



CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
December 17, 2024
6:00 PM

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

AGENDA

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

ORDER OF
BUSINESS

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Approval of December 3, 2024 Regular Meeting Minutes
5. Special Recognition of Library Reading Challenge Winners
6. 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.
7. Consent Agenda

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



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Judy Meyers, MMC, City Clerk
DATE: 12/17/2024
RE: Approval of December 3, 2024 Regular Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the December 3, 2024 regular meeting.

DISCUSSION:

City Council met for their regularly scheduled meeting on December 3, 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 December 3, 2024 regular meeting as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
December 3, 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

December 3, 2024
6:00 PM

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

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 6:00 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, Councilwoman Matt Murphy, and Councilman Peter Altman. Councilman Bertell Butler, IV arrived at 6:01 p.m.

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

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of November 19, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Davis, Mothershead, Murphy Absent: Butler

5. Special Recognition of Patricia “Patty” Spiers, Tampa Bay Water, Water Wise Award Program

6. Presentation by Chuck Carden RE: Tampa Bay Water and Long-Term Master Water Plan Update

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

City Attorney Driscoll read aloud the rules governing Vox Pop. Mayor Davis then opened the floor for public comment. The following people came forward to speak:

- Matt Abbott, Pasco County Mosquito Control District, 2308 Marathon Rd., Odessa, FL spoke regarding the mosquito born illness outbreak due to the recent storms.

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.

8 Consent Agenda

Motion was made to accept the Consent Agenda.

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

- a Purchases/Payments for City Council Approval

9 Business Items

- a Board Re-Appointment: Allan Safranek, III, Land Development Review Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Allan Safranek, III to the Land Development Review Board. If approved, Mr. Safranek's term will be for three years and will be up for renewal on December 3, 2027. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

- b Recreation and Aquatics Annual Membership Drive

City Manager Manns introduced Parks and Recreation Director Andre Julien who then presented the item to Council. He stated that the purpose of this agenda item was to approve a discount of 20% off for residents as well as 10% off for non-residents of the annual membership to the Recreation and Aquatics Center for the Annual Membership Drive. The membership drive will be held for a two-week period beginning on December 9, 2024 and ending on December 23, 2024. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

- c Approval of Florida Department of Law Enforcement SAFE Grant

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve the Florida Department of Law Enforcement (FDLE) supplemental State Assistance for Fentanyl Eradication (SAFE) grant for police overtime and equipment to combat illegal fentanyl activity in the amount of \$33,365.29 and corresponding budget amendment. The SAFE Grant will pay for our officers' overtime, provide equipment, and provide monies to allow specially trained and equipped NPRPD officers to combat this fentanyl epidemic. Additionally, FDLE will provide resources and manpower to assist our police department with strategic drug interdiction operations. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item and corresponding budget amendment as presented.

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

d RFQ 24-026 Award - Professional Engineering Services/City Engineer

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 accept the rankings by staff and approve the attached Professional Engineering Services Agreement with Colliers Engineering & Design, Inc. in an amount not to exceed \$60,000. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to accept the rankings by staff and approve the Professional Engineering Services Agreement as presented.

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

e Ratification of PBA Union Contract

City Manager Manns introduced Human Resources Director Arnel Wetzel who then presented the item to Council. He stated that the purpose of this agenda item was to ratify the proposed collective bargaining agreement between the City of New Port Richey and the West Central Florida Police Benevolent Association (PBA) for the period spanning from October 1, 2024 through September 30, 2027. The terms and conditions that have been agreed upon by the Union and the City's negotiating team are as follows:

1. Language - There is clean-up and updating of language throughout the agreement where such language was either outdated, listed in the wrong article or no longer relevant to current practice.
2. PBA Representatives - Agreed to recognize and increase the number of Union alternative representatives from 1 to 2.
3. Grievance Procedure - Provide consistent language and increase the number of days in which to respond to a grievance at each step by 5 days. The response time will now be 15 days. An Arbitrator will be limited to considering only those issues and articles allegedly violated that are presented at Step 2.
4. Pay Provisions (Wages):
 - Step Plan
 - The Step Plan for each classification has been modified and changed. In addition, the new Step Plan will allow for movement each year between steps rather than every two years under the previous plan. The new Step Plan for each classification will be as follows:
 - Disptacher-13 Step Plan with annual movement between steps based on anniversary date.
 - Officer-14 Step Plan with annual movement between steps based on anniversary date.
 - Corporal-8 Step Plan with annual movement between steps based on promotional anniversary date.
 - Sergeant-8 Step Plan with annual movement between steps based on promotional anniversary date.
 - The base starting salary for each classification was increased to make the City of New Port Richey more competitive with surrounding municipalities and agencies. The increase to the base starting salary should assist with both the recruitment and retention of staff.
 - Slotting
 - Agreed to a slotting process for Existing Bargaining Unit Members only that were employed as of October 1, 2024. The slotting process will place a member by classification at the appropriate step on the modified Step Plan in the proposed agreement. A member will be given proportional credit for both current and previous experience as a sworn law enforcement officer in the State of Florida, outside the State of Florida, and/or for the United States Government. A maximum of four (4)

- steps can be credited for previous experience.
 - Rehires
 - If a bargaining unit member separates from the City, they must return within one (1) year in order to be placed at the step at which they left the City.
 - Shift Differential
 - Increased the shift differential from \$.50/hr. to \$1.00/hr. for hours actually worked between 1900 and 0700.
 - Future Wages
 - For Fiscal Year 2025-2026, increases to wages within each Step Plan, if any, will be established through reopener negotiations.
 - For Fiscal Year 2026-2027, increases to wages within each Step Plan, if any, will be established through reopener negotiations.
5. Seniority, Layoff and Recall - The Probationary period can be extended for a period up to six (6) months at the discretion of the Police Chief upon written notice.
 6. Miscellaneous - Reimbursement for Loss or Damage of Personal Property
 - Agreed to increase the reimbursement for the loss or damage of personal property from \$110 to \$300 per incident. In addition, the City Manager may authorize an additional reimbursement payment not to exceed \$300 at the request of the Police Chief.
 7. Pension - DROP
 - Agreed to extend the Deferred Retirement Option Plan (DROP) that a member can elect to participate in to 96 months.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

10 Communications

Councilman Altman stated he spent the day at USF yesterday to join in the post-hurricane discussion. He stated there are funds in FEMA that are available for properties that need to be demolished. He stated that there are also funds for inundated lift stations. He wished everyone a happy holiday. Councilman Butler read from an email he received regarding the recent Taylor Swift tribute concert in the park. He stated the new school superintendent is looking to do a communications summit and he would like to see Council conduct a work session that would be similar. Councilman Altman stated the County has an annual conversation with us but it is often structured so he stated he would be open to having a roundtable open discussion and economic path work session. Mayor Davis stated the topics should be advanced ahead of the work session. Deputy Mayor Mothershead stated January is a good time to have it but also should have a follow up work session closer to budget season. Mayor Davis suggested having a town hall meeting. Deputy Mayor Mothershead thanked Mr. Abbott for his presentation. She stated tours are available at Pasco County Mosquito Control District to help educate the public. She is looking forward to the tree lighting, boat and street parades. Councilman Murphy also thanked Mr. Abbott for his attendance. He stated it is an amazing organization. He stated his father worked there for about thirty years. He is looking forward to all of the holiday events that are coming up. He stated he did get a chance to try the new location for Get Hooked. Mayor Davis stated he worked part-time at Mosquito Control back in the 1990's. He stated he will not be able to attend the events on Friday but will be back for the boat and street parades.

11 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:16 p.m.

(signed) _____

Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 12/17/2024
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

(No pay requests at this time)

RECURRING EXPENDITURES OVER \$25,000

Duke Energy October 2024 Usage	\$150,564.98
Waste Pro of Florida Solid Waste Collection Fee – November 2024	\$101,579.93
SYNAGRO Disposal of Bio-Solids	\$47,180.56



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: 12/17/2024
RE: First Reading, Ordinance No. 2024-2314: Amendments to Floodplain Ordinance

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to amend Chapter 22 - Flood Damage Prevention of the City's Land Development Code to provide for the definition of substantial improvement and a reduction in review time from five years to two years.

DISCUSSION:

As Council will recall, an emergency ordinance related to this issue was brought before you for consideration at your special meeting on October 21, 2024. The attached ordinance is the permanent ordinance which will provide for the definition of substantial improvement and a reduction in review time from five years to two years.

The Land Development Review Board reviewed this matter at a special meeting on November 21, 2024 and recommended approval.

RECOMMENDATION:

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

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ Ordinance No. 2024-2314: Amendments to Floodplain Ordinance	Ordinance
☐ LDRB Draft Minutes - November 21, 2024	Backup Material

ORDINANCE NO. 2024-2314

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

WHEREAS, after experiencing two (2) hurricanes in a short span of time known as Hurricane Helene and Hurricane Milton, the City Council adopted emergency ordinance 2024-2312 amending the definition of substantial improvement in the city's flood damage prevention ordinance, codified at section 22.09.00 of the Land Development Code;

WHEREAS, the foregoing ordinance provided that the provisions thereof would be further reviewed for either extension or repeal;

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;

WHEREAS, the City Council has determined that the provisions of the emergency ordinance should be adopted as a duly and regularly adopted ordinance of the City; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

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

SECTION 1. Amendment. Section 22.09.00 of Article II of Chapter 22 of the Land Development Code of Ordinances, pertaining to the definition of substantial improvement and

providing as set forth hereafter, is hereby amended as follows (strikeout text is deleted and underlined text is added):

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

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

SECTION 2. Enforcement. The provisions of this Ordinance shall be enforced as otherwise provided in the Code of Ordinances.

SECTION 3. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

SECTION 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. Effective Date. This ordinance shall become effective immediately upon its adoption as provided by law. To the extent permitted by law, the provisions of this ordinance shall be applied retroactively to October 21, 2024, so that the provisions of emergency ordinance 2024-2312 shall be validated and extended by incorporation herein, notwithstanding any infirmity or invalidity of said emergency ordinance.

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:

By: _____
Judy Meyers, MMC, City Clerk

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

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE SOLE USE
AND RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA:

Timothy P. Driscoll, City Attorney CA Approved 10-22-24



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
November 21, 2024

Chairman John Grey called the November 21, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:33 pm.

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

Members in Attendance

John Grey
Don Cadle
Alan Safranek
George Romagnoli

Staff in Attendance

Lisa Algieri, Sr. Planner

Case: Ordinance 2024-2314 – Amending Chapter 22 of the Land Development Code

Lisa Algieri presented the staff report. She informed the board that the City was proposing to amend the fifty percent FEMA rule to allow substantial repairs cumulative amount cover a two year period rather than a five year period. Board members discussed the matter. Dr. Cadle made a motion to approve the ordinance as presented. Mr. Romagnoli seconded the motion. The motion was approved unanimously 4-0.

Meeting adjourned at 2:38 pm



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 12/17/2024
RE: Second Reading, Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres)

REQUEST:

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

DISCUSSION:

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

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

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

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

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

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

It should be noted that staff is still currently waiting on a survey for the subject property and therefore that information, as well as the legal description, will be advanced to you before your meeting on December 17, 2024.

RECOMMENDATION:

Staff recommends that City Council conduct the second and final reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

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

ORDINANCE NO. 2024-2310

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police and legislative powers.

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

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

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

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

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

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

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 6th day of November, 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 17th day of December, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

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

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

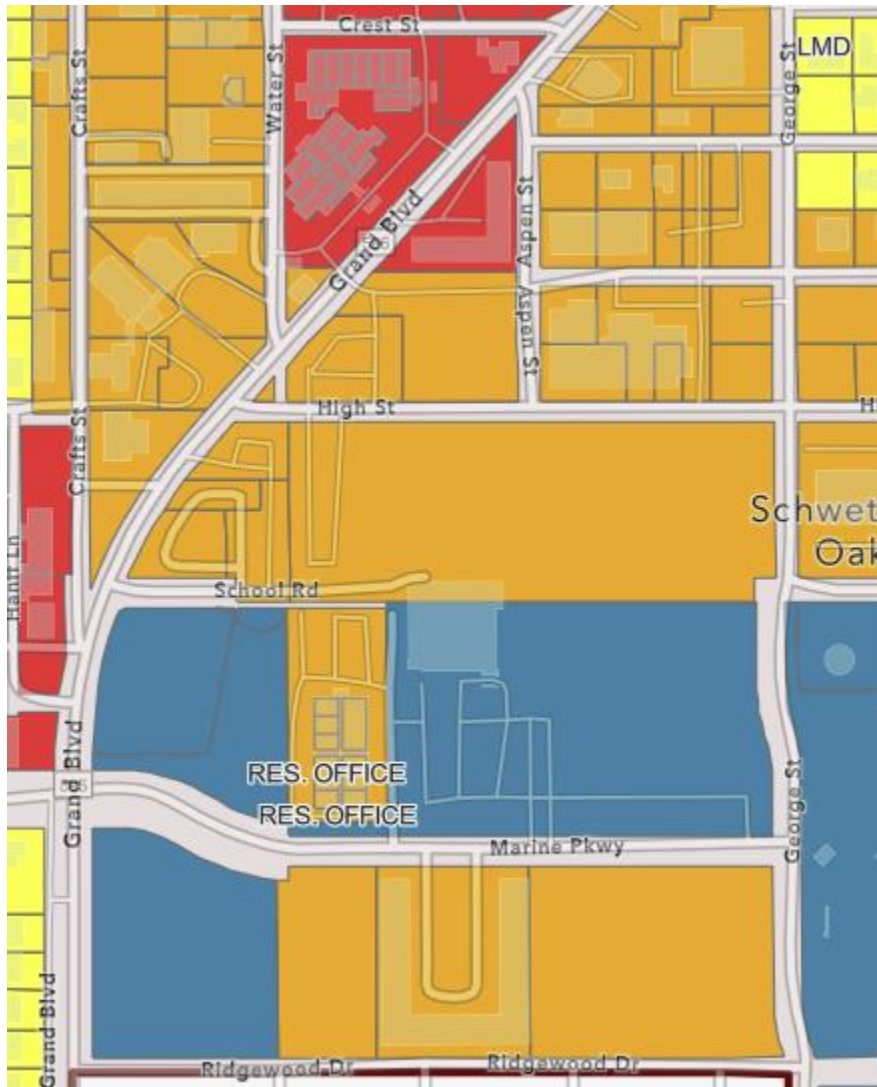
Timothy P. Driscoll, City Attorney CA Approved 9-18-24

EXHIBIT A

Location Map and Legal Description



Exhibit B
Future Land Use Map





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

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

Dr. Cadle led the pledge of allegiance.

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

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

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

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

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

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

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

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

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

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

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

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

Case: Ordinance 2024-2305 – Moratorium

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

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

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

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

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

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

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

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

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

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

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

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

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

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

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

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

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

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

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

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Debbie L. Manns, ICMA-CM, City Manager
DATE: 12/17/2024
RE: Second Reading, Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD)

REQUEST:

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

DISCUSSION:

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

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

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

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

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

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

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

Council on a rezoning application:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

It should be noted that staff is still currently waiting on a survey for the subject property and therefore that information, as well as the legal description, will be advanced to you before your meeting on December 17, 2024.

RECOMMENDATION:

Staff recommends that City Council conduct the second and final reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

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

ORDINANCE NO. 2024-2311

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A. Maximum density shall not exceed 20 units per acre (473 dwelling units);
- B. Owner shall obtain a Vacation of Row for High Street as depicted in the site plan;
- C. Impervious Surface Ratio shall not exceed 80%;
- D. Landscaping shall at a minimum meet city’s landscape code and shall provide a landscaped entry at Marine Parkway;
- E. Architectural style shall be reflective of the depiction in Exhibit C;

Apartments

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

Single-Family Attached Homes

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

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

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

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

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

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

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA Approved 12-6-24

EXHIBIT A
LOCATION MAP AND LEGAL DESCRIPTION



EXHIBIT A
LEGAL DESCRIPTION

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR; MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-1, REQUIREMENTS; SCHEDULE B-11, EXCEPTIONS, AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

PARCEL A:

A PORTION OF TRACTS 45, 46, 47 AND 48 OF TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 66, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE RUN NORTH 0°02'16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF RIDGEWOOD DRIVE WITH THE EAST BOUNDARY OF SAID TRACT 48, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°38'19" WEST, A DISTANCE OF 1203.48 FEET TO THE INTERSECTION OF THE NORTH LINE OF RIDGEWOOD DRIVE WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 595, SAID EASTERLY RIGHT-OF-WAY LINE BEING 33 FEET EASTERLY FROM THE CENTERLINE OF PAVING AS IT IS NOW CONSTRUCTED; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID STATE ROAD NO. 595 NORTH 0°34'27" EAST, A DISTANCE OF 464.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,787.43 FEET AND A CHORD OF 58.22 FEET WHICH BEARS NORTH 1°10'21" EAST, THENCE PARALLEL TO THE SOUTH BOUNDARY OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SOUTH 89°37'10" EAST, A DISTANCE OF 200 FEET; THENCE NORTH 10°40'05" EAST, A DISTANCE OF 254.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TRACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, A DISTANCE OF 450.09 FEET TO THE EAST BOUNDARY OF SAID TRACT 45; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 45 AND 48, SOUTH 0°02'16" EAST, A DISTANCE OF 772.13 FEET TO THE POINT OF BEGINNING.

AND INCLUDING THE SOUTHERLY 10 FEET OF THAT PORTION OF RIDGE ROAD RIGHT-OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

AND ALSO INCLUDING THE NORTHERLY 25 FEET OF THAT PORTION OF RIDGEWOOD DRIVE RIGHT-OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 45 AND 47 OF TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS, OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°38'19" EAST, A DISTANCE OF 1,318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE NORTH 0°02'16"

WEST, DISTANCE OF 1,305.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SAID RIGHT OF WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TRACT 45, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RIDGE ROAD, NORTH 89°37'10" WEST, A DISTANCE OF 689.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°02'16" EAST, A DISTANCE OF 368.00 FEET; THENCE NORTH 89°37'10" WEST, A DISTANCE OF 172.00 FEET; THENCE NORTH 0°02'16" WEST, A DISTANCE OF 368.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACTS 45 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN 25.00 FEET OF THE FOLLOWING DESCRIBED CENTERLINE. COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 8 AND RUN THENCE SOUTH 89°52'00" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 8, A DISTANCE 1,343.45 FEET TO A POINT, SAID POINT BEING 25.00 FEET EAST OF THE SOUTHEAST CORNER OF SILVER OAKS HILL SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 0°15'32" WEST PARALLEL TO AND 25.00 EAST OF THE MOST EASTERN BOUNDARY OF SAID SILVER OAKS SUBDIVISION, 483.02 FEET TO AN INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST ALONG SAID EAST BOUNDARY OF SAID TRACT 48, A DISTANCE OF 403.80 FEET; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 AND RADIUS EQUALS 200.00 FEET TO A POINT WHICH IS 25.00 FEET WEST OF THE EAST BOUNDARY OF TRACT 45 OF SAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST PARALLEL TO SAID EAST BOUNDARY OF SAID TRACT 45, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 45, SAME BEING THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 TO POINT OF TERMINUS

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO WARREN A. CLARK AND CAROL CLARK, BY VIRTUE OF THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 1227, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 48 OF SAID SECTION 8; THENCE RUN NORTH 0° 02' 16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE AS IT IS NOW ESTABLISHED WITH THE EAST BOUNDARY LINE OF SAID TRACT 48; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 445.63 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 264.55 FEET; THENCE NORTH 0° 02' 16" WEST, A DISTANCE OF 329.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD AS IT IS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD, SOUTH 89° 37' 10" EAST, A DISTANCE OF 264.55 FEET; THENCE SOUTH 00° 02' 16" EAST, A DISTANCE OF 329.28 FEET TO THE POINT OF BEGINNING

OF THE PUBLIC RECORD A OF PASCO COUNTY, FLORIDA, PREVIOUSLY CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, BY WARRANTY DEED DATED JANUARY 20, 1971, SAID WARRANTY DEED BEING RECORDED IN OFFICIAL RECORD BOOK 529, PAGE 770 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, C. E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 2, NORTH 89°48'27" WEST, A DISTANCE OF 32.62 FEET; THENCE RUN SOUTH 0°02'16" EAST, A DISTANCE OF 38.73 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 45; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID TRACT 45, SOUTH 0°02'16" EAST A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TRACT 45, NORTH 89°37'10" WEST, A DISTANCE OF 807.35 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 8, BLOCK 1, OF SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE NORTH 0°05'27" WEST, A DISTANCE OF 10.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 45, SOUTH 89°37'10" EAST, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF LOTS 7, 8, 10, 11 AND 14; THE SOUTH 25 FEET OF LOTS 5 AND 6; AND THE EAST 50 FEET OF LOTS 9 AND 12, ALL LYING IN BLOCK 3 OF PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, AS RECORDED IN PLAT BOOK 2, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

PARCEL D:

LOT 3, BLOCK 1, C.E. CRAFT'S NO. 5, SAID LOT, BLOCK AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 2 AT PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL E:

LOTS 1, 2, 4, 5, 6, AND 7, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A PORTION OF VACATED RIGHT-OF-WAY FILED JULY 13, 1989, RECORDED IN BOOK 1823, PAGE 1328 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL F - VESTING 955-1776 (BLUE):

LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 1; ALSO LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 2; ALSO THAT PORTION OF ASPEN STREET (MAGNOLIA STREET) LYING BETWEEN SAID BLOCKS 1 AND 2, AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORD BOOK 166, PAGES 227 AND 228; ALL LYING IN C.E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON PLAT RECORDED PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO LOTS 9, 12 AND 13 BLOCK 3, PALM HAVEN ADDITION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS THE EAST 50.00 FEET OF SAID LOTS 9 AND 12.

