gravity also provides a clear audit trail of all changes made to its data model. As new data files are loaded into Gravity, prior versions are retained to provide a clear history of all data loaded into the application

Validation

Gravity provides a set of relationship validations across the process; whether the user is working or importing the trial balance, creating adjustments, or generating the ACFR. The validation engine checks the validation relationship and notifies the user that numbers are not balanced. Furthermore, journal entries and the trial balance are saved during the work, but cannot be posted in the financial module (the report) until they are validated.

Rounding

Gravity has multi-relational rounding capabilities that automate the rounding of each statement as well as rounding the notes that agree with the statement (vertical and horizontal rounding). When the user loads a new trial balance or new GL data, or posts an adjustment, the rounding engine is triggered and the rounding is recalculated automatically across the financial module. Gravity also enables flexibility in the rounding by setting up a flexible set of dynamic rules for the rounding.

User Access

Gravity's security model ensures only authorized users can view and/or edit the appropriate data. Gravity provides a three-tiered security model, including application level security, report level security, and data level security. Security settings can be applied by user and/or by role. Gravity provides the highest level of security to ensure that your data and reports are fully protected. The users permissions and controls management consists of several layers:

1. System permissions: Managing users' permissions to perform certain actions on the system level.
2. Report permissions: Managing users' ability to access and perform actions on the report level. That enables managing different permissions for ACFR and Budget Document.
3. Workflow permissions: Each document in Gravity is subject to a workflow.

Different documents can have different workflows. Each workflow stage can have 3 types of permissions for each user (or a group of users): edit, comment and view

Please see the following examples of ACFR's produced using Gravity.



ANNUAL COMPREHENSIVE FINANCIAL REPORT

Summary of Operating Funds - Budget Basis
For the Fiscal Year Ended June 30, 2021
(in thousands)

Exhibit H-1

	Resources					
	Fund Balances July 1	Revenues	Recoveries	Fund Transfers		Total
				From	To	
General Purpose Funds						
General Fund	\$ 169,119	\$ 484,936	\$ 2,458	\$ 1,048,210	\$ (50,571)	\$ 1,654,152
Excise Tax	-	1,555,419	-	-	(1,555,419)	-
Total General Purpose Funds	169,119	2,040,355	2,458	1,048,210	(1,605,990)	1,654,152
Federal Funds						
Transit - Federal Grants	-	141,732	115	-	-	141,847
Grants						
Human Services	-	72,108	130	-	-	72,238
Community Development	1,073	17,303	272	-	-	18,648
Federal Operating Trust	-	151,511	5,611	10,225	-	167,347
Public Housing Neighborhood Transformation	1,787	3,241	44	-	-	5,072
Total Federal Funds	2,860	385,895	6,172	10,225	-	405,152
Other Special Revenue and Debt Service Funds						
Highway User Revenue	44,484	147,054	900	-	(3,800)	188,638
Transit 2000	-	(3)	-	3	-	-
Transportation Tax 2050	161,597	14,121	1,376	279,348	(3,695)	452,747
Transit - Other Agency	(5,480)	20,685	32	-	-	15,237
Municipal Court Awards	(1,058)	1,982	48	-	-	972
Parks and Preserves	66,092	2,060	(205)	47,263	(182)	115,028
Development Services	58,722	70,968	175	-	(4,440)	125,425
Community Reinvestment	15,173	7,011	119	-	(2,064)	20,239
Public Housing	25,249	108,092	489	-	(241)	133,589
Sports Facilities	60,780	4,174	129	15,018	(14,647)	65,454
Capital Construction	20,705	202	611	7,060	-	28,578
Other Restricted	101,692	35,222	392	27,310	(16,292)	148,324
Neighborhood Protection	22,535	3,414	6	40,940	(743)	66,152
Public Safety Enhancement	21,566	2,427	2	24,474	(416)	48,053
Public Safety Expansion	32,869	8,033	2	81,881	(1,405)	121,380
Golf Courses	2,036	9,192	1	-	(653)	10,576
Secondary Property Tax Debt Service	100	119,697	-	9,149	-	128,946
City Improvement	-	1	381	51,388	(1,028)	50,742
Regional Wireless Cooperative	1,798	5,290	200	-	-	7,288
Total Other Funds	628,860	559,622	4,658	583,834	(49,606)	1,727,368
Enterprise Funds						
Aviation	381,755	304,431	5,716	63,146	(11,036)	744,012
Phoenix Convention Center	56,548	3,592	985	54,331	(3,884)	111,572
Water System	115,791	482,771	2,487	66	(43,379)	557,736
Water System - Val Vista	(2,367)	25,115	2,045	-	(678)	24,115
Wastewater	124,611	225,659	2,211	-	(14,480)	338,001
Wastewater - SROG	5,591	52,228	819	-	(2,090)	56,548
Solid Waste	24,927	186,310	4,300	-	(10,183)	205,354
Total Enterprise Funds	706,856	1,280,106	18,563	117,543	(85,730)	2,037,338
Total Operating Funds	\$ 1,507,695	\$ 4,265,978	\$ 31,851	1,759,812	(1,741,326)	\$ 5,824,010
Other Transfers - Non-budgeted Funds				54,243	(72,729)	
				\$ 1,814,055	\$ (1,814,055)	