AND INCLUDING THAT PORTION OF VACATED SCHOOL ROAD LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL AS VACATED BY COUNTY COMMISSIONERS OF PASCO RECORDED IN BOOK 1009, PAGE 213 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT B SITE PLAN



EXHIBIT C ARCHITECTURAL STYLE



Villa del Sol

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

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

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

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

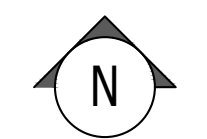
A few blocks away, the convenience of Publix and shopping centers await, while a planned golf cart crossing at Marine Parkway and US19 will add a quaint touch to local travel.

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

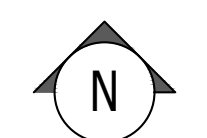




AERIAL VIEW
SCALE: NOT TO SCALE



SK-1 Rendering
August 4, 2024



Villa Del Sol Planned Development

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

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

Villa del Sol

August 1, 2024

VIA ELECTRONIC MAIL

Re: New Port Richey Multifamily Development Standards – HCA Redevelopment

To Whom It May Concern,

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

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

Context and Compatibility

1. Range of Housing Types

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

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

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

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

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

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

3. Streets extend from neighboring developments into site

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

4. Neighboring developments connected through pedestrian/bicycle facilities

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

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

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

6. Building setback is similar to neighboring buildings

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

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

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

Building Placement and Orientation

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

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

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

Response:

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

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

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

11. Spacing between buildings to meet zoning requirements, wider spacing for taller buildings

Response: Not applicable. PDD zoning.

12. Primary building entries are identifiable and visible from the street

Response: Attractive monument signage, hardscape and landscaping will clearly identify primary building entries from the various streets.

13. Street facing garage doors are discouraged

Response: There are no street facing garage doors.

Vehicular and Pedestrian Circulation

14. Residential and collector drives designed to encourage building clusters that define identifiable neighborhoods

Response: The single-family attached homes and apartment home buildings are clustered. The combination of the placement of buildings as they relate to the multiple existing roads clearly defines the identifiable neighborhood. Please see [Exhibit A](#).

15. Excessively straight and wide drives are discouraged

Response: The existing streets are straight. The internal drives are configured to have minimum visibility from the roads. Please see [Exhibit A](#) for this depiction.

16. Streets include sidewalks, pedestrian-scale lights, and amenities

Response: Sidewalks are located around the perimeter of each building. In addition to sidewalks

on Marine Parkway, the City of New Port Richey is constructing a pedestrian/bike path with landscaping and lighting along the east side of Grand Boulevard to Main Street. Walking paths will be located around the perimeter of both ponds. Attractive and appropriate lighting will be provided in all pedestrian, parking and amenity areas. Benches will be provided along all pedestrian walkways. Please see Exhibit A.

17. System of pedestrian walkways links all site entrances, building entries, parking areas and common outdoor spaces

Response: All pedestrian walkways throughout the property will be linked to all site entrances, building entries, parking areas and common outdoor spaces, and will connect to the existing and future pedestrian/bike trail from US19 to Marine Parkway and to Main Street and Sims Park. Please see [Exhibit A](#).

18. Internal sidewalks abutting vehicular circulation are raised or separated by a physical barrier

Response: Internal sidewalks abutting vehicular circulation areas will be elevated or separated by a physical barrier.

19. Bicycle racks provided on site

Response: Bicycle racks will be installed for each apartment home building.

Common Open Spaces and Amenities

20. Common open space is incorporated as an amenity

Response: Generous open space amenities will exist for residents. The proposed plan features several open space amenity areas. Please see [Exhibit A](#).

21. Common open space is designed, landscaped, and furnished

Response: Professionally designed landscaping and furnishings will be provided throughout the community, including all common open space areas. Please see Exhibit A.

22. 50 units or more contains one central open space for focal point and gathering space in addition to other smaller diverse open spaces

Response: The apartment home community will have three open spaces of diverse sizes and features. The single-family attached community will feature a large open area which will include an amenity building and several outdoor amenities including a pool. In addition, the two large retention areas will feature walking paths and benches.

23. Large-sized developments include facilities to meet the social, civic or public safety needs of residents

Response: These requirements will be provided by the building's design to ensure the safety of residents, community members, and staff. Proper fire safety, electrical, and utility, and signage will be provided to satisfy city code and make a safe environment in cases of emergency.

24. On-site amenities to meet activity interest of age groups residing in development

Response: An abundance of amenities will be provided including but not limited to fitness room, walking trails, open green space, dog parks, bocce ball, playground, swimming pool, outdoor kitchen, pickle ball, dog grooming room, workspace conference rooms, indoor kitchen, clubhouse and more. Please see [Exhibit B](#) for representative images of the planned amenities.

25. Minimum number of amenities provided (3 amenities for Large-size development)

Response: The community will exceed the three amenities minimum. The six open space amenities are twice the standard. Please see response 24 above for a partial list of planned amenities.

Private Open Spaces

26. Private open space (80 sf) provided in at least 50% of units

Response: The apartment home community will provide an average 50 sf of private open space in at least 65% of the units (primarily with balconies). Most of the single-family attached homes will have at least 80 sf of private open space (primarily with front yards).

Site Furnishings and Utilities

27. Site furnishings provided in open space

Response: Open spaced site furnishings may include cabanas, outdoor kitchens, Bocce ball courts, pool with loungers, covered seating, benches, bike racks, pickle ball courts, seating, fencing and water fountains for dog parks. See Exhibit B.

28. Fencing and wall material are compatible with building

Response: Fencing and wall material will be of similar color palette of the buildings.

29. Retaining wall material is compatible with building

Response: Retaining wall material will be of similar design to the building materials and colors.

30. Service and utility areas located external to building are enclosed or screened

Response: All above ground utilities, including electrical transformers, are screened with landscaping. Service areas will be enclosed or screened with fencing and/or landscaping.

31. Dumpsters are completely screened

Response: The dumpsters and/or compactors will be screened with masonry walls and finishings that are of equal design quality as the building materials.

32. Underground utilities

Response: All on-site utilities will be underground, as pursuant to the city development standards.

33. Roof mounted mechanical equipment is screened from ground view

Response: All rooftop equipment will be screened from ground view by the decorative roof parapet walls and roof features integrated into the design and strategically placed around the building perimeter.

Context and Compatibility

34. Design incorporates neighborhood architectural features

Response: The building design incorporates the neighborhood by providing multiple materials with a goal of redefining and improving its architectural character. See Exhibit C.

35. Appropriate transition between development and abutting site

Response: Most of the site is bordered by Gulf High School and industrial to the east, existing medical facilities, fire station, retail, commercial, office and medical office to the north and west. The southern border is adjacent to single family homes that are located south of Ridgewood. As a transition to the existing single-family homes located south of Ridgewood, single-family attached homes are located on the north side of Ridgewood. As a transition to the single-family homes located across the street of the southwest portion of the site along Grand and Marine, the existing retention area provides an attractive buffer. See Exhibit A.

Mass and Scale

36. Building façade displays rhythm through recurrence of building elements

Response: The building facade displays rhythm through recurring buildings elements such as balconies, façade treatments, windows, and other architectural features. These features enhance the visual impact of the buildings. Please see [Exhibit C](#).

37. Building has masses and forms for visual appeal. No flat building

Response: The building massing has visual appeal with the placement of recurring building elements as discussed in response 36 above. Please see [Exhibit C](#).

38. Building massing demonstrates a balanced appearance

Response: The building massing has 3-dimensional visual appeal through recurring building elements as discussed in the response to 36 above. The consistency throughout the building massing provides a balanced appearance. Please see [Exhibit C](#).

39. Building design incorporates heavier and massive elements at base and lighter elements above base

Response: The architectural elements provide a visual base which is complemented by recurring horizontal and vertical building elements. Please see [Exhibit C](#).

Building Materials and Architectural Details

40. Acceptable facade materials

Response: The building exterior materials meet the approved material standards.

41. Side and rear facades visible to the public are designed with similar elements as front facade

Response: All sides of the buildings will feature similar elements as the front façade.

42. A unit's entry is enhanced through architectural elements

Response: All apartment home entries from the exterior are enhanced with architectural elements, that make clear that there is an entrance. Each single-family attached home will feature attractive front door elements.

43. Acceptable roofing material

Response: All roofing material will meet approved roofing standards.

44. Color of building is not a monotonous color or garish

Response: The buildings feature a combination of colors which, along with the recurring building elements, provide visually appealing buildings. Please see [Exhibit C](#).

45. Design and construction of garages is compatible with the principal building

Response: Freestanding garages will complement and incorporate the materials and colors of apartment home buildings.

Natural Features

46. Preservation of significant natural features

Response:

N/A. The site was previously improved with a large hospital complex.

Land Disturbance

47. Does not include extensive grading or unusual site improvements

Response: The site was previously 100% developed with a large hospital facility which was removed. Therefore, extensive grading has already occurred. No unusual site improvements are planned.

48. Layout follows natural topography of site

Response: The site was previously 100% developed as a large hospital facility and was later removed. The existing topography is flat.

Landscaping Materials and Standards

49. Site landscaping enhances architecture and outdoor spaces

Response: The landscaping will enhance the look and feel of the community.

50. Wide range of plant material

Response: A wide array of landscape materials will be provided. The landscaping will enhance the look and feel of the community.

51. Landscaped areas are covered in live plant material

Response: The property will feature live, and attractive plant material utilized throughout the site.

52. Appropriate irrigation

Response: Appropriate irrigation will be provided to ensure the health and beauty of the landscaping.

53. Landscape plantings used to define private space from public space

Response: The property entry drives will be distinctive, unique and offer a sense of arrival. The property will incorporate multiple plant species to enhance the look and feel of the community.

Parking Lot Landscaping

54. Detached garages in a row are separated by landscaped islands

Response: Proposed landscaping will provide diamond landscape islands between the detached garages in a row. This will function as a natural safety barrier for drivers but also make for an enhanced parking plan. The garages and respective landscaped islands will be shown in detail in an upcoming set of plans.

55. Parking lots, structures and garages are screened from adjacent streets and public spaces through use of landscaping or fences

Response: Landscaping will provide sufficient screening around structures and garages from adjacent streets and public spaces.

Lighting

56. Pedestrian walkways are lit through use of low glare-controlled fixtures

Response: The lighting will be designed to provide a highlight of aesthetic features and function properly for movement through the spaces to generate a feeling of safety. Low glare-controlled fixtures will be incorporated on this property throughout the internal sidewalks and walkways.

57. Light poles or other lighting structures do not exceed 20' in height, bollards do not exceed 4' in height.

Response: All lighting will meet the requirements of the city. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

58. Light fixtures use full cut-off lenses or hoods to prevent glare onto neighboring properties or roadways

Response: All lighting on the development will be designed accordingly to meet all the city's requirements and reduce as much impact as possible to neighbors, wildlife, and roadways. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

59. Light fixtures are color-correct type for visual comfort for pedestrians

Response: Lighting will be designed accordingly to minimize overspill into adjacent roadways/properties while still providing the necessary visual acuity and security needs of a lighting plan. The specific location and detailed type of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

Storm Water Management

60. Uses green roofs, permeable pavement, rain barrels, rain gardens or vegetated swales

Response: The proposed design, where feasible, will incorporate open areas to help limit the amount of runoff generated and incorporate permeable pavement and/or vegetated swales within the surface water management system design.

61. Drainage patterns prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways

Response: The site will be designed to prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways. As an example, the proposed pedestrian walkways will be either raised, at the elevation of the adjacent curb, or pitched to flow into vehicular use area.

Energy Efficiency, Water Conservation, and Resiliency

62. Plans demonstrate implementation of energy efficient site and building design

Response: The site lighting will consist of pedestrian scale pole mounted fixtures near the building and parking lot pole mounted fixtures at other parking areas. Building components meet or exceed the energy code requirements with Energy Star appliances provided in each apartment. Low flow plumbing fixtures are also included to conserve the use of water.

63. Demonstrates water conservation measures for site and building design

Response: Irrigation will be low-volume, efficient irrigation to provide the least impact to water resources while still maintaining the health and beauty of the landscaping.

64. Demonstrates resiliency measures to protect, mitigate and recover from impacts of flooding and other natural disasters

Response: The site is in Flood Zone X and is high and dry. The stormwater retention system will be enhanced to meet current regulations.

Villa del Sol

Exhibit A

SITE STATISTICS / DESIGN CRITERIA

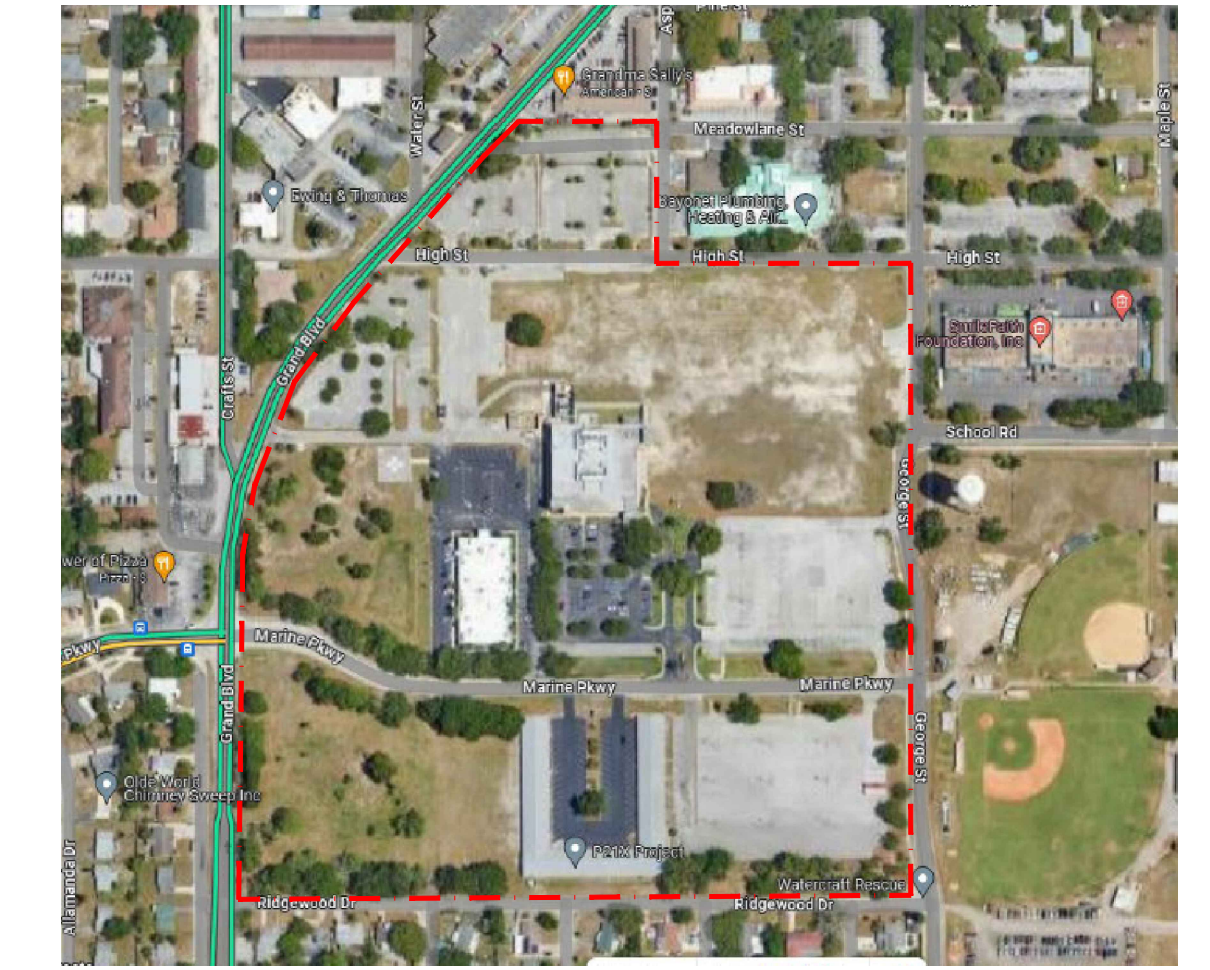
Overall Specs:	Totals:	
Total Acreage	23.98	
Maximum Density Allowed Units/Acre	30	19.89 Proposed
Maximum Units Allowed	719	453 Proposed
Proposed Unit Matrix		
Apartment Units	300	
Single-Family Attached Homes	153	
Total Square Footage of Site	1,044,430	
Max Impervious Area SF	835,544	(80.00%)
Proposed SF of Green Space and %	446,350	(42.74%)
Total Impervious Area SF and %	598,080	(57.26%)

Apartments:		
Minimum Required Spaces per Unit	15	(450 Total)
Total Proposed Parking Spaces	546	(1.82 per Unit)
Proposed Parking Matrix		
Standard	366	(9x18)
Accessible (w/ 5 ft Access Aisle)	9	(12x18)
Tree Island Compact	54	(9x16 +/- depth)
Compact	16	(8x18)
One Story Garages	30	(10x20)
Electric Charging	2	(9x18)
On Street Parallel Parking	9	(9x23)

Minimum Apartment Front, Side, Rear Setbacks	10 ft
Minimum Garage Front, Side, Rear Setbacks	5 ft
Minimum Parking Setback	5 ft
Maximum Building Height to Top of Roof Peak	67 ft
Maximum Height of Additional Roof Elements	15 ft
Amenity list:	
Dog park	
Pool	
Clubhouse	
Gym	
Offices	

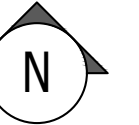
Single-Family Attached Homes:		
Totals:		
Total Units	153	
Minimum Parking Spaces	230	(1.5 per/unit)
Total Garage Spaces	306	
On Street Parallel Parking	62	(9x23 ea)
(Not Including Ridgewood Drive)		
Total Parking	368	(2.4 per/unit)
Minimum Building Front, Side, Rear Setbacks	5 ft	
Maximum Building Height to Top of Roof Peak	57 ft	
Minimum Lot Size:	16x60 ft	

Amenity list:	
Clubhouse	
Pool	
Volleyball	
Pickleball	
Dog Park	
Walking path	
Bocce Ball	
Tot Lot	



AERIAL VIEW

SCALE: NOT TO SCALE

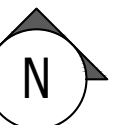


GRAPHICS LEGEND

- AREA UNDER DENSITY TABULATION
- AREA NOT INCLUDED UNDER TABULATION
- PUBLIC R.O.W. / DOMAIN
- AREA TABULATION BOUNDARY
- PROPOSED TREE/LANDSCAPING
- PROPOSED SINGLE-FAMILY ATTACHED HOMES

SK-2 Site Plan

August 4, 2024



Villa Del Sol Planned Development

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



DAVIS BEWS DESIGN GROUP

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

Villa del Sol

Exhibit B













Amenities













Villa del Sol

Exhibit C





FUTURE LAND USE MAP AMENDMENT

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

*Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.*

Date Received

Required Attachments:

- Applicable fees to be paid (checks made payable to the *City of New Port Richey*)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submittal Information: *Please address the following on a separate sheet and attach to this application.*

Florida Statutes (FS) Section 163.3177(1)(f) provides "All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." Data must be taken from professionally accepted sources.

- A. **Conformance to FS § 163.3177(6)(a)8.** This Section provides that Future Land Use Map amendments shall be based upon an analysis of three factors. The three factors and conformance of the proposed FLUM amendment with each of the three factors is addressed below:
 - 1. An analysis of the availability of facilities and services.
 - 2. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - 3. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

- B. **Conformance to FS § 163.3177(6)(a)9.** This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.
 - 1. **Primary indicators.** The 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. An analysis of whether the proposed FLUM amendment discourages urban sprawl is addressed below.
 - a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - d. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - e. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - f. Fails to maximize use of existing public facilities and services.
 - g. Fails to maximize use of future public facilities and services.
 - h. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - i. Fails to provide a clear separation between rural and urban uses.
 - j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - k. Fails to encourage a functional mix of uses.
 - l. Results in poor accessibility among linked or related land uses.
 - m. Results in the loss of significant amounts of functional open space.
 - 2. **Secondary indicators.** The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.
 - a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- d. Promotes conservation of water and energy.
- e. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- f. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- g. Promotes conservation of water and energy.
- h. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- i. Preserves open space and natural lands and provides for public open space and recreation needs.
- j. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- k. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

1. Current Property Owner(s) New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Pridgen, Manager, NPR Grand 1, LLC.				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
240 4th St. N.	St. Petersburg	Pinellas	FL	33701
Phone Number	Email			
727.577.5390	grady@pridgendevelopment.com			
3. Primary Contact (Phone Number & Email) SAME AS 2.				

4. Site Address 5637 Marine Parkway		
General Location Grand Boulevard + Marine Parkway		
Size of Site	Square Feet	Acres
1,031,936		23.69
Legal Description of Subject Property See attached		
Tax Parcel Number(s) See attached		
Future Land Use Category	Proposed Future Land Use Category	
Existing Use (Include number of residential units and/or spare footage of non-residential uses)		
Proposed Use (Provide details about the specific use requested) Single-family attached homes and Apartment homes		

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
 "Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment".