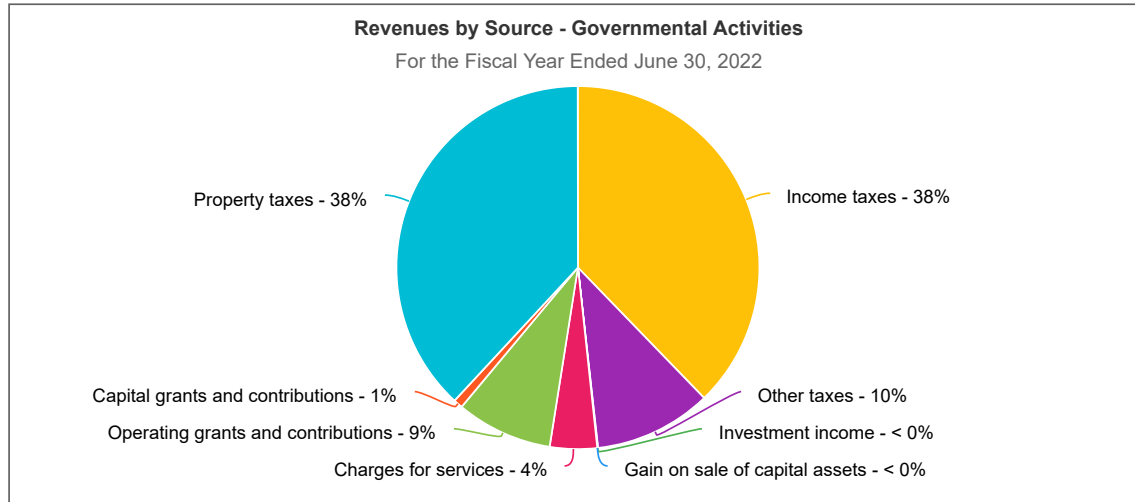
(1) Includes operating capital outlay and utility repayment agreements.



Annual Comprehensive Financial Report
Fiscal Year 2022 | July 1, 2021 - June 30, 2022