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 152 gal x 2.12 persons/household x <u>160</u> units = <u>51,558</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 152 gal x 1.90 persons/household x <u>300</u> units = <u>86,140</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 114 gal x 2.12 persons/household x <u>160</u> units = <u>38,669</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 114 gal x 1.90 persons/household x <u>300</u> units = <u>64,980</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 6.3 lbs x 2.12 persons/household x <u>160</u> units = <u>2,137</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 6.3 x 1.90 persons/household x <u>300</u> units = <u>3,691</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated solid waste.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> <u>160</u> units x 2.12 persons/household = <u>339</u> (population projection)</p> <p><i>Multi-Family:</i> <u>300</u> units x 1.90 persons/household = <u>570</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>
<p>Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.</p>	

Transportation:

Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the requirements of a Transportation Study.

- Determine the number of trips generated by the proposed project during the PM PEAK hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. Include your calculation(s) here: _____
- If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - If no study is required, the applicant is required to provide only the existing directional PM PEAK hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. Provide this information here: _____
 - The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
- Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information here: _____
- Existing turning movement volumes at the impacted intersection(s) and intersection LOS. _____

APPLICATION & HEARING PROCESS

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

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

I, See attached authorization AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S), the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Owner's Signature _____
Sworn to and subscribed before me by _____
this _____ day of _____, 20____.
 Personally Known OR Produced Identification
Type of Identification Produced: _____
Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Pridden
Owner or Representative's Name (Printed)
Grady Pridden
Owner or Representative's Signature
Sworn to and subscribed before me by Grady Pridden
this 26th day of July, 2024.
 Personally Known OR Produced Identification
Type of Identification Produced: FLDL
Notary Signature: _____



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.



Required Attachments:

- Applicable fees to be paid (checks made payable to the City of New Port Richey)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submission Information: Please address the following on a separate sheet and attach to this application.

Guidelines for Granting a Rezoning, LDC § 5.0111

The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

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

1. Current Property Owner(s) New Port Richey Hospital, Inc. / HCA Realty, Inc. / HCA Squared, LLC.				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Bridgen				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
Phone Number	Email			
3. Primary Contact (Phone Number & Email) Same as 2.				

4. Site Address 5637 Marine Parkway	
General Location Marine Parkway and Grand Boulevard	
Size of Site 1,031,936 1,031,936 Square Feet	23.69 Acres
Legal Description of Subject Property See Attached	
Tax Parcel Number(s) See Attached	
Zoning District	Proposed Zoning District
Future Land Use Category	Proposed Future Land Use Category
Existing Use (Include number of residential units and/or spare footage of non-residential uses)	
Proposed Use (Provide details about the specific use requested)	

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
"Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment."

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

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Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.

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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 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. Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information here: _____
4. Existing turning movement volumes at the impacted intersection(s) and intersection LOS. _____

APPLICATION & HEARING PROCESS

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ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

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

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

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

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20 _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Bridgen
Owner or Representative's Name (Printed)

Grady Bridgen
Owner or Representative's Signature

Sworn to and subscribed before me by Grady Bridgen
this 26th day of July, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34667 • 777-953-1047 • www.cityofnewportrichey.org

SELLER/OWNER AUTHORIZATION

NEW PORT RICHEY HOSPITAL, INC., A FLORIDA CORPORATION, HCA REALTY, INC., A TENNESSEE CORPORATION, AND HCA SQUARED, LLC, A DELAWARE LIMITED LIABILITY COMPANY collective are the owners of the tracts of real property legally described in attached **EXHIBIT A**, by this reference incorporated herein. The real property in question is depicted in **EXHIBIT B** attached hereto and by this reference incorporated herein. The real property in question is under contract for sale to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**.

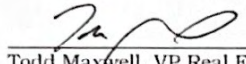
The undersigned owners of the real property hereby designate to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, and its principal, **GRADY C. PRIDGEN, III**, as their collective authorized agent to work with the City of New Port Richey, Florida, the governmental entity with jurisdiction over the property in question for the purposes of applying for land use change, or changes, to make applications to change the zoning of the property, to apply for right-of-way vacations, and any and all other ancillary or related governmental approvals in connection with the above-referenced real property. This authorization shall remain in effect until terminated by the owners in writing delivered to the City of New Port Richey Planning and Zoning Department.

Dated this 18th day of July, 2024.

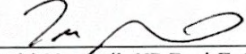
The balance of this page was intentionally left blank.

NEW PORT RICHEY HOSPITAL, INC.,
a Florida corporation

HCA REALTY, INC.,
a Tennessee corporation

By: 

Todd Maxwell, VP Real Estate

By: 

Todd Maxwell, VP Real Estate

HCA SQUARED, LLC
a Delaware limited liability company

By: 

Todd Maxwell, VP Real Estate

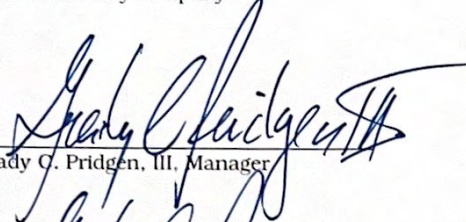
Joinder and Consent

The undersigned join in the above-referenced owner authorization and agree to discharge the actions delineated therein

Dated this 18th day of July, 2024.

NPR GRAND 1, LLC.
a Florida limited liability company

By:


Grady C. Pridden, III, Manager

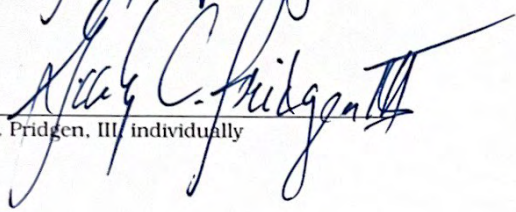


Grady C. Pridden, III, individually

Exhibit A

 Exhibit A	ISSUED BY First American Title Insurance Company
	File No: NCS-1135724-NAS

File No.: NCS-1135724-NAS

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR; MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-I, REQUIREMENTS; SCHEDULE B-II, EXCEPTIONS; AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

PARCEL A:

A PORTION OF TRACTS 45, 46, 47 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1313.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE RUN NORTH 0°02'16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF RIDGEWOOD DRIVE WITH THE EAST BOUNDARY OF SAID TRACT 48, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°38'19" WEST, A DISTANCE OF 1203.48 FEET TO THE INTERSECTION OF THE NORTH LINE OF RIDGEWOOD DRIVE WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 595, SAID EASTERLY RIGHT-OF-WAY LINE BEING 33 FEET EASTERLY FROM THE CENTERLINE OF PAVING AS IT IS NOW CONSTRUCTED; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID STATE ROAD NO. 595 NORTH 0°34'27" EAST, A DISTANCE OF 464.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,787.43 FEET AND A CHORD OF 58.22 FEET WHICH BEARS NORTH 1°10'21" EAST, THENCE PARALLEL TO THE SOUTH BOUNDARY OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SOUTH 89°37'10" EAST, A DISTANCE OF 200 FEET; THENCE NORTH 10°40'05" EAST, A DISTANCE OF 254.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, A DISTANCE OF 950.09 FEET TO THE EAST BOUNDARY OF SAID TRACT 45; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 45 AND 48, SOUTH 0°02'16" EAST, A DISTANCE OF 772.13 FEET TO THE POINT OF BEGINNING.

AND INCLUDING THE SOUTHERLY 10 FEET OF THAT PORTION OF RIDGE ROAD RIGHT -OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

AND ALSO INCLUDING THE NORTHERLY 25 FEET OF THAT PORTION OF RIDGEWOOD DRIVE RIGHT-OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 45 AND 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS, OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°38'19" EAST, A DISTANCE OF 1,318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE NORTH 0°02'16"

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Form 5030012 (5-16-17)	Page 6 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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Exhibit A

WEST, DISTANCE OF 1,305.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TRACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, NORTH 89°37'10" WEST, A DISTANCE OF 689.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°02'16" EAST, A DISTANCE OF 368.00 FEET; THENCE NORTH 89°37'10" WEST, A DISTANCE OF 172.00 FEET; THENCE NORTH 0°02'16" WEST, A DISTANCE OF 368.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACTS 45 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN 25.00 FEET OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 8 AND RUN THENCE SOUTH 89°52'00" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 8, A DISTANCE 1,343.45 FEET TO A POINT, SAID POINT BEING 25.00 FEET EAST OF THE SOUTHEAST CORNER OF SILVER OAKS HILL SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 0°15'32" WEST PARALLEL TO AND 25.00 EAST OF THE MOST EASTERN BOUNDARY OF SAID SILVER OAKS SUBDIVISION, 483.02 FEET TO AN INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST ALONG SAID EAST BOUNDARY OF SAID TRACT 48, A DISTANCE OF 403.80 FEET; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 AND RADIUS EQUALS 200.00 FEET TO A POINT WHICH IS 25.00 FEET WEST OF THE EAST BOUNDARY OF TRACT 45 OF SAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST PARALLEL TO SAID EAST BOUNDARY OF SAID TRACT 45, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 45, SAME BEING THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 TO POINT OF TERMINUS.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO WARREN A. CLARK AND CAROL CLARK, BY VIRTUE OF THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 1227, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 48 OF SAID SECTION 8; THENCE RUN NORTH 0° 02' 16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE AS IT IS NOW ESTABLISHED WITH THE EAST BOUNDARY LINE OF SAID TRACT 48; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 445.63 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 264.55 FEET; THENCE NORTH 0° 02' 16" WEST, A DISTANCE OF 329.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD AS IT IS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD, SOUTH 89° 37' 10" EAST, A DISTANCE OF 264.55 FEET; THENCE SOUTH 00° 02' 16" EAST, A DISTANCE OF 329.28 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE NORTH 10.00 FEET TO TRACT 45 OF THE TAMPA-TARPON SPRINGS SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70

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Form 5030012 (5-16-17)	Page 7 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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Exhibit A

OF THE PUBLIC RECORD A OF PASCO COUNTY, FLORIDA, PREVIOUSLY CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, BY WARRANTY DEED DATED JANUARY 20, 1971, SAID WARRANTY DEED BEING RECORDED IN OFFICIAL RECORD BOOK 529, PAGE 770 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, C. E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 2, NORTH 89°48'27" WEST, A DISTANCE OF 32.62 FEET; THENCE RUN SOUTH 0°02' 16" EAST, A DISTANCE OF 38.73 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 45; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID TRACT 45, SOUTH 0°02'16" EAST A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TRACT 45, NORTH 89°37'10" WEST, A DISTANCE OF 807.35 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 8, BLOCK 1, OF SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE NORTH 0°05'27" WEST, A DISTANCE OF 10.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 45, SOUTH 89°37'10" EAST, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF LOTS 7, 8, 10, 11 AND 14; THE SOUTH 25 FEET OF LOTS 5 AND 6; AND THE EAST 50 FEET OF LOTS 9 AND 12, ALL LYING IN BLOCK 3 OF PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, AS RECORDED IN PLAT BOOK 2, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

PARCEL D:

LOT 3, BLOCK 1, C.E. CRAFT'S NO. 5; SAID LOT, BLOCK AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 2 AT PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL E:

LOTS 1, 2, 4, 5, 6, AND 7, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A PORTION OF VACATED RIGHT-OF-WAY FILED JULY 13, 1989, RECORDED IN BOOK 1823, PAGE 1328 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL F - VESTING 955-1776 (BLUE):

LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 1; ALSO LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 2; ALSO THAT PORTION OF ASPEN STREET (MAGNOLIA STREET) LYING BETWEEN SAID BLOCKS 1 AND 2, AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORD BOOK 166, PAGES 227 AND 228; ALL LYING IN C.E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON PLAT RECORDED PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO LOTS 9, 12 AND 13 BLOCK 3, PALM HAVEN ADDITION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS THE EAST 50.00 FEET OF SAID LOTS 9 AND 12.

AND INCLUDING THAT PORTION OF VACATED SCHOOL ROAD LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL AS VACATED BY COUNTY COMMISSIONERS OF PASCO RECORDED IN BOOK 1009, PAGE 213 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

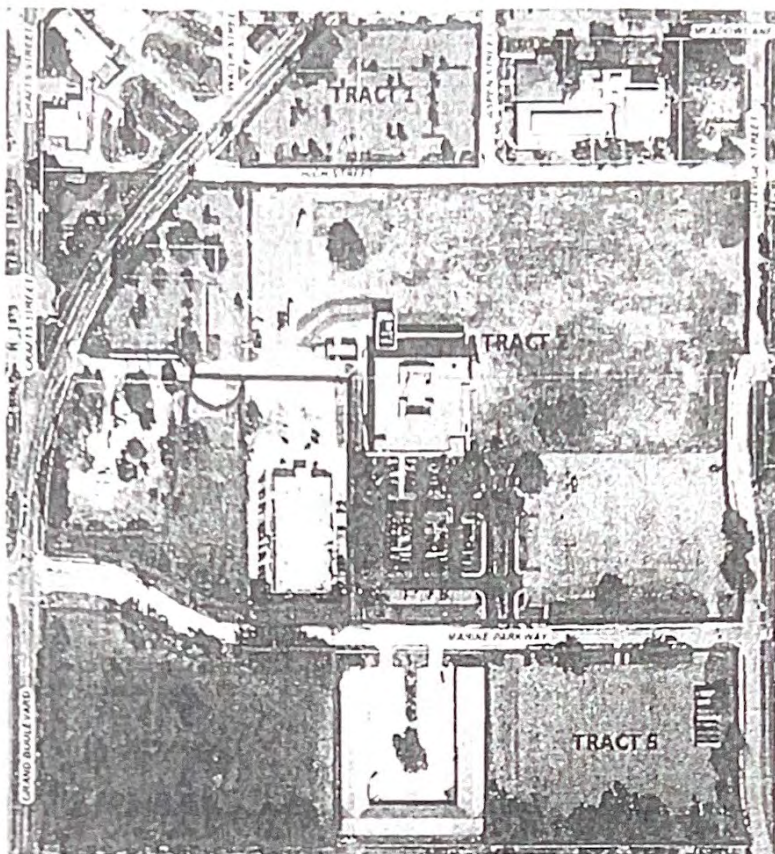
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Form 5030012 (5-16-17)	Page 8 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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Exhibit B



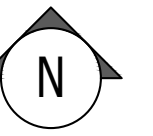
Villa del Sol

Deed Transfers/Easement Modification/Right of Way Vacations

- 1. HCA to City***
- 2. City to HCA #1***
- 3. City to HCA #2***
- 4. Drainage Easement Modification***
- 5. Right of Way Vacations***



AERIAL VIEW
SCALE: NOT TO SCALE

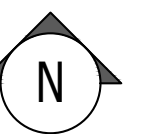


GRAPHICS LEGEND

GRAPHICS LEGEND

- RIGHT OF WAY VACATION
- DRAINAGE EASEMENT MODIFICATION
- AREA DEEDED TO CITY
- AREA DEEDED TO APPLICANT
- PROPERTY LINE / BOUNDARY

SK-3 R/W, Deed & Easements
August 4, 2024



Villa Del Sol Planned Development

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



DAVIS BEWS DESIGN GROUP

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

Chary City of N.P.R.
115-030
17.00
2.50
19.50

PERPETUAL DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT was entered into the 17th day of June, 1988 by and between the CITY OF NEW PORT RICHEY, FLORIDA, hereinafter referred to as THE MUNICIPALITY, and NEW PORT RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, hereinafter referred to the HOSPITAL;

THAT WHEREAS, the HOSPITAL is the owner in fee simple of the following described real property:

See attached Exhibit "A";

and

WHEREAS, THE MUNICIPALITY and the HOSPITAL have acknowledged that said real property constitutes a storm drainage receiving area for surrounding properties from which the discharge and flow of storm waters is received, retained, absorbed, and channelled through the hereinabove described real property; and

WHEREAS, said real property, by virtue of the existing topographical conditions should be designated as a designated drainage field; and

WHEREAS, the Parties deem it advisable to execute this Agreement to express their intentions in the foregoing respect.

IN CONSIDERATION THEREFOR, and for other good and valuable considerations, the Parties do hereby acknowledge, covenant and agree as follows:

1. That the hereinabove described real property is hereby acknowledged and declared between the Parties hereto as a perpetual drain field which shall hereafter receive storm waters from surrounding properties from which the discharge and flow of storm waters shall be received, retained, absorbed, and channelled on a perpetual basis.
2. The HOSPITAL or its grantees, successors and assigns shall own and maintain said real property and this Agreement shall not impose any duty upon THE MUNICIPALITY to conduct any such maintenance activities thereon.

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLORIDA 34654
O.R. 1717 PG 1826

3. That this Agreement shall be executed in recordable form and shall be filed on the Public Records of Pasco County, Florida, and shall be deemed as a covenant running with the land. IN TESTIMONY WHEREOF, the Parties have hereunto affixed their hands and seals, this 17th day of June, 1988.

CITY OF NEW PORT RICHEY, FLORIDA
A Municipal Corporation

By: Robert Prior
Mayor



NEW PORT RICHEY HOSPITAL, INC.,
d/b/a HCA NEW PORT RICHEY HOSPITAL

By: Andrew Oravec Jr.
Administrator

ATTEST:

George Billings Jr.
Assistant Administrator

STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ROBERT PRIOR and JUNE BOTTNER, Mayor and City Clerk respectively of the CITY OF NEW PORT RICHEY, FLORIDA, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 17th day of June, A.D. 1988.

(Notary Seal)

A. L. Oravec Jr.
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES MAR 26, 1990
D. W. HARRIS & COMPANY, INC. UND.

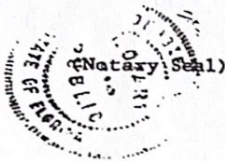
STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ANDREW ORAVEC, JR. and GEORGE BILLINGS, Administrator and Assistant Administrator respectively of NEW PORT

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32827

RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 15th day of June, A.D. 1988.



Debbie Dumas
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 31, 1990
DUMAS DEBBIE LEANNE INC. 780.

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32827

O.R. 1717 PG 1828

DESCRIPTION OF

A portion of Tracts 46 and 47 of Tampa-Tarpon Springs Land Company Subdivision of Section 8, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 Of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1318.44 feet to the Southerly extension of the East line of Tract 48 of said Section 8; thence run North 0° 02' 16" West, a distance of 533.02 feet to the intersection of the North right-of-way line of Ridgewood Drive as it is now established with the East boundary line of said Tract 48; thence along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 710.18 feet for a POINT OF BEGINNING; thence continue along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 493.30 feet to the intersection of the North line of Ridgewood Drive with the Easterly right-of-way line of State Road No. 595, said Easterly right-of-way line being 33 feet Easterly from the centerline of paving as it is now constructed; thence run along the Easterly boundary of said State Road No. 595 North 0° 34' 27" East, a distance of 393.72 feet to the Southerly right-of-way line of Sunset Boulevard as it is now established; thence along the Southerly right-of-way line of said Sunset Boulevard, the following courses and distances: South 89° 24' 20" East, 41.94 feet; 128.52 feet along the arc of a curve to the right, said curve having a radius of 222.35 feet and a chord of 126.74 feet which bears South 72° 50' 49" East; 185.56 feet along the arc of a curve to the left, said curve having a radius of 319.00 feet and a chord of 182.96 feet which bears South 72° 57' 09" East; North 00° 23' 27" East, 25.00 feet; South 89° 37' 10" East, 151.00 feet; thence leaving the Southerly right-of-way line of said Sunset Boulevard, South 00° 02' 16" East, a distance of 329.36 feet to the POINT OF BEGINNING.

The above described parcel contains 3.892 acres, more or less.

EXHIBIT "A"

JUN 24 2 55 11 PM '63

466857

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA. 34655.

O.R. 1717 PG 1829



VACATION OF EASEMENT/ PUBLIC RIGHT-OF-WAY APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Case # _____
Date Received: _____

APPLICANT INFORMATION:

Applicant Name New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC.
Company c/o Grady Bridgen, Authorized Representative
Address 240 4th St. N., St. Petersburg, FL 33701
Phone 727.577.5390 Fax 727.577.5391
E-mail Address grady@pridgendevelopment.com

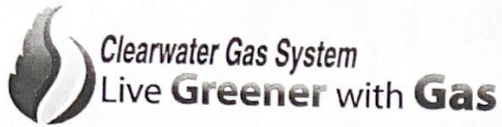
REQUESTED INFORMATION:

- Legal description of easement/public right-of-way (ROW) to be vacated
- Letters from the following utilities stating they have no objection to the vacation of easement or public ROW
 - Charter Spectrum Communications (855) 243-8892
 - Frontier Communications (800) 921-8101
 - Duke Energy Florida (877) 372-8477
 - Clearwater Gas (727) 562-4900

APPLICATION FEE (Check made payable to the City of New Port Richey):

- \$500.00 Residential
- \$1,000.00 Commercial

Please return all requested information and application fee to the Development Department. The request will then be scheduled for a Development Review Committee (DRC) meeting. Following the DRC review, the request will be considered by the City Council for formal approval. City Council meetings are held on the first and third Tuesday of each month.



March 7, 2024
Grady C. Pridgen III
Pridgen Development, LLC.
(727) 688-4901
240 4th Street North
St. Petersburg, FL 33701

RE: High Street Vacation, New Port Richey

Dear Grady,

The Clearwater Gas System (CGS),

- has no objection or conflict with your proposed:
 - Vacation of Easement
 - Plat
 - Construction (Outside CGS service area)
 - Other – Vacation of ROW
- maintains facilities within the area. One of the following conditions must be met prior to the release of a "No Objection" letter:

A. The owner/developer must reimburse The Clearwater Gas System for all cost incurred by relocation of our facilities.

B. A utility easement must be platted to encompass existing facilities.

Clearwater Gas System appreciates your help in this matter. If you have any questions, please contact me at (727) 444-8920, or at Clifton.whitaker@clearwatergas.com.

Sincerely,

Clifton Whitaker
Engineering Technician
Clearwater Gas System

400 North Myrtle Avenue Clearwater, FL 33755
PO Box 4748 • Clearwater, FL • 33758-4748 • (727) 562-4900 • Fax (727) 562-4902

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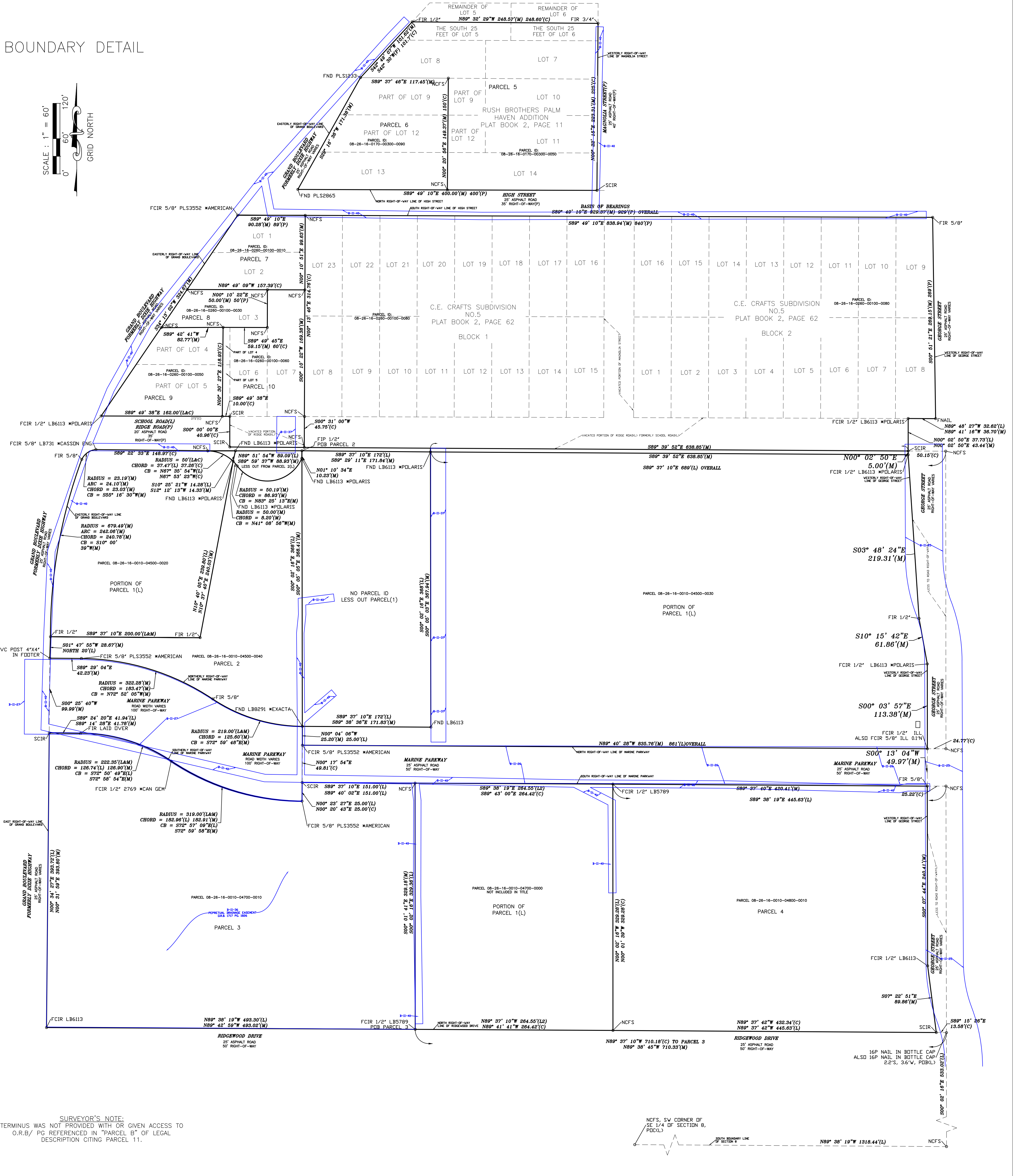
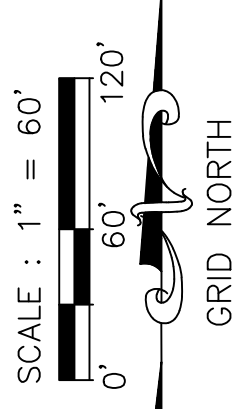
Villa del Sol

1. Survey

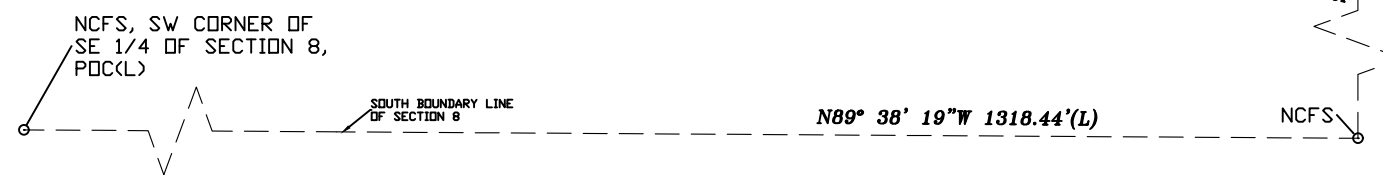
SECTION 08 - TOWNSHIP 26 SOUTH - RANGE 16 EAST
PASCO COUNTY - FLORIDA

ADDRESS:
5539 MARINE PARKWAY,
NEW PORT RICHEY, FLORIDA 34652

BOUNDARY DETAIL



SURVEYOR'S NOTE:
TERMINUS WAS NOT PROVIDED WITH OR GIVEN ACCESS TO
O.R.B./ PG REFERENCED IN "PARCEL B" OF LEGAL
DESCRIPTION CITING PARCEL 11.



JOB #221100-01
CREW CHIEF: JT
DRAWN BY: SMG
REVIEWED BY: CB
BOOK: 67 PAGE: 269
REVISIONS



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

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

Dr. Cadle led the pledge of allegiance.

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

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

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

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

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

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

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

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

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

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

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

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

Case: Ordinance 2024-2305 – Moratorium

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

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

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

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

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

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

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

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

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

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

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

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

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

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

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

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

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

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

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

Meeting adjourned at 2:55 pm



NEW PORT RICHEY

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

TO: City of New Port Richey City Council

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

DATE: 12/17/2024

RE: First Reading, Ordinance No. 2024-2313: Vacation of Right-of-Way for High Street

REQUEST:

The request is for City Council to conduct a first reading of an ordinance to vacate a 35-foot portion of right-of-way on High Street.

DISCUSSION:

This request is part of the rezoning to a PDD for the Villa del Sol development. Staff received an application requesting the vacation and abandonment of the public street right-of-way located on High Street between Grand Boulevard and Aspen Street. This section of High Street currently provides direct access to three parcels however, none of these parcels are currently occupied.

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

- FLU 1.1.4 - The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, clustering of land uses and mixed-use development.
- TRA 1.2 - Promote efficient and safe traffic circulation through transportation planning and administration of land use controls.
- TRA 1.2.6 - The City shall preserve the connectivity of the street grid which facilitates traffic circulation between neighborhoods and commercial districts and provides alternatives to travel on US 19.

The Development Review Committee reviewed this matter at its regular meeting on August 22, 2024 and determined that the right-of-way vacation was consistent with the City’s Comprehensive Plan and therefore recommended approval of the Vacation of Easement/Public Right-of-Way Application, concurrently with its companion Future Land Use Map amendment, and Rezoning applications, subject to the following conditions:

1. That a legal description of the public right-of-way to be vacated is provided by the applicant;
2. That Letter of No Objection are provided by all applicable utilities; and
3. Establish an agreement with the City related to the relocation of existing water distribution and sanitary sewer lines as well as sanitary sewer manholes.

RECOMMENDATION:

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

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
☐ Ordinance No. 2024-2313: Vacation of Right-of-Way for	Ordinance

High Street

▣ Application - Villa Del Sol

Backup Material

ORDINANCE NO. 2024-2313

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR THE VACATION OF A PORTION OF THE RIGHT-OF-WAY KNOWN AS HIGH STREET, RUNNING BETWEEN ASPEN STREET AND GRAND BOULEVARD, AND SHOWN ON THE PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, RECORDED IN PLAT BOOK 2 PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND C E CRAFTS SUBDIVISION NO 5, RECORDED IN PLAT BOOK 2 PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract vendee of properties lying along and adjacent to the portion of the City right-of-way known as High Street, running between Grand Boulevard and Aspen Street, dedicated in the plats of Rush Brothers Palm Haven Addition to New Port Richey, recorded in plat book 2 page 11 of the public records of Pasco County, Florida and C E Crafts Subdivision No 5, recorded in plat book 2 page 62 of the public records of Pasco County, Florida, has requested the vacation of said right-of-way, as shown on the survey map and as legally described in Exhibit “A” attached hereto and incorporated herein (hereinafter “Right-of-Way”);

WHEREAS, the owner of the Properties is currently HCA Squared, LLC, a Delaware limited liability company, and the Properties are under a bona fide real estate contract for conveyance to Applicant;

WHEREAS, the City Council has found that the subject application filed by or on behalf of NPR Grand 1, LLC., a Florida limited liability company (herein referred to as “Applicant”) meets all of the criteria for approval of the vacation request, and that it would be in the best interest of the citizens of the City for the application to be granted;

WHEREAS, the Right-of-Way will no longer serve a public purpose upon the development of the Properties and Right-of-Way;

WHEREAS, this vacation is conditioned upon the Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and developing the said properties and all others described in Ordinance Number 2024-2311 (herein referred to collectively as “Properties”), in accordance with the site plan and provisions of said ordinance, providing for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant’s sole expense, and conveying to the City the property currently subject to an ingress/egress easement in the City’s favor providing access to City’s proposed fire station lying adjacent to the Properties; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and

promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

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

Section 1. **Vacation.** The City of New Port Richey, Florida, hereby vacates the portion of the right-of-way known as High Street dedicated in the plats of Rush Brothers Palm Haven Addition to New Port Richey, recorded in plat book 2 page 11 of the public records of Pasco County, Florida and C E Crafts Subdivision No 5, recorded in plat book 2 page 62 of the public records of Pasco County, Florida, and running between Aspen Street and Grand Boulevard, as shown on that certain survey prepared for this vacation request and more particularly described in the Legal Description and survey map attached hereto and made a part hereof as Exhibit "A" ("Right-of-Way").

Section 2. **Title.** It is the City's intention that the City's interest in said Right-of-Way pass to the Applicant as owner of the properties adjacent to said right-of-way to the platted line of said right-of-way, as shown on the survey prepared for this vacation request and more particularly described in the Legal Description and survey map attached hereto and made a part hereof as Exhibit "A". The City of New Port Richey makes no warranties of any kind as to the title or ownership of the property being vacated, or as to the existence of any liens, easements or encumbrances against the same. This Ordinance shall only be construed to release any legal or equitable interest the City may have in the subject property. Nothing contained herein shall be construed to affect the rights of parties having an interest in the subject property prior to its becoming a City right-of-way.

Section 3. **Conditions.** This vacation is hereby conditioned upon the following:

- A. Applicant obtaining title to all properties lying adjacent to and touching the Right-of-Way and all others described in Ordinance Number 2024-2311 (herein referred to collectively as "Properties");
- B. Applicant developing the Properties, in accordance with the site plan and provisions of Ordinance Number 2024-2311 and all regulations, ordinances and laws as determined by City (herein referred to as the "Development");

- C. Applicant obtaining Certificates of Occupancy from City for all structures and improvements in the Development;
- D. Applicant providing for the relocation of all utilities lying under, over or on the Right-of-Way at Applicant's sole expense in a manner approved by the owner the utility infrastructure therein; and
- E. Applicant conveying to the City all right, title and interest it may have in the property currently subject to an ingress/egress easement in the City's favor providing access to City's proposed fire station under construction and lying adjacent to the Properties, in the form and manner provided by City.

Section 4. **Reparcel.** The applicants shall replat or reparcel, as appropriate, the properties lying adjacent to the vacated right-of-way, to combine each said lot or parcel, together the portion of the right-of-way adjacent thereto, as a single parcel, and any subdividing, reparcelling or replatting of said parcel shall hereafter be prohibited without approval of the City of New Port Richey.

Section 5. **Laws Applicable.** Nothing contained herein shall be construed to alter the application of all City laws, regulations and ordinances to the subject property.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon final passage as required by law and Applicant's completion of all conditions set forth in Section 3 hereof to the satisfaction of City as certified by City's city manager. This ordinance shall not be recorded until the city manager has certified completion of the conditions as set forth hereafter.

Section 7. **Conflict with Other Ordinances and Codes.** All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 8. **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.

The foregoing Ordinance was duly 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, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this ____ day of _____, 2025.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

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

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE
SOLE USE AND RELIANCE OF THE CITY OF NEW
PORT RICHEY, FLORIDA:

Timothy P. Driscoll, City Attorney CA Approved 12-13-24

CERTIFICATION

I HEREBY CERTIFY that all conditions of this Ordinance have been met and satisfied as set forth herein and this Ordinance is in full force and effect this ____ day of _____, _____.

Debbie L. Manns, City Manager

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF SOUTH 89°49'52" EAST, FOR THE SOUTH BOUNDARY LINE OF BLOCK 1, RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

RIGHT-OF-WAY VACATION DESCRIPTION

HIGH STREET RIGHT-OF-WAY VACATION

A PORTION OF HIGH STREET LOCATED BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF ASPEN STREET LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 3, RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 3 SOUTH 89°49' 52" EAST, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ASPEN STREET; THENCE SOUTH 00°10' 08" WEST, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 1, NORTH 89°49' 52" WEST, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID BLOCK 1; THENCE NORTH 00°10' 08" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.32 ACRES MORE OR LESS.

(CLOSES 0.000' J.M.M.)

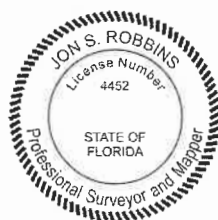
PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7080 RED OAK LOOP
NEW PORT RICHEY, FLORIDA 34654
727-841-8414

WORK ORDER NO: 240070
FOR: CITY OF NEW PORT RICHEY
DATE OF SKETCH: DECEMBER 9, 2024

SHEET 1 OF 2



Jon S Robbins

Digitally signed by Jon S Robbins
DN: cn=Jon S Robbins,
dnQualifier=A01410C00001922AB49810000001E, o=Unaffiliated, c=US
Location: 7080 Red Oak Loop, New Port Richey, Florida 34654
Reason: I am the author of this document
Contact info: 727-841-8414
Date: 2024.12.10 09:22:50-05'00'

JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.B. N/A
P.G. N/A

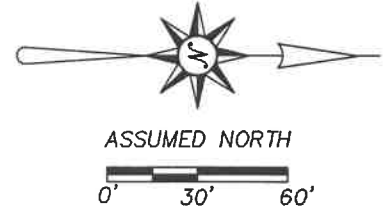
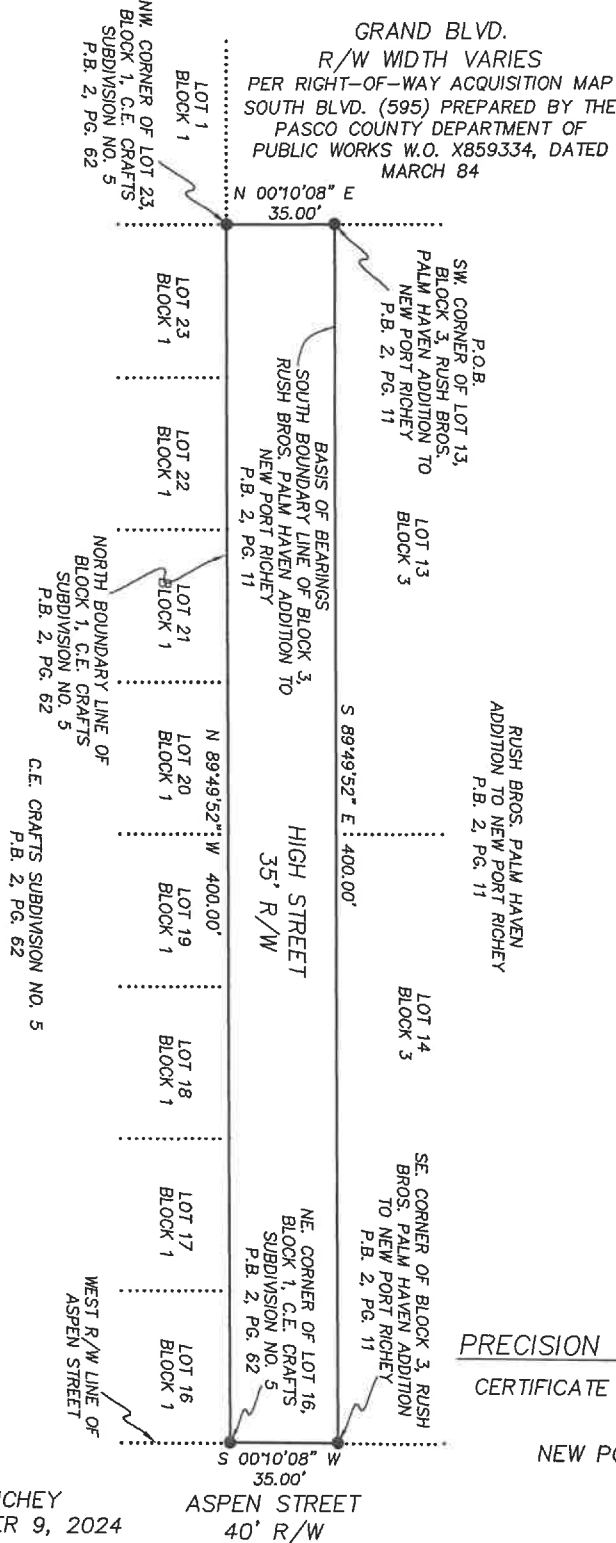
DRAWN BY: J.M.M.
CHK'D BY: J.S.R.

SEC. 8, TWP. 26 S., RNG. 16 E.

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3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION

SKETCH OF DESCRIPTION
HIGH STREET R/W VACATION



LEGEND

- P.G. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7080 RED OAK LOOP
NEW PORT RICHEY, FLORIDA 34654
727-841-8414

WORK ORDER NO: 240070
FOR: CITY OF NEW PORT RICHEY
DATE OF SKETCH: DECEMBER 9, 2024

SHEET 2 OF 2

F.B. N/A
P.G. N/A

DRAWN BY: J.M.M.
CHK'D BY: J.S.R.

Villa del Sol

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

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

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

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

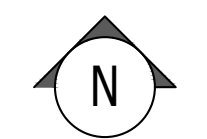
A few blocks away, the convenience of Publix and shopping centers await, while a planned golf cart crossing at Marine Parkway and US19 will add a quaint touch to local travel.

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

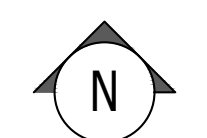




AERIAL VIEW
SCALE: NOT TO SCALE



SK-1 Rendering
August 4, 2024



Villa Del Sol Planned Development

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

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

Villa del Sol

August 1, 2024

VIA ELECTRONIC MAIL

Re: New Port Richey Multifamily Development Standards – HCA Redevelopment

To Whom It May Concern,

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

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

Context and Compatibility

1. Range of Housing Types

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

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

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

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

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

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

3. Streets extend from neighboring developments into site

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

4. Neighboring developments connected through pedestrian/bicycle facilities

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

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

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

6. Building setback is similar to neighboring buildings

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

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

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

Building Placement and Orientation

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

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

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

Response:

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

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

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

11. Spacing between buildings to meet zoning requirements, wider spacing for taller buildings

Response: Not applicable. PDD zoning.

12. Primary building entries are identifiable and visible from the street

Response: Attractive monument signage, hardscape and landscaping will clearly identify primary building entries from the various streets.

13. Street facing garage doors are discouraged

Response: There are no street facing garage doors.

Vehicular and Pedestrian Circulation

14. Residential and collector drives designed to encourage building clusters that define identifiable neighborhoods

Response: The single-family attached homes and apartment home buildings are clustered. The combination of the placement of buildings as they relate to the multiple existing roads clearly defines the identifiable neighborhood. Please see [Exhibit A](#).

15. Excessively straight and wide drives are discouraged

Response: The existing streets are straight. The internal drives are configured to have minimum visibility from the roads. Please see [Exhibit A](#) for this depiction.

16. Streets include sidewalks, pedestrian-scale lights, and amenities

Response: Sidewalks are located around the perimeter of each building. In addition to sidewalks

on Marine Parkway, the City of New Port Richey is constructing a pedestrian/bike path with landscaping and lighting along the east side of Grand Boulevard to Main Street. Walking paths will be located around the perimeter of both ponds. Attractive and appropriate lighting will be provided in all pedestrian, parking and amenity areas. Benches will be provided along all pedestrian walkways. Please see Exhibit A.

17. System of pedestrian walkways links all site entrances, building entries, parking areas and common outdoor spaces

Response: All pedestrian walkways throughout the property will be linked to all site entrances, building entries, parking areas and common outdoor spaces, and will connect to the existing and future pedestrian/bike trail from US19 to Marine Parkway and to Main Street and Sims Park. Please see [Exhibit A](#).