Governmental Activities

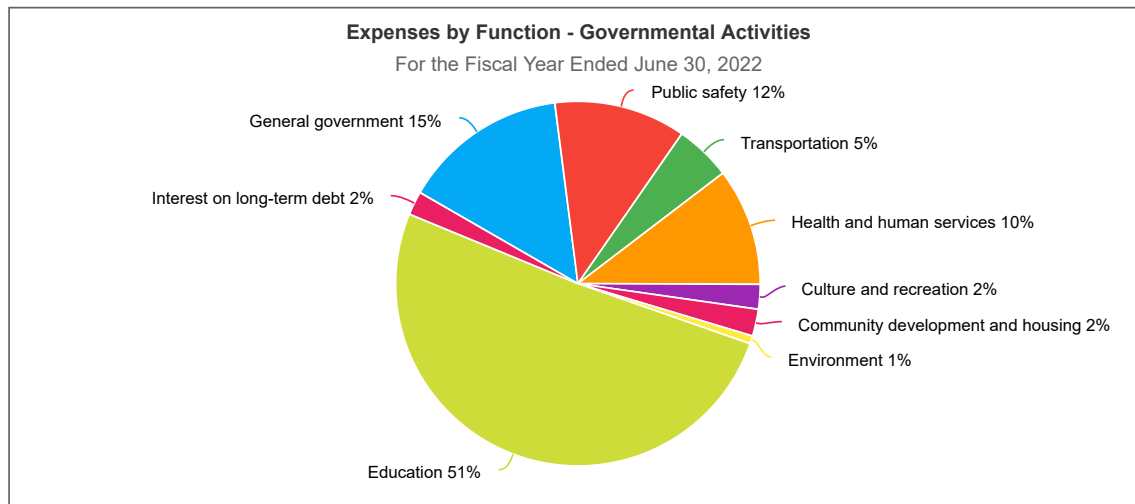
Revenues for the County's governmental activities were \$5,040.1 million for FY22. Sources of revenue are comprised of the following items:



- Taxes constitute the largest source of County revenues, amounting to \$4,350.9 million for FY22.
- Property and local income taxes combined comprise 87.9 percent of all County tax revenues. Each County in Maryland sets its income tax rate within parameters established by the State. The local income tax rate was 3.2 percent of the State taxable income for calendar years 2022 and 2021. There is no local sales tax in the State of Maryland.
- Operating grants and contributions represent primarily grants from the Federal and State governments and State aid programs. The majority of such revenues are received to fund the following County programs: health and human services (\$218.9 million or 50.6 percent), transportation (\$108.7 million or 25.2 percent) and public safety (\$46.0 million or 10.6 percent).

A more detailed discussion of the County's revenue results for FY22 as compared to what was budgeted can be found in the General Fund Budgetary Highlights section of this MD&A.

The cost of all governmental activities for FY22 was \$4,275.5 million. As the chart on the next page indicates, education constitutes the County's largest program and highest priority; education expenses totaled \$2,175.6 million. General government services totaled \$626.1 million, public safety expenses totaled \$499.2 million, and health and human services, the fourth largest expense for the County, totaled \$445.5 million.