18. Internal sidewalks abutting vehicular circulation are raised or separated by a physical barrier

Response: Internal sidewalks abutting vehicular circulation areas will be elevated or separated by a physical barrier.

19. Bicycle racks provided on site

Response: Bicycle racks will be installed for each apartment home building.

Common Open Spaces and Amenities

20. Common open space is incorporated as an amenity

Response: Generous open space amenities will exist for residents. The proposed plan features several open space amenity areas. Please see [Exhibit A](#).

21. Common open space is designed, landscaped, and furnished

Response: Professionally designed landscaping and furnishings will be provided throughout the community, including all common open space areas. Please see Exhibit A.

22. 50 units or more contains one central open space for focal point and gathering space in addition to other smaller diverse open spaces

Response: The apartment home community will have three open spaces of diverse sizes and features. The single-family attached community will feature a large open area which will include an amenity building and several outdoor amenities including a pool. In addition, the two large retention areas will feature walking paths and benches.

23. Large-sized developments include facilities to meet the social, civic or public safety needs of residents

Response: These requirements will be provided by the building's design to ensure the safety of residents, community members, and staff. Proper fire safety, electrical, and utility, and signage will be provided to satisfy city code and make a safe environment in cases of emergency.

24. On-site amenities to meet activity interest of age groups residing in development

Response: An abundance of amenities will be provided including but not limited to fitness room, walking trails, open green space, dog parks, bocce ball, playground, swimming pool, outdoor kitchen, pickle ball, dog grooming room, workspace conference rooms, indoor kitchen, clubhouse and more. Please see [Exhibit B](#) for representative images of the planned amenities.

25. Minimum number of amenities provided (3 amenities for Large-size development)

Response: The community will exceed the three amenities minimum. The six open space amenities are twice the standard. Please see response 24 above for a partial list of planned amenities.

Private Open Spaces

26. Private open space (80 sf) provided in at least 50% of units

Response: The apartment home community will provide an average 50 sf of private open space in at least 65% of the units (primarily with balconies). Most of the single-family attached homes will have at least 80 sf of private open space (primarily with front yards).

Site Furnishings and Utilities

27. Site furnishings provided in open space

Response: Open spaced site furnishings may include cabanas, outdoor kitchens, Bocce ball courts, pool with loungers, covered seating, benches, bike racks, pickle ball courts, seating, fencing and water fountains for dog parks. See Exhibit B.

28. Fencing and wall material are compatible with building

Response: Fencing and wall material will be of similar color palette of the buildings.

29. Retaining wall material is compatible with building

Response: Retaining wall material will be of similar design to the building materials and colors.

30. Service and utility areas located external to building are enclosed or screened

Response: All above ground utilities, including electrical transformers, are screened with landscaping. Service areas will be enclosed or screened with fencing and/or landscaping.

31. Dumpsters are completely screened

Response: The dumpsters and/or compactors will be screened with masonry walls and finishings that are of equal design quality as the building materials.

32. Underground utilities

Response: All on-site utilities will be underground, as pursuant to the city development standards.

33. Roof mounted mechanical equipment is screened from ground view

Response: All rooftop equipment will be screened from ground view by the decorative roof parapet walls and roof features integrated into the design and strategically placed around the building perimeter.

Context and Compatibility

34. Design incorporates neighborhood architectural features

Response: The building design incorporates the neighborhood by providing multiple materials with a goal of redefining and improving its architectural character. See Exhibit C.

35. Appropriate transition between development and abutting site

Response: Most of the site is bordered by Gulf High School and industrial to the east, existing medical facilities, fire station, retail, commercial, office and medical office to the north and west. The southern border is adjacent to single family homes that are located south of Ridgewood. As a transition to the existing single-family homes located south of Ridgewood, single-family attached homes are located on the north side of Ridgewood. As a transition to the single-family homes located across the street of the southwest portion of the site along Grand and Marine, the existing retention area provides an attractive buffer. See Exhibit A.

Mass and Scale

36. Building façade displays rhythm through recurrence of building elements

Response: The building facade displays rhythm through recurring buildings elements such as balconies, façade treatments, windows, and other architectural features. These features enhance the visual impact of the buildings. Please see [Exhibit C](#).

37. Building has masses and forms for visual appeal. No flat building

Response: The building massing has visual appeal with the placement of recurring building elements as discussed in response 36 above. Please see [Exhibit C](#).

38. Building massing demonstrates a balanced appearance

Response: The building massing has 3-dimensional visual appeal through recurring building elements as discussed in the response to 36 above. The consistency throughout the building massing provides a balanced appearance. Please see [Exhibit C](#).

39. Building design incorporates heavier and massive elements at base and lighter elements above base

Response: The architectural elements provide a visual base which is complemented by recurring horizontal and vertical building elements. Please see [Exhibit C](#).

Building Materials and Architectural Details

40. Acceptable facade materials

Response: The building exterior materials meet the approved material standards.

41. Side and rear facades visible to the public are designed with similar elements as front facade

Response: All sides of the buildings will feature similar elements as the front façade.

42. A unit's entry is enhanced through architectural elements

Response: All apartment home entries from the exterior are enhanced with architectural elements, that make clear that there is an entrance. Each single-family attached home will feature attractive front door elements.

43. Acceptable roofing material

Response: All roofing material will meet approved roofing standards.

44. Color of building is not a monotonous color or garish

Response: The buildings feature a combination of colors which, along with the recurring building elements, provide visually appealing buildings. Please see [Exhibit C](#).

45. Design and construction of garages is compatible with the principal building

Response: Freestanding garages will complement and incorporate the materials and colors of apartment home buildings.

Natural Features

46. Preservation of significant natural features

Response:

N/A. The site was previously improved with a large hospital complex.

Land Disturbance

47. Does not include extensive grading or unusual site improvements

Response: The site was previously 100% developed with a large hospital facility which was removed. Therefore, extensive grading has already occurred. No unusual site improvements are planned.

48. Layout follows natural topography of site

Response: The site was previously 100% developed as a large hospital facility and was later removed. The existing topography is flat.

Landscaping Materials and Standards

49. Site landscaping enhances architecture and outdoor spaces

Response: The landscaping will enhance the look and feel of the community.

50. Wide range of plant material

Response: A wide array of landscape materials will be provided. The landscaping will enhance the look and feel of the community.

51. Landscaped areas are covered in live plant material

Response: The property will feature live, and attractive plant material utilized throughout the site.

52. Appropriate irrigation

Response: Appropriate irrigation will be provided to ensure the health and beauty of the landscaping.

53. Landscape plantings used to define private space from public space

Response: The property entry drives will be distinctive, unique and offer a sense of arrival. The property will incorporate multiple plant species to enhance the look and feel of the community.

Parking Lot Landscaping

54. Detached garages in a row are separated by landscaped islands

Response: Proposed landscaping will provide diamond landscape islands between the detached garages in a row. This will function as a natural safety barrier for drivers but also make for an enhanced parking plan. The garages and respective landscaped islands will be shown in detail in an upcoming set of plans.

55. Parking lots, structures and garages are screened from adjacent streets and public spaces through use of landscaping or fences

Response: Landscaping will provide sufficient screening around structures and garages from adjacent streets and public spaces.

Lighting

56. Pedestrian walkways are lit through use of low glare-controlled fixtures

Response: The lighting will be designed to provide a highlight of aesthetic features and function properly for movement through the spaces to generate a feeling of safety. Low glare-controlled fixtures will be incorporated on this property throughout the internal sidewalks and walkways.

57. Light poles or other lighting structures do not exceed 20' in height, bollards do not exceed 4' in height.

Response: All lighting will meet the requirements of the city. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

58. Light fixtures use full cut-off lenses or hoods to prevent glare onto neighboring properties or roadways

Response: All lighting on the development will be designed accordingly to meet all the city's requirements and reduce as much impact as possible to neighbors, wildlife, and roadways. The specific location of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

59. Light fixtures are color-correct type for visual comfort for pedestrians

Response: Lighting will be designed accordingly to minimize overspill into adjacent roadways/properties while still providing the necessary visual acuity and security needs of a lighting plan. The specific location and detailed type of light fixtures throughout the property will be incorporated into a future, more detailed plan set.

Storm Water Management

60. Uses green roofs, permeable pavement, rain barrels, rain gardens or vegetated swales

Response: The proposed design, where feasible, will incorporate open areas to help limit the amount of runoff generated and incorporate permeable pavement and/or vegetated swales within the surface water management system design.

61. Drainage patterns prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways

Response: The site will be designed to prevent concentrated surface drainage from collecting on and flowing across pedestrian walkways. As an example, the proposed pedestrian walkways will be either raised, at the elevation of the adjacent curb, or pitched to flow into vehicular use area.

Energy Efficiency, Water Conservation, and Resiliency

62. Plans demonstrate implementation of energy efficient site and building design

Response: The site lighting will consist of pedestrian scale pole mounted fixtures near the building and parking lot pole mounted fixtures at other parking areas. Building components meet or exceed the energy code requirements with Energy Star appliances provided in each apartment. Low flow plumbing fixtures are also included to conserve the use of water.

63. Demonstrates water conservation measures for site and building design

Response: Irrigation will be low-volume, efficient irrigation to provide the least impact to water resources while still maintaining the health and beauty of the landscaping.

64. Demonstrates resiliency measures to protect, mitigate and recover from impacts of flooding and other natural disasters

Response: The site is in Flood Zone X and is high and dry. The stormwater retention system will be enhanced to meet current regulations.

Villa del Sol

Exhibit A

SITE STATISTICS / DESIGN CRITERIA

Overall Specs:	Totals:	
Total Acreage	23.98	
Maximum Density Allowed Units/Acre	30	19.89 Proposed
Maximum Units Allowed	719	453 Proposed
Proposed Unit Matrix		
Apartment Units	300	
Single-Family Attached Homes	153	
Total Square Footage of Site	1,044,430	
Max Impervious Area SF	835,544	(80.00%)
Proposed SF of Green Space and %	446,350	(42.74%)
Total Impervious Area SF and %	598,080	(57.26%)

Apartments:		
Minimum Required Spaces per Unit	15	(450 Total)
Total Proposed Parking Spaces	546	(1.82 per Unit)
Proposed Parking Matrix		
Standard	366	(9x18)
Accessible (w/ 5 ft Access Aisle)	9	(12x18)
Tree Island Compact	54	(9x16 +/- depth)
Compact	16	(8x18)
One Story Garages	30	(10x20)
Electric Charging	2	(9x18)
On Street Parallel Parking	9	(9x23)

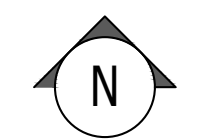
Minimum Apartment Front, Side, Rear Setbacks	10 ft
Minimum Garage Front, Side, Rear Setbacks	5 ft
Minimum Parking Setback	5 ft
Maximum Building Height to Top of Roof Peak	67 ft
Maximum Height of Additional Roof Elements	15 ft
Amenity list:	
Dog park	
Pool	
Clubhouse	
Gym	
Offices	

Single-Family Attached Homes:		
Totals:		
Total Units	153	
Minimum Parking Spaces	230	(1.5 per/unit)
Total Garage Spaces	306	
On Street Parallel Parking	62	(9x23 ea)
(Not Including Ridgewood Drive)		
Total Parking	368	(2.4 per/unit)
Minimum Building Front, Side, Rear Setbacks	5 ft	
Maximum Building Height to Top of Roof Peak	57 ft	
Minimum Lot Size:	16x60 ft	

Amenity list:	
Clubhouse	
Pool	
Volleyball	
Pickleball	
Dog Park	
Walking path	
Bocce Ball	
Tot Lot	



AERIAL VIEW
SCALE: NOT TO SCALE

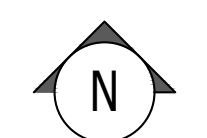


GRAPHICS LEGEND

- AREA UNDER DENSITY TABULATION
- AREA NOT INCLUDED UNDER TABULATION
- PUBLIC R.O.W. / DOMAIN
- AREA TABULATION BOUNDARY
- PROPOSED TREE/LANDSCAPING
- PROPOSED SINGLE-FAMILY ATTACHED HOMES

SK-2 Site Plan

August 4, 2024



Villa Del Sol Planned Development

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



DAVIS BEWS DESIGN GROUP

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

Villa del Sol

Exhibit B













Amenities













Villa del Sol

Exhibit C





FUTURE LAND USE MAP AMENDMENT

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

*Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.*

Date Received

Required Attachments:

- Applicable fees to be paid (checks made payable to the *City of New Port Richey*)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submittal Information: *Please address the following on a separate sheet and attach to this application.*

Florida Statutes (FS) Section 163.3177(1)(f) provides "All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." Data must be taken from professionally accepted sources.

- A. Conformance to FS § 163.3177(6)(a)8. This Section provides that Future Land Use Map amendments shall be based upon an analysis of three factors. The three factors and conformance of the proposed FLUM amendment with each of the three factors is addressed below:
 - 1. An analysis of the availability of facilities and services.
 - 2. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - 3. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

- B. Conformance to FS § 163.3177(6)(a)9. This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.
 - 1. Primary indicators. The 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. An analysis of whether the proposed FLUM amendment discourages urban sprawl is addressed below.
 - a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - d. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - e. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - f. Fails to maximize use of existing public facilities and services.
 - g. Fails to maximize use of future public facilities and services.
 - h. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - i. Fails to provide a clear separation between rural and urban uses.
 - j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - k. Fails to encourage a functional mix of uses.
 - l. Results in poor accessibility among linked or related land uses.
 - m. Results in the loss of significant amounts of functional open space.
 - 2. Secondary indicators. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.
 - a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- d. Promotes conservation of water and energy.
- e. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- f. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- g. Promotes conservation of water and energy.
- h. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- i. Preserves open space and natural lands and provides for public open space and recreation needs.
- j. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- k. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

1. Current Property Owner(s) New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Pridgen, Manager, NPR Grand 1, LLC.				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
240 4th St. N.	St. Petersburg	Pinellas	FL	33701
Phone Number	Email			
727.577.5390	grady@pridgendevelopment.com			
3. Primary Contact (Phone Number & Email) SAME AS 2.				

4. Site Address 5637 Marine Parkway		
General Location Grand Boulevard + Marine Parkway		
Size of Site	Square Feet	Acres
1,031,936		23.69
Legal Description of Subject Property See attached		
Tax Parcel Number(s) See attached		
Future Land Use Category	Proposed Future Land Use Category	
Existing Use (Include number of residential units and/or spare footage of non-residential uses)		
Proposed Use (Provide details about the specific use requested) Single-family attached homes and Apartment homes		

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
 "Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment".

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 152 gal x 2.12 persons/household x <u>160</u> units = <u>51,558</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 152 gal x 1.90 persons/household x <u>300</u> units = <u>86,140</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 114 gal x 2.12 persons/household x <u>160</u> units = <u>38,669</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 114 gal x 1.90 persons/household x <u>300</u> units = <u>64,980</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 6.3 lbs x 2.12 persons/household x <u>160</u> units = <u>2,137</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 6.3 x 1.90 persons/household x <u>300</u> units = <u>3,691</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated solid waste.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> <u>160</u> units x 2.12 persons/household = <u>339</u> (population projection)</p> <p><i>Multi-Family:</i> <u>300</u> units x 1.90 persons/household = <u>570</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>
<p>Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.</p>	

Transportation:

Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the requirements of a Transportation Study.

- Determine the number of trips generated by the proposed project during the PM PEAK hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. Include your calculation(s) here: _____
- If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - If no study is required, the applicant is required to provide only the existing directional PM PEAK hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. Provide this information here: _____
 - The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
- Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information here: _____
- Existing turning movement volumes at the impacted intersection(s) and intersection LOS. _____

APPLICATION & HEARING PROCESS

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

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

I, See attached authorization, the owner, hereby authorize AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S) to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20____.

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Pridden
Owner or Representative's Name (Printed)

[Signature]
Owner or Representative's Signature

Sworn to and subscribed before me by Grady Pridden
this 26th day of July, 2024.

Personally Known OR Produced Identification

Type of Identification Produced: FLDL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

Please complete ALL sections of this application.
Incomplete applications will be returned to the Applicant or Representative.



Required Attachments:

- Applicable fees to be paid (checks made payable to the City of New Port Richey)
- Current survey (not to exceed 24" x 36")
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument

Submission Information: Please address the following on a separate sheet and attach to this application.

Guidelines for Granting a Rezoning, LDC § 5.0111

The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

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

1. Current Property Owner(s) New Port Richey Hospital, Inc. / HCA Realty, Inc. / HCA Squared, LLC.				
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Bridgen				
Relationship to Owner Contract				
Mailing Address	City	County	State	Zip
Phone Number	Email			
3. Primary Contact (Phone Number & Email) Same as 2.				

4. Site Address 5637 Marine Parkway	
General Location Marine Parkway and Grand Boulevard	
Size of Site 1,031,936 1,031,936 Square Feet	23.69 Acres
Legal Description of Subject Property See Attached	
Tax Parcel Number(s) See Attached	
Zoning District	Proposed Zoning District
Future Land Use Category	Proposed Future Land Use Category
Existing Use (Include number of residential units and/or spare footage of non-residential uses)	
Proposed Use (Provide details about the specific use requested)	

5. How is the proposal consistent with the goals, objectives, and policies of the Comprehensive Plan?
"Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "stimulates both new and redevelopment."

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type.

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 152 gal x 2.12 persons/household x <u>160</u> units = <u>51,558</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 152 gal x 1.90 persons/household x <u>300</u> units = <u>80,640</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 114 gal x 2.12 persons/household x <u>160</u> units = <u>38,169</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 114 gal x 1.90 persons/household x <u>300</u> units = <u>64,980</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated water/sewage flows.</p>
<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (non-residential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> 6.3 lbs x 2.12 persons/household x <u>160</u> units = <u>2,137</u> gal/day/capita (demand)</p> <p><i>Multi-Family:</i> 6.3 x 1.90 persons/household x <u>300</u> units = <u>3,591</u> gal/day/capita (demand)</p> <p><u>Commercial:</u> See Table I attached from the Land Development Code for estimated solid waste.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Residential:</u></p> <p><i>Single Family:</i> <u>160</u> units x 2.12 persons/household = <u>339</u> (population projection)</p> <p><i>Multi-Family:</i> <u>300</u> units x 1.90 persons/household = <u>570</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>

Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.

Transportation:
Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the requirements of a Transportation Study.

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 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. Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information here: _____
4. Existing turning movement volumes at the impacted intersection(s) and intersection LOS. _____

APPLICATION & HEARING PROCESS

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

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

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

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

Owner's Signature _____

Sworn to and subscribed before me by _____

this _____ day of _____, 20 _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Grady Bridgen
Owner or Representative's Name (Printed)

Grady Bridgen
Owner or Representative's Signature

Sworn to and subscribed before me by Grady Bridgen
this 26th day of July, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: [Signature]



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

REZONING APPLICATION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34667 • 777-953-1047 • www.cityofnewportrichey.org

SELLER/OWNER AUTHORIZATION

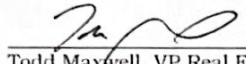
NEW PORT RICHEY HOSPITAL, INC., A FLORIDA CORPORATION, HCA REALTY, INC., A TENNESSEE CORPORATION, AND HCA SQUARED, LLC, A DELAWARE LIMITED LIABILITY COMPANY collective are the owners of the tracts of real property legally described in attached **EXHIBIT A**, by this reference incorporated herein. The real property in question is depicted in **EXHIBIT B** attached hereto and by this reference incorporated herein. The real property in question is under contract for sale to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**.

The undersigned owners of the real property hereby designate to **NPR GRAND 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, and its principal, **GRADY C. PRIDGEN, III**, as their collective authorized agent to work with the City of New Port Richey, Florida, the governmental entity with jurisdiction over the property in question for the purposes of applying for land use change, or changes, to make applications to change the zoning of the property, to apply for right-of-way vacations, and any and all other ancillary or related governmental approvals in connection with the above-referenced real property. This authorization shall remain in effect until terminated by the owners in writing delivered to the City of New Port Richey Planning and Zoning Department.

Dated this 18th day of July, 2024.

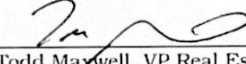
The balance of this page was intentionally left blank.

NEW PORT RICHEY HOSPITAL, INC.,
a Florida corporation

By: 

Todd Maxwell, VP Real Estate

HCA REALTY, INC.,
a Tennessee corporation

By: 

Todd Maxwell, VP Real Estate

HCA SQUARED, LLC
a Delaware limited liability company

By: 

Todd Maxwell, VP Real Estate

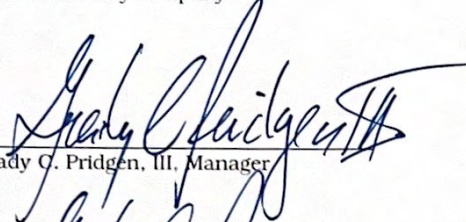
Joinder and Consent

The undersigned join in the above-referenced owner authorization and agree to discharge the actions delineated therein

Dated this 18th day of July, 2024.