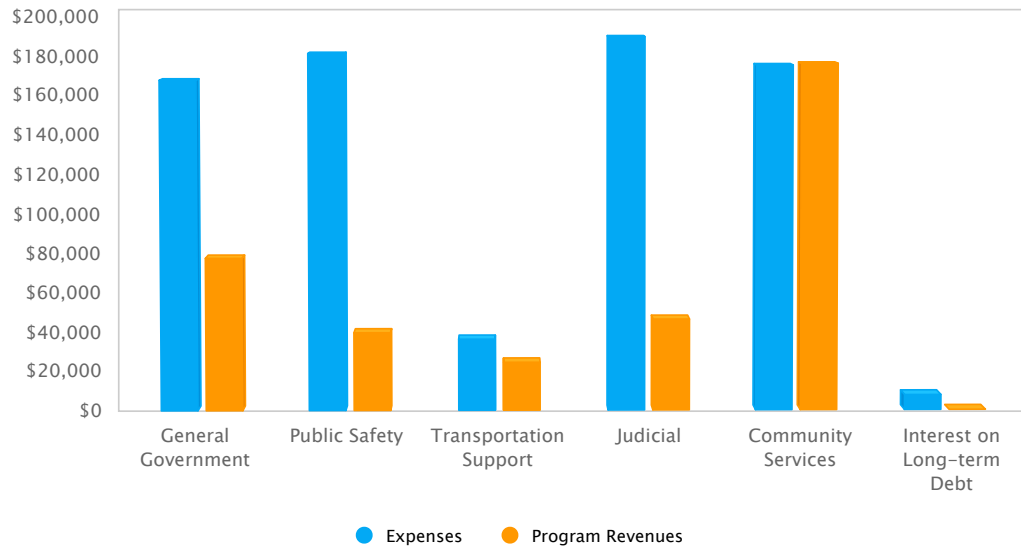


FINANCIAL SECTION

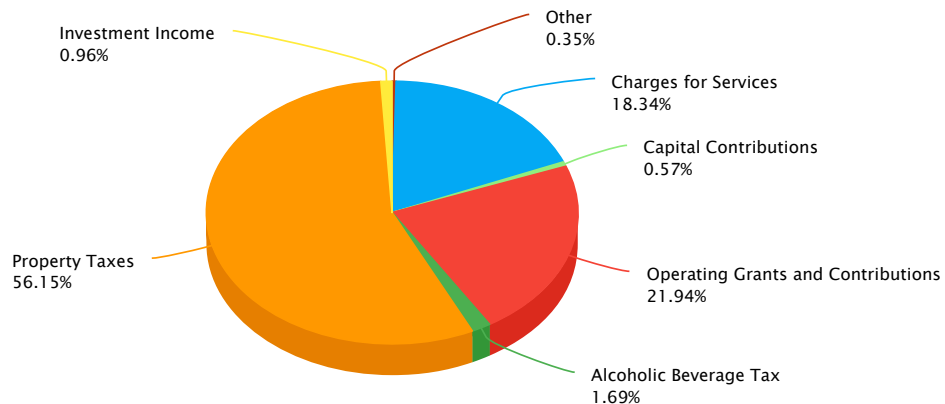
TARRANT COUNTY, TEXAS

Expenses and Program Revenues – Governmental Activities

(Amounts in thousands)



Revenues by Source – Governmental Activities





Lease, SBITA and Debt Management



Lease, SBITA and Debt Management

Gravity's lease and debt accounting modules were developed to address the reporting requirements of GASB 87, 88 and 96 and have been successfully implemented in many government-sector organizations.

Gravity Lease Management is a user-friendly solution that enables its users to successfully conduct the following tasks:

- Customize workflows.
- Generate disclosures according to the new accounting rules.
- Access large sets of built-in reports and create customized ad-hoc reports.
- Send alerts to users regarding critical dates.
- Track and report on non-lease expenses.
- Easily upload and download data in multiple formats.
- Generate amortization schedules and journal entries for easy upload to an ERP system.
- Upload an unlimited number of attachments in any format, linked to contract data.

IGM's unique proposition includes the following features:

1. **IGM is the only company in the market to offer a one-stop solution for integrating the lease accounting disclosure, based on GASB 87 and 96 requirements, directly into the ACFR report**, on a single platform. Our customers that decide to use Gravity for both lease accounting and financial reporting enjoy this single platform solution.
2. **IGM provides its lease accounting solution using Google Sheets as the user interface**, which provides many similarities with Microsoft Excel, so the transition from Excel to Gravity's lease accounting module can be done easily.
3. **Gravity is 100% customizable** based on your specific needs. Gravity's built-in lease templates for lessee and lessor contracts are flexible and enable the customer to add or remove fields easily during the implementation process.
4. **Gravity supports an unlimited number of attachments of any size** that can be linked to the contract data.
5. **Gravity provides automatic sorting between leases** that should be reported under GASB 87 guidelines and leases that are expanded, such as immaterial or short-term leases.
6. **Gravity provides an out-of-the-box GASB 87 and 96 compliant set of journal entries** that can be uploaded easily to the ERP system.
7. **Gravity provides an out-of-the-box GASB 87 and 96 compliant set of formatted disclosure notes** that can be incorporated easily to the ACFR report.

Gravity's Debt Management Module provides a comprehensive and user-friendly solution that supports the full life-cycle of debt management. Gravity Debt management helps with collecting and organizing debt issuances including: bonds, short-term and long-term debt and debt payment schedules for better visualization and controls over the debt process. Gravity also can establish robust business intelligence dashboards for scenario building on the impact of debt across a large set of visualization tools. Gravity is a great solution to store all debt information, establish workflows and alerts, create payment schedules, journal entries and disclosure notes that can be incorporated into your financial statement or ACFR.



Security



Security

IGM sees the data security and stability of its IT assets as one of the key elements for the company's success and a fundamental attribute of the IGM's software. Gravity is hosted on Google Cloud and uses the most advanced security measures provided by Google, along with additional security layers from other providers.

Policies and Procedures

IGM Technology operates based on a comprehensive set of policies and procedures that ensure the development cycle and other activities are organized and monitored in accordance with the most up-to-date frameworks.

Our policies include the following:

- Software development lifecycle policy
- Change management policy
- Firewall policy
- Information security policy
- Physical security policy
- Removable media and cloud storage policy
- Data retention policy
- Workstation policy
- Password policy
- Security incident management plan
- Encryption policy
- Data classification policy
- Bring your own device policy
- Remote access policy
- Availability policy
- Privacy policy

Compliance and Certifications

IGM Technology has SOC1 and SOC2 certification.

SOC2 requires companies to establish and follow strict information security policies and procedures, encompassing the security, availability, processing, integrity, and confidentiality of customer data. By complying with SOC2 standards, IGM Technology ensures the integrity of our products and business processes to provide the highest level of protection for our customers' data.

IGM is working towards achieving a State Ramp-ready status by the end of 2023.

Gravity encrypts data both at rest and in transit. Gravity runs on the Google Cloud Platform (GCP) to store all of Gravity's data within the Google environment. Google automatically encrypts all data at rest within the Google Cloud Platform. More information on Google's encryption at rest methods can be found here: <https://cloud.google.com/security/encryption-at-rest/>

Gravity also encrypts all data in transit. Communication between the client and the Gravity application occurs through a https connection. Furthermore, all data communications between components within the Google Cloud Platform are also encrypted. More information on Google's encryption in transit can be found here: <https://cloud.google.com/security/encryption-in-transit/>

Data Backup and Recovery

Gravity provides three methods for backing up the data:

- Automatic database replication in real-time
- Automatic data backup once per day
- Storage of all edits in Gravity's audit trail: The audit trail allows users to view who made each change, when the change occurred and what was changed. All changes ever made to the document are retained indefinitely which allows users to revert any section of the document back to its status at a prior point in time.

IGM Technology has defined a robust data recovery process. From an infrastructure perspective, the Gravity application is deployed across Google Cloud Platform, which organizes its data centers in multiple regions and zones, to provide automatic fail-over in case of a disaster. The Google Data Center locations can be found here: <https://cloud.google.com/about/locations/>

IGM Technology also runs all of its business applications, source code, and data in the Google Cloud to provide access from any location and to take advantage of Google's distributed data center locations. As a result, IGM's employees can be equally effective in the office, working from home, or working from any other location with access to the internet. In the event of a disaster, our team will be able to fully support our clients and continue to support the Gravity application.

Google Security Command Center

Google Security Command Center is an intrusion detection system, natively integrated into Gravity and all its related services and infrastructure. It consumes events and logs emitted by the entire infrastructure. It provides 24/7 online surveillance through a Google-driven machine learning platform (25M logs and events a day). Google Security Command Center effectively analyzes all events and logs across IGM infrastructure and alerts our security team of any suspicious activity in real-time. Main features include but are not limited to:

- Provides centralized visibility and control
- Discovers misconfigurations and vulnerabilities
- Detects threats targeting IGM Technology's cloud assets

Google Cloud Armour and Cloud Load Balancer

Cloud Load Balancer is a serverless platform that keeps Gravity and its services safe by hiding it from the outside world behind the most powerful Google Web Application Firewall-Cloud Armour. Cloud Armour is an intrusion prevention system connected to the machine learning platform powered by Google that analyzes the incoming traffic and allows or denies access. The main features include:

- Web Application Firewall with more than 120 known attack signatures (OWASP Mod-SecurityCoreRule Set). The list gets longer every day and is applied automatically
- Fine-grained traffic control by any criteria, e.g. by country of origin
- Built-in DDoS and Brute Force protection

Cloud Monitoring

IGM uses a comprehensive cloud traffic monitoring tool named Cyrebro, which is a security information and event management system that implements real-time monitoring and analysis of events in addition to tracking and logging of security data for compliance and auditing purposes. Cyrebro serves as an intrusion detection system with prevention capabilities and provides an additional layer of security at IGM. It features the following:

- Digests all the logs and events across the entire IGM's infrastructure, including but not limited to Gravity
- Analyzes events for suspicious or malicious activity
- Provides a team of security analysts monitoring the most suspicious alerts 24/7

Google Cloud Platform Security

Google Cloud regularly undergoes independent verification of security, privacy, and compliance controls, achieving certifications, attestations, and audit reports to demonstrate compliance. Some of the key international standards Google Cloud Platform is audited against are:

- The Federal Risk and Authorization Management Program (FedRAMP)
- ISO/IEC 27001 (Information Security Management)
- ISO/IEC 27017 (Cloud Security)
- ISO/IEC 27018 (Cloud Privacy)
- ISO/IEC 27701 (Privacy)
- SOC 2 and SOC 3 reports

More information on Google Cloud Platform's security certifications can be found here: <https://workspace.google.com/learn-more/security/security-whitepaper/page-5.html>

Physical Security

Google Data Centers are protected with several layers of security to prevent any unauthorized access to our customers' data. Rather than storing each user's data on a single machine or set of machines, all data is distributed across many computers in different locations. Google Data Centers use secure perimeter defense systems, comprehensive camera coverage, biometric authentication, and a 24/7 guard staff.

Secured Access

Single Sign-On

Gravity uses Google as an authentication provider. That is, it does not store any passwords itself, but redirects all authentication work to Google. This works well for Gravity because every Gravity user has an underlying Google user by design. To set up SSO with Azure AD requires configuring Google to reach out to Azure for authentication. Gravity hands the task off to Google, which hands it off to Azure. This requires some configuration on the Google side and the Azure side. The configuration on the Google side is done by IGM and requires our customers to provide us with the following information:

- ✘ **Sign-in page URL**

- ✘ **Verification certificate**

This information is usually provided by our customers' Azure administrator who will need to set up SSO to accept requests from Google with the Gravity subdomain specific to the customer. Here is a tutorial from Microsoft on how to do this: <https://docs.microsoft.com/en-us/azure/active-directory/saas-apps/google-apps-tutorial>

The domain Gravity uses is of the form customer.gravityigm.com where "customer" is a subdomain chosen by the customer.

Multi-factor Authentication

IGM uses multi-factor authentication (MFA) to protect our customers' accounts and company data with a wide variety of MFA verification methods such as push notifications, Google Authenticator, phishing-resistant Titan Security Keys, and using your Android or iOS device as a security key.

Training, Updates and Support



Training, Updates and Support

IGM Technology provides its customers with a comprehensive solution including state-of-the-art software, hands-on training, comprehensive implementation services, maintenance and on-going support.

Support

IGM provides full technical and system support throughout the contract to all the active users in the system. During the initial implementation phase, IGM's project team provides ongoing support until the system is fully configured and the milestones of the implementation phase have been achieved.

After the implementation process has been completed, IGM will provide full support to address any questions or concerns clients may have while using Gravity. IGM's team provides support through phone, email, and scheduled conference calls. Tickets are opened automatically in Gravity's support system by sending an email to a dedicated support email address.

IGM believes customer service is incredibly important. All service requests are reviewed by the technical support team within two hours of receiving a request, most issues are resolved within thirty minutes, with a guaranteed fix within four hours. In the case of an emergency, IGM will immediately begin to work on the open issue. Clients will have a dedicated support contact.