NPR GRAND 1, LLC.
a Florida limited liability company

By:


Grady C. Pridden, III, Manager

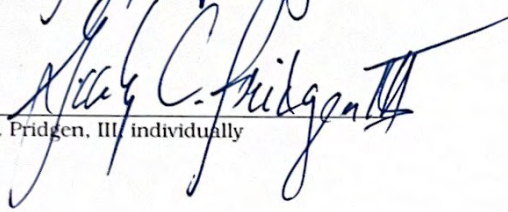


Grady C. Pridden, III, individually

Exhibit A

 <p>Exhibit A</p>	<p>ISSUED BY First American Title Insurance Company</p> <p>File No: NCS-1135724-NAS</p>
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File No.: NCS-1135724-NAS

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR; MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-I, REQUIREMENTS; SCHEDULE B-II, EXCEPTIONS; AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

PARCEL A:

A PORTION OF TRACTS 45, 46, 47 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1313.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE RUN NORTH 0°02'16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF RIDGEWOOD DRIVE WITH THE EAST BOUNDARY OF SAID TRACT 48, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°38'19" WEST, A DISTANCE OF 1203.48 FEET TO THE INTERSECTION OF THE NORTH LINE OF RIDGEWOOD DRIVE WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 595, SAID EASTERLY RIGHT-OF-WAY LINE BEING 33 FEET EASTERLY FROM THE CENTERLINE OF PAVING AS IT IS NOW CONSTRUCTED; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID STATE ROAD NO. 595 NORTH 0°34'27" EAST, A DISTANCE OF 464.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,787.43 FEET AND A CHORD OF 58.22 FEET WHICH BEARS NORTH 1°10'21" EAST, THENCE PARALLEL TO THE SOUTH BOUNDARY OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SOUTH 89°37'10" EAST, A DISTANCE OF 200 FEET; THENCE NORTH 10°40'05" EAST, A DISTANCE OF 254.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, A DISTANCE OF 950.09 FEET TO THE EAST BOUNDARY OF SAID TRACT 45; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 45 AND 48, SOUTH 0°02'16" EAST, A DISTANCE OF 772.13 FEET TO THE POINT OF BEGINNING.

AND INCLUDING THE SOUTHERLY 10 FEET OF THAT PORTION OF RIDGE ROAD RIGHT -OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

AND ALSO INCLUDING THE NORTHERLY 25 FEET OF THAT PORTION OF RIDGEWOOD DRIVE RIGHT-OF-WAY LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 45 AND 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS, OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°38'19" EAST, A DISTANCE OF 1,318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 48; THENCE NORTH 0°02'16"

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Exhibit A

WEST, DISTANCE OF 1,305.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD (SCHOOL ROAD) AS IT IS NOW ESTABLISHED, SAID RIGHT-OF-WAY LINE BEING 10 FEET SOUTH OF THE NORTH BOUNDARY OF SAID TRACT 45; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, NORTH 89°37'10" WEST, A DISTANCE OF 689.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°02'16" EAST, A DISTANCE OF 368.00 FEET; THENCE NORTH 89°37'10" WEST, A DISTANCE OF 172.00 FEET; THENCE NORTH 0°02'16" WEST, A DISTANCE OF 368.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID RIDGE ROAD, SOUTH 89°37'10" EAST, DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACTS 45 AND 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN 25.00 FEET OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 8 AND RUN THENCE SOUTH 89°52'00" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 8, A DISTANCE 1,343.45 FEET TO A POINT, SAID POINT BEING 25.00 FEET EAST OF THE SOUTHEAST CORNER OF SILVER OAKS HILL SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 0°15'32" WEST PARALLEL TO AND 25.00 EAST OF THE MOST EASTERN BOUNDARY OF SAID SILVER OAKS SUBDIVISION, 483.02 FEET TO AN INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 48 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST ALONG SAID EAST BOUNDARY OF SAID TRACT 48, A DISTANCE OF 403.80 FEET; THENCE ALONG A CURVE TO THE LEFT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 FEET AND RADIUS EQUALS 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS NORTH 10°26'26" WEST, A DISTANCE OF 70.71 FEET, ARC EQUALS 71.08 AND RADIUS EQUALS 200.00 FEET TO A POINT WHICH IS 25.00 FEET WEST OF THE EAST BOUNDARY OF TRACT 45 OF SAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 8, THENCE NORTH 0°15'32" WEST PARALLEL TO SAID EAST BOUNDARY OF SAID TRACT 45, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 45, SAME BEING THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 TO POINT OF TERMINUS.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO WARREN A. CLARK AND CAROL CLARK, BY VIRTUE OF THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 1227, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 47 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, SOUTH 89° 38' 19" EAST, A DISTANCE OF 1318.44 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 48 OF SAID SECTION 8; THENCE RUN NORTH 0° 02' 16" WEST, A DISTANCE OF 533.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE AS IT IS NOW ESTABLISHED WITH THE EAST BOUNDARY LINE OF SAID TRACT 48; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 445.63 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD DRIVE, NORTH 89° 38' 19" WEST, A DISTANCE OF 264.55 FEET; THENCE NORTH 0° 02' 16" WEST, A DISTANCE OF 329.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD AS IT IS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET BOULEVARD, SOUTH 89° 37' 10" EAST, A DISTANCE OF 264.55 FEET; THENCE SOUTH 00° 02' 16" EAST, A DISTANCE OF 329.28 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE NORTH 10.00 FEET TO TRACT 45 OF THE TAMPA-TARPON SPRINGS SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions.

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Exhibit A

OF THE PUBLIC RECORD A OF PASCO COUNTY, FLORIDA, PREVIOUSLY CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, BY WARRANTY DEED DATED JANUARY 20, 1971, SAID WARRANTY DEED BEING RECORDED IN OFFICIAL RECORD BOOK 529, PAGE 770 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, C. E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 2, NORTH 89°48'27" WEST, A DISTANCE OF 32.62 FEET; THENCE RUN SOUTH 0°02' 16" EAST, A DISTANCE OF 38.73 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 45; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID TRACT 45, SOUTH 0°02'16" EAST A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TRACT 45, NORTH 89°37'10" WEST, A DISTANCE OF 807.35 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 8, BLOCK 1, OF SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE NORTH 0°05'27" WEST, A DISTANCE OF 10.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 45, SOUTH 89°37'10" EAST, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF LOTS 7, 8, 10, 11 AND 14; THE SOUTH 25 FEET OF LOTS 5 AND 6; AND THE EAST 50 FEET OF LOTS 9 AND 12, ALL LYING IN BLOCK 3 OF PLAT OF RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, AS RECORDED IN PLAT BOOK 2, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

PARCEL D:

LOT 3, BLOCK 1, C.E. CRAFT'S NO. 5; SAID LOT, BLOCK AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 2 AT PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL E:

LOTS 1, 2, 4, 5, 6, AND 7, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A PORTION OF VACATED RIGHT-OF-WAY FILED JULY 13, 1989, RECORDED IN BOOK 1823, PAGE 1328 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL F - VESTING 955-1776 (BLUE):

LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 1; ALSO LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 2; ALSO THAT PORTION OF ASPEN STREET (MAGNOLIA STREET) LYING BETWEEN SAID BLOCKS 1 AND 2, AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORD BOOK 166, PAGES 227 AND 228; ALL LYING IN C.E. CRAFT'S SUBDIVISION NO. 5, AS SHOWN ON PLAT RECORDED PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO LOTS 9, 12 AND 13 BLOCK 3, PALM HAVEN ADDITION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS THE EAST 50.00 FEET OF SAID LOTS 9 AND 12.

AND INCLUDING THAT PORTION OF VACATED SCHOOL ROAD LYING ADJACENT TO THE ABOVE DESCRIBED PARCEL AS VACATED BY COUNTY COMMISSIONERS OF PASCO RECORDED IN BOOK 1009, PAGE 213 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

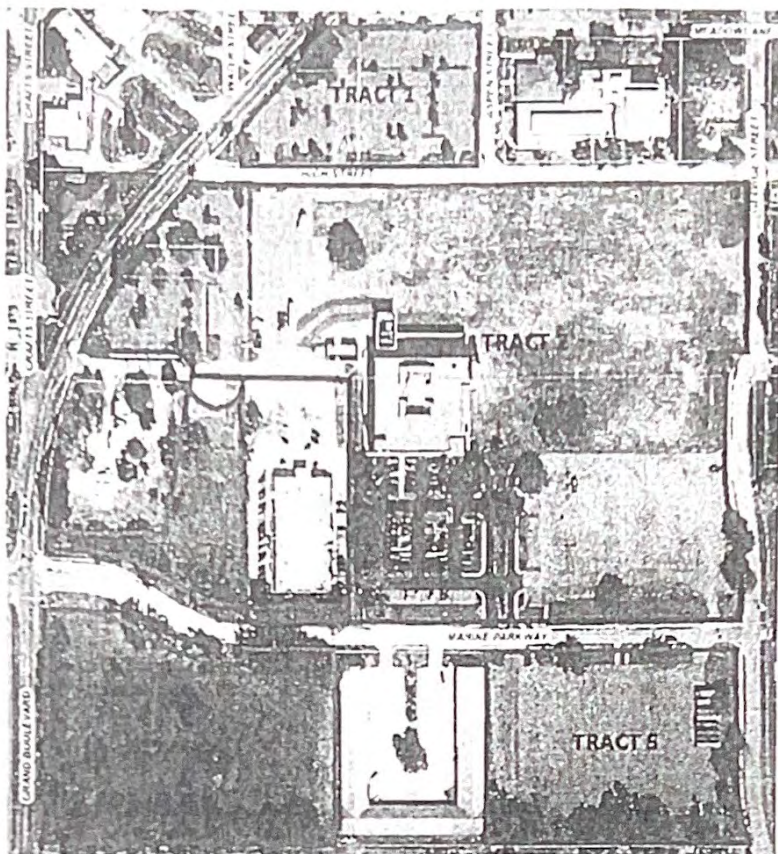
This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Form 5030012 (5-16-17)	Page 8 of 18	ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications Florida
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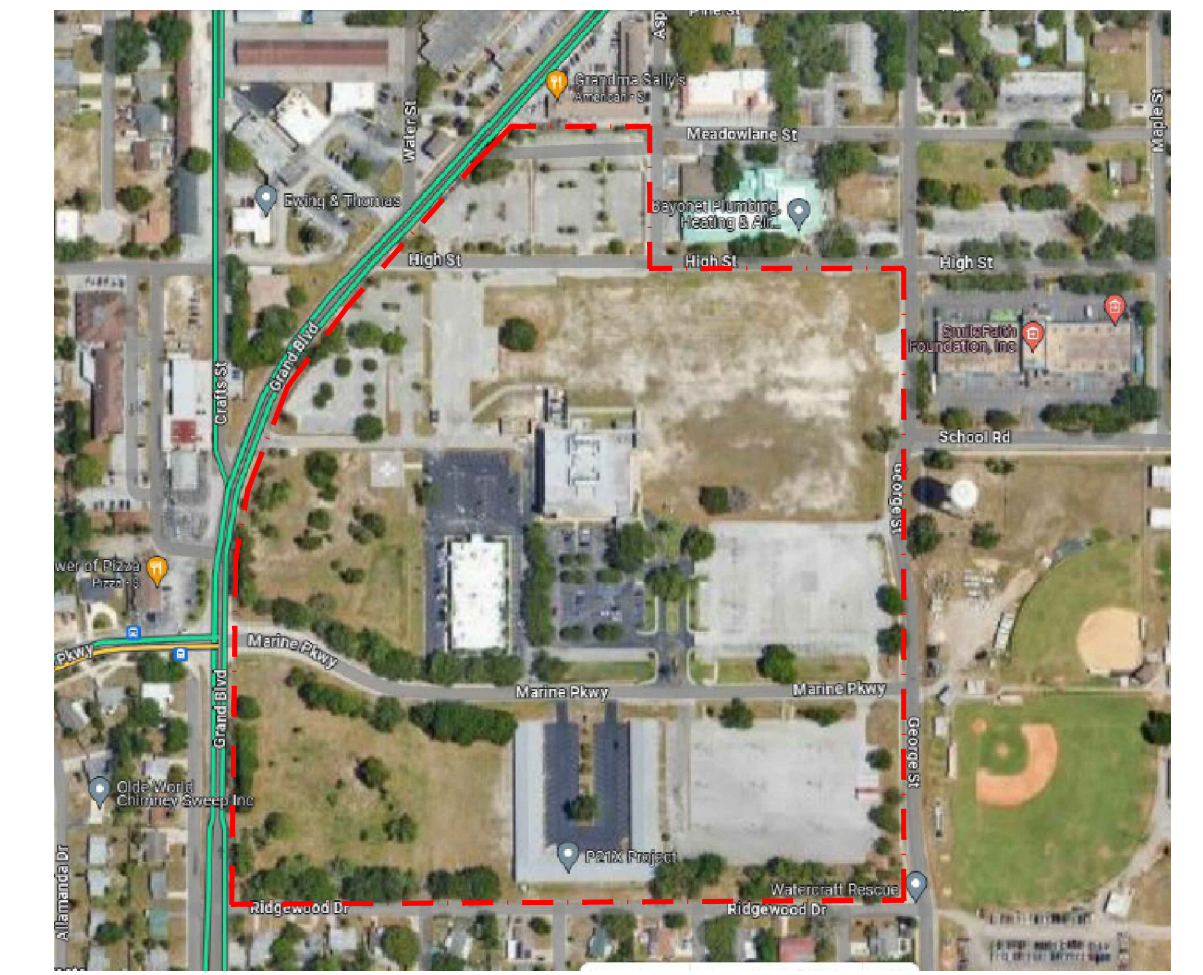
Exhibit B



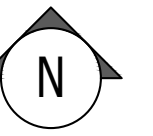
Villa del Sol

Deed Transfers/Easement Modification/Right of Way Vacations

- 1. HCA to City***
- 2. City to HCA #1***
- 3. City to HCA #2***
- 4. Drainage Easement Modification***
- 5. Right of Way Vacations***



AERIAL VIEW
SCALE: NOT TO SCALE

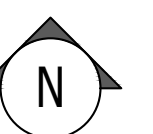


GRAPHICS LEGEND

GRAPHICS LEGEND

- RIGHT OF WAY VACATION
- DRAINAGE EASEMENT MODIFICATION
- AREA DEEDED TO CITY
- AREA DEEDED TO APPLICANT
- PROPERTY LINE / BOUNDARY

SK-3 R/W, Deed & Easements
August 4, 2024



Villa Del Sol Planned Development

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



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

Chary City of N.P.R.
115-030
17.00
2.50
19.50

PERPETUAL DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT was entered into the 17th day of June, 1988 by and between the CITY OF NEW PORT RICHEY, FLORIDA, hereinafter referred to as THE MUNICIPALITY, and NEW PORT RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, hereinafter referred to the HOSPITAL;

THAT WHEREAS, the HOSPITAL is the owner in fee simple of the following described real property:

See attached Exhibit "A";

and

WHEREAS, THE MUNICIPALITY and the HOSPITAL have acknowledged that said real property constitutes a storm drainage receiving area for surrounding properties from which the discharge and flow of storm waters is received, retained, absorbed, and channelled through the hereinabove described real property; and

WHEREAS, said real property, by virtue of the existing topographical conditions should be designated as a designated drainage field; and

WHEREAS, the Parties deem it advisable to execute this Agreement to express their intentions in the foregoing respect.

IN CONSIDERATION THEREFOR, and for other good and valuable considerations, the Parties do hereby acknowledge, covenant and agree as follows:

1. That the hereinabove described real property is hereby acknowledged and declared between the Parties hereto as a perpetual drain field which shall hereafter receive storm waters from surrounding properties from which the discharge and flow of storm waters shall be received, retained, absorbed, and channelled on a perpetual basis.
2. The HOSPITAL or its grantees, successors and assigns shall own and maintain said real property and this Agreement shall not impose any duty upon THE MUNICIPALITY to conduct any such maintenance activities thereon.

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLORIDA 34654
O.R. 1717 PG 1826

3. That this Agreement shall be executed in recordable form and shall be filed on the Public Records of Pasco County, Florida, and shall be deemed as a covenant running with the land. IN TESTIMONY WHEREOF, the Parties have hereunto affixed their hands and seals, this 17th day of June, 1988.

CITY OF NEW PORT RICHEY, FLORIDA
A Municipal Corporation

By: Robert Prior
Mayor



NEW PORT RICHEY HOSPITAL, INC.,
d/b/a HCA NEW PORT RICHEY HOSPITAL

By: Andrew Oravec Jr.
Administrator

ATTEST:

George Billings Jr.
Assistant Administrator

STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ROBERT PRIOR and JUNE BOTTNER, Mayor and City Clerk respectively of the CITY OF NEW PORT RICHEY, FLORIDA, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 17th day of June, A.D. 1988.

(Notary Seal)

A. L. Oravec Jr.
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES MAR 26, 1990
D. W. HARRIS & COMPANY, INC. UND.

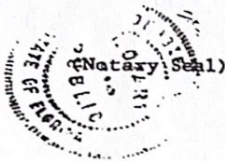
STATE OF FLORIDA)
COUNTY OF PASCO)

ON THIS DAY, personally appeared before me, the undersigned Notary Public, duly authorized to render oaths and take acknowledgments, ANDREW ORAVEC, JR. and GEORGE BILLINGS, Administrator and Assistant Administrator respectively of NEW PORT

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32877

RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, who first being duly sworn, depose and say that they have read the above and foregoing Perpetual Drainage Easement Agreement and that the statements contained therein are true, accurate and correct to the best of their knowledge and belief.

WITNESS my hand and official seal in the State and County last aforesaid, this 15th day of June, A.D. 1988.



Debbie Dumas
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 31, 1990
DUMAS DEBBIE DUMAS JUNE 1988

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA 32826

O.R. 1717 PG 1828

DESCRIPTION OF

A portion of Tracts 46 and 47 of Tampa-Tarpon Springs Land Company Subdivision of Section 8, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 Of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1318.44 feet to the Southerly extension of the East line of Tract 48 of said Section 8; thence run North 0° 02' 16" West, a distance of 533.02 feet to the intersection of the North right-of-way line of Ridgewood Drive as it is now established with the East boundary line of said Tract 48; thence along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 710.18 feet for a POINT OF BEGINNING; thence continue along the North right-of-way line of said Ridgewood Drive, North 89° 38' 19" West, a distance of 493.30 feet to the intersection of the North line of Ridgewood Drive with the Easterly right-of-way line of State Road No. 595, said Easterly right-of-way line being 33 feet Easterly from the centerline of paving as it is now constructed; thence run along the Easterly boundary of said State Road No. 595 North 0° 34' 27" East, a distance of 393.72 feet to the Southerly right-of-way line of Sunset Boulevard as it is now established; thence along the Southerly right-of-way line of said Sunset Boulevard, the following courses and distances: South 89° 24' 20" East, 41.94 feet; 128.52 feet along the arc of a curve to the right, said curve having a radius of 222.35 feet and a chord of 126.74 feet which bears South 72° 50' 49" East; 185.56 feet along the arc of a curve to the left, said curve having a radius of 319.00 feet and a chord of 182.96 feet which bears South 72° 57' 09" East; North 00° 23' 27" East, 25.00 feet; South 89° 37' 10" East, 151.00 feet; thence leaving the Southerly right-of-way line of said Sunset Boulevard, South 00° 02' 16" East, a distance of 329.36 feet to the POINT OF BEGINNING.

The above described parcel contains 3.892 acres, more or less.

EXHIBIT "A"

JUN 24 2 55 11 PM '63

466857

Return to: CITY OF NEW PORT RICHEY
OFFICE OF THE CITY CLERK
320 E. MAIN STREET
NEW PORT RICHEY, FLA. 34656.

O.R. 1717 PG 1829



VACATION OF EASEMENT/ PUBLIC RIGHT-OF-WAY APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Case # _____
Date Received: _____

APPLICANT INFORMATION:

Applicant Name New Port Richey Hospital, Inc / HCA Realty, Inc. / HCA Squared, LLC.
Company c/o Grady Bridgen, Authorized Representative
Address 240 4th St. N., St. Petersburg, FL 33701
Phone 727.577.5390 Fax 727.577.5391
E-mail Address grady@pridgendevelopment.com

REQUESTED INFORMATION:

- Legal description of easement/public right-of-way (ROW) to be vacated
- Letters from the following utilities stating they have no objection to the vacation of easement or public ROW
 - Charter Spectrum Communications (855) 243-8892
 - Frontier Communications (800) 921-8101
 - Duke Energy Florida (877) 372-8477
 - Clearwater Gas (727) 562-4900

APPLICATION FEE (Check made payable to the City of New Port Richey):

- \$500.00 Residential
- \$1,000.00 Commercial

Please return all requested information and application fee to the Development Department. The request will then be scheduled for a Development Review Committee (DRC) meeting. Following the DRC review, the request will be considered by the City Council for formal approval. City Council meetings are held on the first and third Tuesday of each month.



March 7, 2024
Grady C. Pridgen III
Pridgen Development, LLC.
(727) 688-4901
240 4th Street North
St. Petersburg, FL 33701

RE: High Street Vacation, New Port Richey

Dear Grady,

The Clearwater Gas System (CGS),

- has no objection or conflict with your proposed:
 - Vacation of Easement
 - Plat
 - Construction (Outside CGS service area)
 - Other – Vacation of ROW
- maintains facilities within the area. One of the following conditions must be met prior to the release of a "No Objection" letter:

A. The owner/developer must reimburse The Clearwater Gas System for all cost incurred by relocation of our facilities.

B. A utility easement must be platted to encompass existing facilities.

Clearwater Gas System appreciates your help in this matter. If you have any questions, please contact me at (727) 444-8920, or at Clifton.whitaker@clearwatergas.com.