IGM also offers premium support that includes hands-on services for operating Gravity beginning in year two. Using IGM's premium support services will help the City to save time on data entry, updating changes in the budget book, and other technical operations.

Updates

IGM is responsible for applying patches when necessary to ensure that Gravity is able to operate. IGM will continue to support the software after implementation and be responsible for the technical environment.

IGM typically releases a major release every quarter and minor fixes as needed. In addition to the scheduled quarterly releases, IGM applies hotfixes to resolve minor issues that require immediate attention between releases. IGM typically deploys the updates after business hours and the downtime is usually less than two minutes for each update. These updates are managed solely by IGM and do not require any resources from the client.

IGM has a structured approach to managing releases. Each request for change in the software is sent to the product team that is evaluating the impacts of the change on the product. After that, relevant changes are discussed by the product steering committee, which assigns each change to a quarterly release.

IGM's release process is as follows:

1. The release needs to be scoped and approved.
2. The development of the release is completed.
3. Testing. IGM has four staging environments that are physically isolated from the production environments. All features and bug fixes are combined into a version that is tested stage by stage.
4. The release goes through the risk assessment (current client deadlines and priorities are taken into consideration).
5. Customers are notified about the upcoming change.

6. The rollout of the release goes through stages. For example, 5% of clients, 20% of clients, 50% of clients, all the way until all clients are migrated. There are approval and system monitoring procedures each step of the way.

IGM has a roadmap of features in development and is always advancing and improving the platform. Features within Gravity can be customized, upon request.

Training

IGM provides training and training materials for all users of the system as part of the implementation. The training includes online training sessions. On-site training can be provided upon request. Training materials will be provided during the training sessions and will include user manuals and best practices for using the system. System documentation and training materials are updated and distributed according to the updates made to the system.

The system also includes a comprehensive, searchable knowledge base that provides users with documentation and instructions on all of the functions of Gravity.

IGM Training Policy

2.1. Training Strategy

Providing Technical support and assistance on timely, efficient, and high-quality issues and problems solving.

1. Clear communication: It is important to have clear communication channels between the Gravity support team and customers, which may include a dedicated phone line, email, or IGM support ticketing system – knowledge base portal. Customers should be able to easily contact support and receive a timely response.
2. Knowledge base: Providing a Gravity knowledge base of self-center can help users find solutions to common problems and reduce the volume of support requests.
3. Training and documentation: Providing training materials and documentation can help users learn how to use the Gravity software effectively and reduce the number of support requests related to user error.
4. Continuous improvement: Regularly reviewing customer feedback and support metrics can help identify areas for improvement and optimize the support process.
5. Integration with development: Maintaining clear communication between the support and development teams can help ensure that issues are resolved quickly and effectively, and that feedback from support is incorporated into future software updates.

2.1.1. Training Process

IGM Technology developed an effective software training and knowledge base process for ensuring employees have the skills and knowledge necessary to use the software effectively.

1. Understand the application and its business purpose - Explain how the application helps to improve the business.
2. Identify the training needs: Determine who needs to be trained and what skills and knowledge they require to effectively use the new software or system.
3. User Access: Make sure the user access Gravity software and all training materials.
4. Develop a training plan: IGM training will be divided into six sessions, with each session 5 users will be participating.
 1. Gravity Base Knowledge + Reporting
 2. Admin + Workflow
 3. Variables
 4. Data Source Models and Import + Eclipse Account Hierarchy
 5. Formatting and Auto Styles + Charts
 6. Roll-Forward and Back-up
5. Training materials: Training materials that support the training sessions plan will be provided.
6. Deployment Steps: Overview of the deployment schedule and process- project timeline, groups training schedule as planned.

7. Deliver the training: Deliver the training, schedule online training meetings, record the training and share it with the participants.
8. Testing: Create a test report for each user to expand the application knowledge.
9. Evaluate the effectiveness of the training: Assess the effectiveness of the training by evaluating the user's understanding and proficiency in using the new software or system.
10. Provide ongoing support: Provide ongoing support to users through user support services or help desks. Ensure that users have access to the resources and support they need to effectively use the new software or system.



Client Examples



Budgeting & Reporting Client Examples

City of Eustis, FL [Adopted Budget](#), [Open Data Transparency](#)

City of Largo, FL [Adopted Budget](#), [CIP](#)

Citrus County, FL [Adopted Budget](#)

Boynton Beach, FL [Adopted Budget](#), [Open Data Transparency](#)

Elsinore Valley Municipal Water District, CA [Adopted Budget](#)

City of Claremont, CA [Adopted Budget](#)

City of Anaheim, CA [Operating Budget & CIP](#)

City of Alhambra, CA [Adopted Budget](#)

City of Boise, ID [Adopted Budget](#)

Miami Gardens, FL [Adopted Book](#)

Transparency Examples

City of Bowling Green, OH: <https://bgohio.opendata.report/>

San Ramon, CA <https://sanramon.opendata.report/capital-improvement-fund>

ACFR Examples

Miami Gardens [ACFR](#)

Collier County [ACFR](#)

City of Portland, OR ACFR

Montgomery County, MD ACFR

City of Phoenix, AZ ACFR

City & County of Denver, CO ACFR



Price Proposal





Pricing Proposal
Quotation #: 23728000
Created On: 7/20/2023
Valid Until: 3/29/2024

FL-City of New Port Richey

Crystal Dunn
5919 MAIN STREET
ATTN:ACCOUNTS PAYABLE
NEW PORT RICHEY, FL 34652
United States
Phone: 7278161123
Fax:
Email: dunnc@cityofnewportrichey.org

Inside Account Executive

Stephen Mostrowski
290 Davidson Ave.
Somerset, NJ 08873
Phone: 732-507-1353
Fax: 732-XXX-XXXX
Email: stephen_mostrowski@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Gravity Software Services - Annual Fee IGM Technology - Part#: Gravity Software Services - Annual Fee Contract Name: NASPO Cloud Solutions Contract #: AR2488 Subcontract #: 43230000-NASPO-16-ACS Note: Details Listed Below	1	\$38,443.63	\$38,443.63
2 Gravity Implementation Services - One Time Fee IGM Technology - Part#: Gravity Implementation Services - One Ti Contract Name: NASPO Cloud Solutions Contract #: AR2488 Subcontract #: 43230000-NASPO-16-ACS Note: Details Listed Below	1	\$25,520.49	\$25,520.49
Shipping			\$0.00
Total			\$63,964.12

Additional Comments

Please note, if Emergency Connectivity Funds (ECF) will be used to pay for all or part of this quote, please let us know as we will need to ensure compliance with the funding program.

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Gravity Software Services - Annual Fee:

- ID 20: Gravity - Base Platform, includes 20 Named Users (access for 1 year)
- ID 24: Gravity - Budget Planning (access for 1 year)
- ? Operational & Revenues
- ? Human Resources: Position Control
- ? Capital Improvement Programs
- ID 21: Gravity - Budget Book (access for 1 year)
- ? Proposed & Adopted
- ID 29: ADA Compliance (for 1 year)
- ID 25: Gravity - Open Data Transparency, includes (access for 1 year)

ID 24: Gravity - Lease Management, GASB 87 and SBITA Management (access for 1 year)

? Includes Lease data extraction & Entry for up to 70 lease/SBITA contracts

ID 510: Debt Management GASB 88

Gravity Implementation Services - One Time Fee:

ID 85: Budget Planning Implementation Services (one-time fee)

ID 87: Budget Book Implementation Services (one-time fee)

ID 46: Open Data Transparency Implementation Services (one-time fee)

ID 360: Lease & SBITA Management Implementation (one-time fee)

ID 47: Debt Management Implementation Services (one-time fee)

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.