Sincerely,

Clifton Whitaker
Engineering Technician
Clearwater Gas System

400 North Myrtle Avenue Clearwater, FL 33755
PO Box 4748 • Clearwater, FL • 33758-4748 • (727) 562-4900 • Fax (727) 562-4902

AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER

www.clearwatergas.com

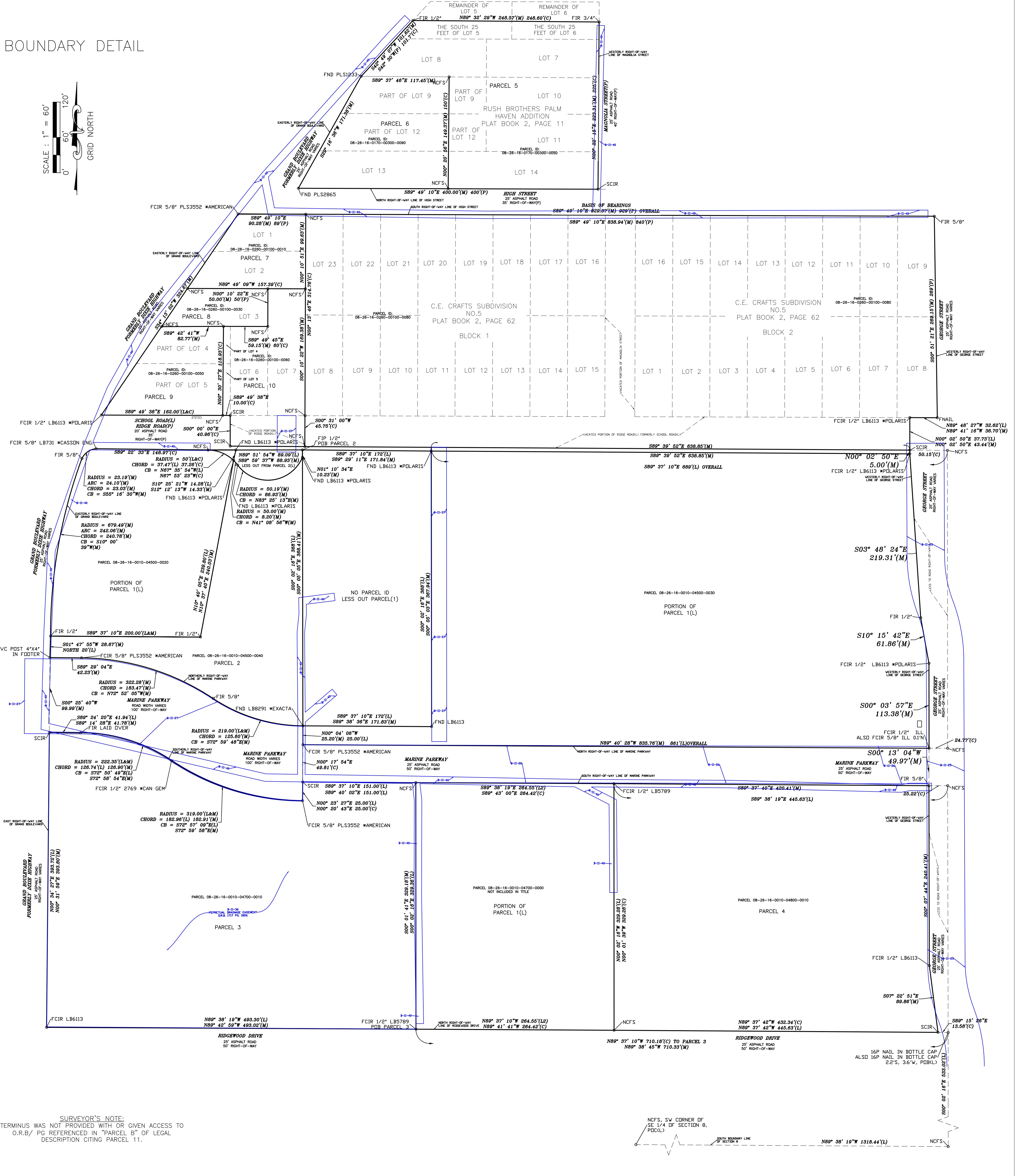
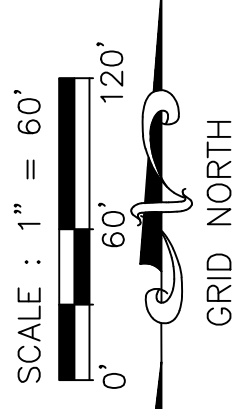
Villa del Sol

1. Survey

SECTION 08 - TOWNSHIP 26 SOUTH - RANGE 16 EAST
PASCO COUNTY - FLORIDA

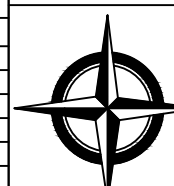
ADDRESS:
5539 MARINE PARKWAY,
NEW PORT RICHEY, FLORIDA 34652

BOUNDARY DETAIL



SURVEYOR'S NOTE:
TERMINUS WAS NOT PROVIDED WITH OR GIVEN ACCESS TO
O.R.B./ PG REFERENCED IN "PARCEL B" OF LEGAL
DESCRIPTION CITING PARCEL 11.

NCS, SW CORNER OF
SE 1/4 OF SECTION 8,
PBCCL



JOB #221100-01
CREW CHIEF: JT
DRAWN BY: SMG
REVIEWED BY: CB
BOOK: 67 PAGE: 269
REVISIONS



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, City Manager

DATE: 12/17/2024

RE: Recommendation for In-Kind support for Special Events

REQUEST:

The request is for City Council to consider and approve an appropriation of In-Kind support to the annual large scale special events hosted by local not-for-profit organizations in the city.

DISCUSSION:

As you are already aware, each year requests for in-kind support from not-for-profit organizations of recognized annual large scale special events are submitted during the city's budget cycle in order to some extent plan for upcoming fiscal years general fund budget. In the case of the coming fiscal year, an appropriation in the amount of \$75,000 was established in order to support the events with an in-kind contribution.

For your reference below, I have indicated next to the event name the amount of funding that the organization is requesting to support their event. As you can see, the amount being requested by the event organizers exceeds the amount of funding that was budgeted to support the special events. Attached please find the applications for in-kind support which you may find helpful in evaluating the impact of these special events to the community, economic benefit to the business community and also the charitable benefit to city residents. Also attached is a matrix which identifies the amount of in-kind support dedicated to the events over the last two fiscal years.

	<u>2023 Request</u>	<u>2024 Request</u>	<u>2024 Recommendations</u>
1. Chasco Fiesta	\$70,000	\$70,000	\$40,000
2. Cotee River Bike Fest	\$15,000	\$20,000	\$17,000
3. Holiday Street Parade	\$14,000	\$13,000	\$13,000
4. Fourth of July Fireworks		\$15,000	\$15,000
	\$99,000	\$118,000	\$85,000

RECOMMENDATION:

The recommendation is for the City Council to consider approving the appropriation of in-kind support to the special events as recommended above.

BUDGET/FISCAL IMPACT:

The funding to support this expenditure is provided for in the FY 2024-2025 General Fund Budget A budget amendment is attached to reflect the amount of revenue expected in sponsorship for the Fourth of July fireworks show.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Chasco Fiesta Application	Backup Material
<input type="checkbox"/> Cotee River Bike Fest Application	Backup Material

- ▣ Holiday Street Parade Application
- ▣ In-Kind Support Matrix
- ▣ Budget Amendment

Backup Material
Backup Material
Backup Material



CITY OF NEW PORT RICHEY
SPECIAL EVENT IN-KIND SPONSORSHIP
APPLICATION

I. EVENT INFORMATION:

- a. Organization: Chasco Fiesta, Inc
- b. Name of Event: Chasco Fiesta
- c. Event Dates (beginning, ending): 3/28/25 - 4/5/25
- d. Event Coordinator (name, address, phone, email):
Lami Austin 5366 Grand Blvd. A New Port Richey, FL
34662, 727-777-5441, director@chascofiesta.com
- e. Total amount of in-kind services requested \$ 70,000
- f. Please describe the proposed event to include type of event and scope of activities: 9 day festival with music daily, boat parade, street parade, art show, car show, 5K run, carnival, & Native American festival
- g. Please indicate other events provided by your agency and the amount (if any) currently funded by the City: Golf Tournament, Chasco Corporation Ball, Bowling Tournament - not funded by City
- h. How are the events specified assessed for effectiveness? Marketed via news print, radio, digital & social media of Chasco & Official Partners.
- i. Please provide a statement setting forth the specific use of net proceeds derived from the special event and how the proposed use benefits the city: the in-kind services provided by the City of NPR has a large impact in lowering the costs to produce this large event. As well as allowing us to provide increased security & event quality. Chasco Fiesta attracts over 220,000 people to the downtown area which increases local business revenues up to an additional 40%



CITY OF NEW PORT RICHEY
SPECIAL EVENT
SPONSORSHIP APPLICATION

II. MARKETING AND ADVERTISING

- a. Which specific advertising mediums will be used? Tampa Bay Times, Chasco Fiesta.com, 4-5 radio stations & social media
- b. Identify advertising campaign duration and amount for each medium: print/newspaper - 15,000 - 4 weeks, radio stations - 12K-15K 2-3 weeks, social media - 5,000 yearly, website - 2,000 a year
- c. Will the City of New Port Richey be identified as a sponsor on all promotional/advertising materials? yes, as a Gold Sponsor of the event

III. ECONOMIC IMPACT

- a. Describe the overall economic benefit to NPR: the additional revenue to NPR can create jobs & boost tax revenue. Money spent on lodging, food & local goods & services over the 9 days generates large economic activity each year.
- b. Will the event compliment or compete with existing downtown businesses? Compliment
- c. Please describe in what way(s) and to what degree? With over 220,000 visitors coming to the various event over the 9 days, they will have lodging, eat at the local venues & spend money on local goods

IV. EVENT IMPACT

- a. How many consecutive years has this event been held in NPR? 78 (102 total)
- b. What is the target audience for this event? Families of all sizes & ages, music lovers & students local & nonlocal



**CITY OF NEW PORT RICHEY
SPECIAL EVENT
SPONSORSHIP APPLICATION**

c. Are you proposing any notable changes in the event from previous years? If yes, then please explain: no notable changes

V. REQUIRED DOCUMENTS

- a. Adopted agency budget for current fiscal year.
- b. Audited Financial Statement (for 2018 or a IRS Form 990)
- c. Certificate of Incorporation
- d. Federal Tax ID Number



**CITY OF NEW PORT RICHEY
SPECIAL EVENT
SPONSORSHIP APPLICATION**

Overall Proposed Statement of Revenue & Expenditures
(Detailed line-item budget)

Revenues	Previous Year*	Current Year
<i>Ex. - City Sponsorship</i>	\$	\$
Total Revenue		

Expenses	Previous Year*	Current Year
	\$	\$
Total Expenses		

**A profit & loss statement may be provided in lieu of the requested detail*



City of New Port Richey
Parks and Recreation Department
Special Event Application

*All applications must be submitted at least 45 days prior to the event, but no more than 12 months before the event.

* Do not advertise our event until you receive an approved event permit.

Submit original signed and notarized application along with \$150 application fee to the following:

City of New Port Richey
Parks and Recreation Department
6630 Van Buren Street
New Port Richey, FL 34653

APPLICANT

Name of Applicant: Chasco Fiesta, Inc.

Title (if applicable): _____

Name of Organization: Chasco Fiesta, Inc.

Is your organization tax exempt? Yes No If yes, please attach documentation.

Is your organization a non-profit? Yes No If yes, please attach documentation.

Mailing Address: 5636 Grand Blvd Suite A
Street Address

New Port Richey FL 34652
City State Zip Code

Phone: 727-777-5446 727-514-9020
Daytime Phone Cell Phone

Email: director@chascofiesta.com

EVENT

Name of Event: Chasco Fiesta

Description of Event (Include purpose):

9 Day festival with live music each night,
food & merchant vendors

Location of Event: Sims Park - Downtown Newport Richey

Event/Organization Web Address: www.chascofiesta.com

Event Date(s) & Time(s):

Date	Day of the Week	Start Time	End Time
<u>3/28/2025</u>	<u>Friday</u>	<u>4:00pm</u>	<u>11:00pm</u>
<u>3/29/2025</u>	<u>Saturday</u>	<u>10:00am</u>	<u>11:00pm</u>
<u>3/30/2025</u>	<u>Sunday</u>	<u>10:00am</u>	<u>10:00pm</u>
<u>3/31/2025</u>	<u>Monday</u>	<u>5:00pm</u>	<u>10:00pm</u>
<u>4/1/2025</u>	<u>Tuesday</u>	<u>5:00pm</u>	<u>10:00pm</u>
<u>4/2/2025</u>	<u>Wednesday</u>	<u>5:00pm</u>	<u>10:00pm</u>
<u>4/3/2025</u>	<u>Thursday</u>	<u>5:00pm</u>	<u>10:00pm</u>
<u>4/4/2025</u>	<u>Friday</u>	<u>10:00am</u>	<u>11:00pm</u>
<u>4/5/2025</u>	<u>Saturday</u>	<u>10:00am</u>	<u>11:00pm</u>

Setup Date(s): 3/24/25 - 3/28/25

Setup Time(s): 8:00am to 4:00pm

Cleanup Date(s) 4/5/25 - 4/7/25

Cleanup Time(s): 7:00am to 5:00pm

Will this be an annual event? Yes No If yes, next year's date(s) not set yet

EVENT LOGISTICS

1. Estimated Attendance (Includes event crew, participants, and spectators):

60,000
This Year

60,000
Last year

Maximum number at peak time: 8,000

2. Will alcohol be served or sold? Served Sold No Alcohol

3. Approximate number of food vendors: 10

*Event promoter is responsible for obtaining copies of all licenses and insurance from each vendor and providing the same to the City. All vendors must be listed on the site plan.

4. Approximate number of all other vendors along with type i.e. crafts, sponsors, informational

*May need to provide copy of certificate of insurance in a form acceptable to the City for each vendor:

approx. 150 over the 9 days

5. Will electricity be required?: Yes No Source City & temp poles, subpanels

Location of electricity 2 temp poles installed by Duke Energy

*City electric is available around the Sims Park Circle, panel box near the river, and the North and South side of Orange Lake. If an event requires additional locations, the event must provide an alternative.

6. List event equipment (Include things such as seating, tents, booths, and trucks. These should all be listed on site map as well.) 10x10 & 10x20 tents, food trucks,

storage trailers, music concert chairs

7. List entertainment type (bands, DJ, dancers, clowns, etc.): 9 nights of live music

on stage, Native American Pow-wow entertainment &
DJ/Emcee

8. List dates and times of music and/or amplified sound: _____

3/28/25 - 4/5/25

9. Will private security be provided? Yes No

If yes, list organization: TBA

10. Will portable restrooms be used? Yes No

If yes answer the following and list on site plan:

How many: 55 Installation Date: 3/24/25 Removal Date: 4/7/25

11. Event holders are responsible for trash removal, and must provide their own dumpsters.

Please list your plan. JParker will handle all trash removal & dumpsters

Griffin Industries will handle the grease removal

Will dumpsters be used? Yes No

If yes please include on site plan and answer the following:

How many: 3 Sizes: 30'

Installation Date: 3/25/25 Removal Date: 4/7/25

12. Please list any admission charges, donations, parking, registration or other fee and how much.

Park entry fee \$5 on 3/28 after 4pm, 3/29, 4/4 & 4/5
Concert Ticket Charge for 3/28 & 3/29.

13. Does the Event Require Street Closures? Yes No

If yes complete the following:

Date(s) of street closure: Begin 3/29/25 End 3/29/25 - Street Parade
3/30/25 3/30/25 - Car Show

Time of street closure: Begin 10:00am End 3:00pm - Street Parade
7:00am 4:00pm - Car Show

List street(s) to be closed: see attached

*A letter must be delivered to all residents that will be directly impacted by a road closure. Attach letter along with addresses to this application.

14. Will there be a parade? Yes No

If yes complete the following:

Street(s) that will be utilized for parade route: See Attached

Time assembly to begin: 10:00am

Time parade starts: 1:00pm

Total number of units in parade: 150

Number of people in the parade: 3,000

Number of vehicles in the parade: 90

Number of animals in parade: 20

Number of floats: 50

Number of bands: 10

*Attach parade route map to application.

15. Will there be a running/walking/biking/water Event? Yes No

If yes answer the following:

Time assembly to begin: TBA

Time event starts: _____

Estimated ending time: _____

Event will be conducted on Streets Sidewalks Body of water

*Attach route map to application

16. Will a City dock be used for the event? Yes No

If yes, hours of use: 7:00am - 4:00pm

Location of dock: River Rd City of Newport Richey Dock

List vendors who will use the dock: none

*Any dock used for the event will need to remain open to the public during the event.

17. Please check the additional facilities/Areas you plan on using.

- Pavilion(s)
- Orange Lake
- Amphitheatre (requires an additional rental fee)
- Peace Hall (requires an additional rental fee)

What is your Organization doing to fund or support Activities within the local Community?

Chasco Fiesta gives non-profits the opportunity to raise money for their non-profit & their cause

What Groups or Individuals received financial or other support from your Group in the past year?

See Above

As the applicant, I hereby accept and understand the responsibility to oversee all contractors, vendors, or parties affiliated with the event and to insure compliance with the event policy and procedure manual, the resolution and City ordinance pertaining to Special Events, the event rules, guidelines, requirements, for tents and all policies, rules, regulations, and code provisions of the City of New Port Richey. I understand that any violations may result in immediate cancellation and revocation of the Event Permit. I further certify that all facts contained in this request are accurate.

For events on public property, I agree to obtain and furnish the City of New Port Richey with a certificate of general liability insurance in the amount of \$1,000,000.00 or greater as deemed by the City Risk Manager. The insurance must name the City of New Port Richey as an additional insured.

I understand incomplete applications or any outstanding financial obligations with any department within the City of New Port Richey may result in a denial of my request.

Print Name of Applicant or Authorized Representative: Cami Austin Chairman

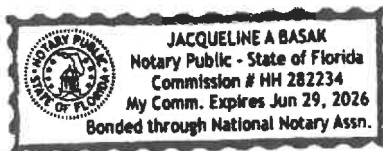
Signature of Applicant or Authorized Representative: Cami Austin, Chairman

Date: 8/16/24

Subscribed and sworn to before me this 16TH day of August, 2024
Who is personally known to me and/or produced _____ as
identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: Jacqueline A. Basak



My Commission expires: _____

Authorization for Applicant's Representative(s)

I Chasco Fiesta, Inc., applicant, hereby authorize Camie Austin to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representatives and agreements made by the designated representative.

Signature of Applicant(s): Camie Austin

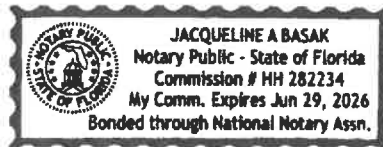
Date: 8/16/24

Subscribed and sworn to before me this 16TH day of August, 2024
Who is personally known to me and/or produced as identification.

STATE OF FLORIDA, PASCO COUNTY

Notary Public: Jacqueline A. Basak

My Commission expires:



Hold Harmless Agreement

I Chasco Fiesta, Inc, agree to protect the City of New Port Richey, Florida against all losses arising out of claims, in connection with the 2025 Chasco Fiesta.

Without limiting the generality of the foregoing, and all workmanship, actual or alleged infringement of any patent, trademark, copyright (or application for any thereof) or of any other violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The Chasco Fiesta, Inc. Further agrees to investigate, handle, respond to, provide defend any such claims, etc., at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims etc.) is groundless, false or fraudulent.

In any case in which such indemnification would violate any applicable legal prohibition, the foregoing provisions concerning indemnification shall not be construed to indemnify the City for damage arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the City or its employees.

Certification:

I Cami Austin do certify that I am Chairman of Chasco Fiesta, Inc. and that I am authorized to issue this hold harmless agreement; and that this hold harmless agreement is defined as an insured contract under a commercial general liability insurance policy currently in effect for the entity/organization.

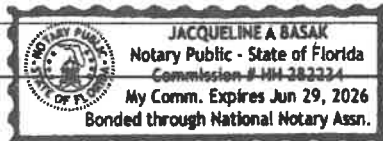
Signature of applicant: Cami Austin, Chmn.

Date: 8/16/24

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Jacqueline A. Basak

My Commission Expires: _____



Chasco Fiesta Inc

Profit and Loss

July 2023 - June 2024

	TOTAL
Income	
Concert Admissions	
Country Concert Ticket Sales	650.00
Total Concert Admissions	650.00
Concert Rent	
Rock Concert Split Ruth Eckerd	35,303.44
Total Concert Rent	35,303.44
Events	
Event Admission Fees	31,413.41
Native American Vendor Rent	5,300.00
Parade - Boat Admission Fees	425.00
Parade - Street Admission Fees	6,250.00
Total Events	43,388.41
Prize Chances	
Guitar raffle	225.00
Total Prize Chances	225.00
Sales and Rentals -	
Ice Sales	452.00
T-Shirt Sales	1,445.51
Total Sales and Rentals -	1,897.51
Services	6,936.00
Share of Sales Rent	
Beer Sales Net	17,425.50
For Profit Food Vendor	10,838.90
Non-Food Sales	6,420.25
Not-For Profit Food Vendors	1,750.00
Total Share of Sales Rent	36,434.65
Sponsorship Contributions	18,000.00
Bronze Medal Sponsors	8,860.00
Event Sponsors	33,000.50
Friends of Chasco	7,340.01
Gold Medal Sponsors	52,500.00
Platinum Sponsorship	18,000.00
Presenting Sponsors	20,000.00
Silver Medal Sponsors	44,500.00
Total Sponsorship Contributions	202,200.51
Vendor Rent Fees	8,786.29
Total Income	\$335,821.81
Cost of Goods Sold	
Cost of labor - COS	1,151.00

Chasco Fiesta Inc

Profit and Loss

July 2023 - June 2024

	TOTAL
Entertainment Costs	6,000.00
Bands and Musicians	30,275.00
Country Concert Bands	38,013.59
MC	1,000.00
Total Bands and Musicians	69,288.59
Native American Entertainment	22,390.30
Native American Dancers	14,000.00
Native American Director Fee	3,500.00
Native American Hotel Rooms	8,022.11
Total Native American Entertainment	47,912.41
Parade Costs	
Boat Parade Costs	2,680.42
Street Parade Costs	4,295.97
Total Parade Costs	6,976.39
Sound and Lighting	31,250.00
Total Entertainment Costs	161,427.39
Supplies & Materials - COGS	174.51
Total Cost of Goods Sold	\$162,752.90
GROSS PROFIT	\$173,068.91
Expenses	
Administration and Management	47.89
Bank Charges & Fees	262.06
Car & Truck	1,500.00
Chasco Computer	239.88
Chasco Management	3,903.77
Insurance	9,266.58
Interest Paid	-1,132.88
Legal & Professional Services	4,613.94
Licenses and permits	631.25
Office Supplies & Software	2,566.60
Other Business Expenses	2,416.79
Sponsor recruitment	53.21
Taxes & Licenses	2,772.10
Total Administration and Management	27,141.19
Advertising & Marketing	19,989.74
Advertising/Promotional Radio	8,984.99
Printing	17,585.46
Website	1,591.11
Total Advertising & Marketing	48,151.30
Charitable Contributions	1,100.00

Chasco Fiesta Inc

Profit and Loss

July 2023 - June 2024

	TOTAL
Hospitality	3,248.74
Awards	69.20
Entertainer Refreshments	713.74
Volunteer Refreshments	55.54
Total Hospitality	4,087.22
Logistics	
Chair, Tent, Table Rentals	15,472.28
Fence Rental	10,877.41
Job Supplies	337.62
Portable Toilets	9,100.35
Reimbursable Expenses	39.10
Rent & Lease	2,275.00
Security Services	8,979.14
City Charges	22,089.75
Total Security Services	31,068.89
Total Logistics	69,170.65
Other Business Expenses	752.34
Payroll Expenses	
Taxes	2,871.60
Wages	33,164.01
Total Payroll Expenses	36,035.61
QB Processing Fees	1,398.01
Uncategorized Expense	42.66
Total Expenses	\$187,878.98
NET OPERATING INCOME	\$ -14,810.07
Other Income	
Interest Income	294.93
Total Other Income	\$294.93
Other Expenses	
Wrap up Party - Sponsor / Volunteer	3,684.05
Total Other Expenses	\$3,684.05
NET OTHER INCOME	\$ -3,389.12
NET INCOME	\$ -18,199.19

Chasco Fiesta Inc

Profit and Loss

July 2023 - June 2024

	TOTAL
Income	
Concert Admissions	
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Total Events	43,388.41
Prize Chances	
Guitar raffle	225.00
Total Prize Chances	225.00
Sales and Rentals -	
Ice Sales	452.00
T-Shirt Sales	1,445.51
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Share of Sales Rent	
Beer Sales Net	17,425.50
For Profit Food Vendor	10,838.90
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Total Income	\$335,821.81
Cost of Goods Sold	
Cost of labor - COS	1,151.00

Chasco Fiesta Inc

Profit and Loss

July 2023 - June 2024

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Native American Director Fee	3,500.00
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Total Native American Entertainment	47,912.41
Parade Costs	
Boat Parade Costs	2,680.42
Street Parade Costs	4,295.97
Total Parade Costs	6,976.39
Sound and Lighting	31,250.00
Total Entertainment Costs	161,427.39
Supplies & Materials - COGS	174.51
Total Cost of Goods Sold	\$162,752.90
GROSS PROFIT	\$173,068.91
Expenses	
Administration and Management	47.89
Bank Charges & Fees	262.06
Car & Truck	1,500.00
Chasco Computer	239.88
Chasco Management	3,903.77
Insurance	9,266.58
Interest Paid	-1,132.88
Legal & Professional Services	4,613.94
Licenses and permits	631.25
Office Supplies & Software	2,566.60
Other Business Expenses	2,416.79
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Fence Rental	10,877.41
Job Supplies	337.62
Portable Toilets	9,100.35
Reimbursable Expenses	39.10
Rent & Lease	2,275.00
Security Services	8,979.14
City Charges	22,089.75
Total Security Services	31,068.89
Total Logistics	69,170.65
Other Business Expenses	752.34
Payroll Expenses	
Taxes	2,871.60
Wages	33,164.01
Total Payroll Expenses	36,035.61
QB Processing Fees	1,398.01
Uncategorized Expense	42.66
Total Expenses	\$187,878.98
NET OPERATING INCOME	\$ -14,810.07
Other Income	
Interest Income	294.93
Total Other Income	\$294.93
Other Expenses	
Wrap up Party - Sponsor / Volunteer	3,684.05
Total Other Expenses	\$3,684.05
NET OTHER INCOME	\$ -3,389.12
NET INCOME	\$ -18,199.19

Company name: Chasco Fiesta Inc
 Budget name: Budget_FY25_P&Ldraft
 Budget type: Profit and loss
 Period: FY 2025 (Jul 2024 - Jun 2025)

Consolidated

Accounts	Budget totals
Income	
Adjustment Clearing Account	
Billable Expense Income	
Concert Admissions	\$0.00
Country Concert Ticket Sales	\$42000.00
Total Concert Admissions	\$42000.00
Concert Rent	
Concert Rent	\$0.00
Rock Concert Split Ruth Eckerd	\$10000.00
Total Concert Rent	\$10000.00
Discount Income	
Events	\$0.00
Carnival Rent	\$15000.00
Dragon Boat Races	\$2000.00
Event Admission Fees	\$36000.00
Native American Pow Wow	
Native American Student Fees	
Native American Vendor Rent	\$5000.00
Other Events - Admission Fees	
Parade - Boat Admission Fees	\$600.00
Parade - Street Admission Fees	\$6000.00
Total Events	\$64600.00
Gate Admission fees	
Other Primary Income	
Prize Chances	\$0.00
Car Raffle	
Guitar raffle	\$300.00
Total Prize Chances	\$300.00
QuickBooks Payments Sales	
Sales	
Sales and Rentals -	\$0.00
Ice Sales	\$400.00
Service - Product Space	
T-Shirt Sales	\$2000.00
Tents and other rented equipment	
Total Sales and Rentals -	\$2400.00
Sales of Product Income	
Services	\$6500.00
Share of Sales Rent	\$0.00
Beer Sales Net	\$20000.00
For Profit Food Vendor	\$12000.00
Non-Food Sales	\$6000.00
Not-For Profit Food Vendors	\$1500.00
Total Share of Sales Rent	\$39500.00
Shipping Income	
Sponsorship Contributions	\$18000.00
Bronze Medal Sponsors	\$10000.00
Classic Rock Sponsors	
Contributing In-Kind Sponsors	
Entertainment Sponsors	\$10000.00
Event Sponsors	\$25000.00
Friends of Chasco	\$7000.00

Accounts	Budget totals
Gold Medal In Kind Sponsors	
Gold Medal Sponsors	\$52500.00
Platinum Sponsorship	\$18000.00
Presenting Sponsors	\$20000.00
Silver Medal Sponsors	\$44500.00
Total Sponsorship Contributions	\$205000.00
Unapplied Cash Payment Income	
Uncategorized Income	
Vendor Rent Fees	\$8786.29
Total Income	\$379086.29
Cost of Goods Sold	
Cost of Goods Sold	
Cost of labor - COS	\$2500.00
Entertainment Costs	
Bands and Musicians	\$30275.00
Country Concert Bands	\$38013.59
In-Kind Bands	
MC	\$1000.00
Musician Hotel Rooms	
Nightly Free Concert Bands	\$14000.00
Rock Concert Bands	
Total Bands and Musicians	\$83288.59
Native American Entertainment	\$24000.00
Native American Dancers	\$15000.00
Native American Director Fee	\$3500.00
Native American Hotel Rooms	\$7500.00
Native American Programs	
Total Native American Entertainment	\$50000.00
Parade Costs	\$0.00
Boat Parade Costs	\$2680.42
Street Parade Costs	\$4295.97
Total Parade Costs	\$6976.39
Ruth Eckerd Hall	
Sound and Lighting	\$32000.00
Talent Procurement	
Video Board	\$3000.00
Total Entertainment Costs	\$175264.98
Inventory Shrinkage	
Supplies & Materials - COGS	\$174.51
Total Cost of Goods Sold	\$177939.49
Expense	
Administration and Management	\$47.89
Ask My Accountant	
Bank Charges & Fees	\$262.06
Car & Truck	\$1500.00
Chasco Computer	\$239.88
Chasco Management	\$3903.77
Contractors	
Insurance	\$9266.58
Interest Paid	\$-1132.88
Legal & Professional Services	\$4613.94
Licenses and permits	\$631.25
Office Supplies & Software	\$2566.60
Other Business Expenses	\$2416.79
Sponsor recruitment	\$53.21
Taxes & Licenses	\$2772.10

Accounts	Budget totals
Total Administration and Management	\$27141.19
Advertising & Marketing	
Advertising/Promotional in-Kind	
Advertising/Promotional News/TV	\$15000.00
Advertising/Promotional Radio	\$10000.00
Billboards	
Printing	\$12000.00
Website	\$2000.00
Total Advertising & Marketing	\$39000.00
Bad Debt Expense	
Charitable Contributions	\$1100.00
Entertainment	
Total Charitable Contributions	\$1100.00
Depreciation Expense	
Hospitality	\$4000.00
Awards	\$2500.00
Entertainer Refreshments	\$1000.00
Native American Performer Refreshments	\$500.00
Volunteer Refreshments	\$1500.00
Total Hospitality	\$9500.00
Logistics	\$0.00
Chair, Tent, Table Rentals	\$12000.00
Contractors	
Equipment Rental	\$800.00
Fence Rental	\$10000.00
Garbage Fees	
Job Supplies	\$400.00
Portable Toilets	\$12000.00
Public Safety In-Kind	
Purchases	
Reimbursable Expenses	\$1500.00
Rent & Lease	\$1800.00
Repairs & Maintenance	
Security Services	\$12000.00
City Charges	\$15000.00
Total Security Services	\$27000.00
Storage	
Transportation Park & Ride	
Total Logistics	\$65500.00
Other Business Expenses	\$1200.00
Payroll Expenses	\$0.00
Taxes	\$3000.00
Wages	\$39000.00
Total Payroll Expenses	\$42000.00
QB Processing Fees	\$1800.00
Reimbursable Expensesm	
Square Fees	
Travel	
Unapplied Cash Bill Payment Expense	
Uncategorized Expense	\$1200.00
Utilities	
Total Expense	\$188441.19
Other Income	
Interest Income	\$200.00
Synovus	
Total Other Income	\$200.00

Accounts	Budget totals
Other Expense	
Reconciliation Discrepancies	
SUSPENSE	
Wrap up Party - Sponsor / Volunteer	\$4000.00
Total Other Expense	\$4000.00
Total Net Income	\$8905.61

Tuesday, September 3, 2024 at 3:15 PM EDT



City of New Port Richey Recreation & Aquatic Center MAJOR EVENT Application

*Major events are defined as events that could include one or more of the following: events that last more than 72 hours, have an anticipated attendance of more than 1,000 or will significantly impact public streets, right of ways or public areas. All applications must be submitted at least 45 days prior to the event, but no more than 12 months before the event.

*Permit Fee – Major Events: \$500.00

*Permit Fee – Road Closure / With Parade: \$238.00

* Do not advertise your event until you receive an approved event permit.

City of New Port Richey
Parks and Recreation Department
6630 Van Buren Street
New Port Richey, FL 34653

APPLICANT

Name of Applicant: Tina Farrell

Title (if applicable): Event Coordinator

Name of Organization: Farrell Cares Inc.

Is your organization tax exempt? Yes No If yes, please attach documentation.

Is your organization a non-profit? Yes No If yes, please attach documentation.

Mailing Address: 6835 Commerce Ave.

Street Address

Port Richey FL 34665

City

State

Zip Code

Phone: (727) 845-7663 (727) 271-6848

Daytime Phone

Cell Phone

Email: Farrellcares@gmail.com

EVENT

Name of Event: Cotee River Bike Fest

Description of Event (Include purpose):

Motorcycle event, Live music, Bike show, Bike contests

All net proceeds going to charity.

Location of Event: SIMS Park and Downtown New Port Richey

Event/Organization Web Address: <https://thecoteeriverbikefest.com>

Event Date(s) & Time(s):

Date	Day of the Week	Start Time	End Time
<u>10/11/2024</u>	<u>Friday</u>	<u>05:00pm</u>	<u>11:00pm</u>
<u>10/12/2024</u>	<u>Saturday</u>	<u>10:00am</u>	<u>11:00pm</u>
<u>10/13/2024</u>	<u>Sunday</u>	<u>10:00am</u>	<u>05:00pm</u>

Setup Date(s): 10/10/2024 - SIMS Park (10/11/24 - Friday Grand Blvd. Closes -
Setup Time(s): 08:00am to 10:00pm *(8am for Stage Set-up)*

Cleanup Date(s): 10/13/2024 - 10/14/2024

Cleanup Time(s): 10/13 - 5pm 10/14 8am to 10/13 - 8pm - 10/14 2pm

Will this be an annual event? Yes No If yes, next year's date(s) 10/10/25 - 10/12/25

EVENT LOGISTICS

1. Estimated Attendance (Includes event crew, participants, and spectators):

43,000 39,000
This Year Last year

Maximum number at peak time: 13,000

2. Will alcohol be served or sold? Served Sold No Alcohol

3. Approximate number of food vendors: 10
*Event promoter is responsible for obtaining copies of all licenses and insurance from each vendor and providing the same to the City. All vendors must be listed on the site plan.

4. Approximate number of all other vendors along with type i.e. crafts, sponsors, informational
*May need to provide copy of certificate of insurance in a form acceptable to the City for each vendor:

20 - 30 - Insurance, jewelry, motorcycle, accessories, clothing

Other local business vendors

5. Will electricity be required?: Yes No Source _____

Location of electricity SIMS Park

*City electric is available around the Sims Park Circle, panel box near the river, and the North and South side of Orange Lake. If an event requires additional locations, the event must provide an alternative.

6. List event equipment (Include things such as seating, tents, booths, and trucks. These should all be listed on site map as well.) _____

Tables, chairs, booths, tents, port-o-potties, beer truck

7. List entertainment type (bands, DJ, dancers, clowns, etc.): Bands

wrestling, bike shows

8. List dates and times of music and/or amplified sound: 10/11/24 05:00pm - 11:00pm
10/12/24 10:00am - 11:00pm
10/13/24 11:00am - 05:00pm

9. Will private security be provided? Yes No
If yes, list organization: _____

10. Will portable restrooms be used? Yes No
If yes answer the following and list on site plan:

How many: 20 Installation Date: 10/10/24 Removal Date: 10/14/24

11. Event holders are responsible for trash removal, and must provide their own dumpsters.
Please list your plan: Dumpsters - vendor TBD

Will dumpsters be used? Yes No

If yes please include on site plan and answer the following:

How many: 3 Sizes: 20 yards

Installation Date: 10/10/24 Removal Date: 10/14/24

12. Please list any admission charges, donations, parking, registration or other fee and how much.

N/A

13. Does the event require street closures? Yes No



If yes complete the following:

Date(s) of street closure: Begin 10/11/24 End 10/13/24

Time of street closure: Begin 08:00am End 05:00pm

List street(s) to be closed: Grand Blvd. closed @ 08:00am 10/11/20 to set up stage Queens Lane, Grand Blvd. Circle Blvd., Bank Street, Main Street Nebraska, Missouri Ave. Adams, Central, Florida & Lincoln.

*A letter must be delivered to all residents that will be directly impacted by a road closure. Attach letter along with addresses to this application.

14. Will there be a parade? Yes No

If yes complete the following:

Street(s) that will be utilized for parade route: N/A

Time assembly to begin: N/A

Time parade starts: N/A

Total number of units in parade: N/A

Number of people in the parade: N/A

Number of vehicles in the parade: N/A

Number of animals in parade: N/A

Number of floats: N/A

Number of bands: N/A

N/A

*Attach parade route map to application.

15. Will there be a running/walking/biking/water event? Yes No



If yes answer the following:

Time assembly to begin: N/A

Time event starts: N/A

Estimated ending time: N/A

Event will be conducted on Streets Sidewalks Body of water

*Attach route map to application

16. Will a City dock be used for the event? Yes No

If yes, hours of use: N/A

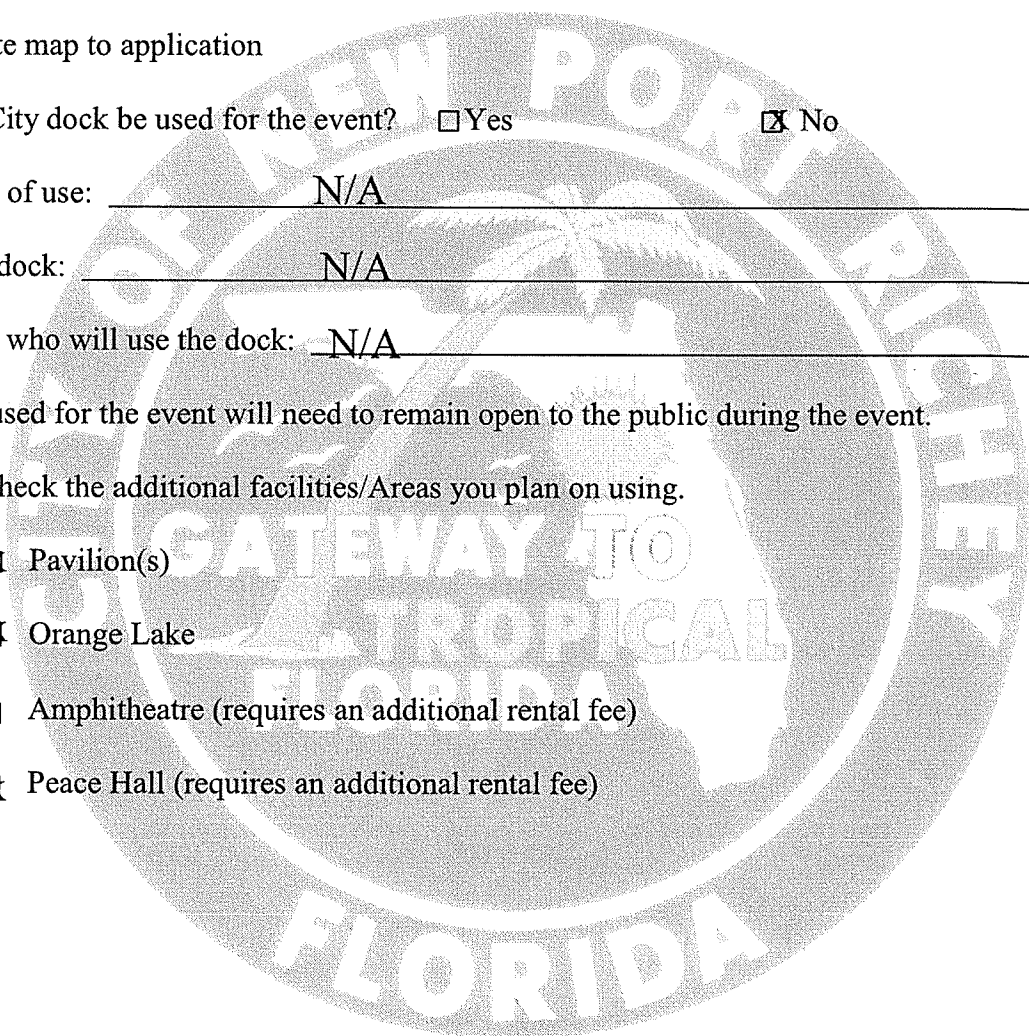
Location of dock: N/A

List vendors who will use the dock: N/A

*Any dock used for the event will need to remain open to the public during the event.

17. Please check the additional facilities/Areas you plan on using.

- Pavilion(s)
- Orange Lake
- Amphitheatre (requires an additional rental fee)
- Peace Hall (requires an additional rental fee)



What is your Organization doing to fund or support Activities within the local Community?

Farrell Cares hosts or Supports local events such as Nurses Gala, Festival of Trees, NRA, plus several more events throughout Pasco County

What Groups or Individuals received financial or other support from your Group in the past year?

Childrens Burn foundation, Pasco Sheriff K-9 & S.W.A.T., Con course, Red Apple Angelus, Explorers.

As the applicant, I hereby accept and understand the responsibility to oversee all contractors, vendors, or parties affiliated with the event and to insure compliance with the event policy and procedure manual, the resolution and City ordinance pertaining to Special Events, the event rules, guidelines, requirements, for tents and all policies, rules, regulations, and code provisions of the City of New Port Richey. I understand that any violations may result in immediate cancellation and revocation of the Event Permit. I further certify that all facts contained in this request are accurate.

For events on public property, I agree to obtain and furnish the City of New Port Richey with a certificate of general liability insurance in the amount of \$1,000,000.00 or greater as deemed by the City Risk Manager. The insurance must name the City of New Port Richey as an additional insured.

I understand incomplete applications or any outstanding financial obligations with any department within the City of New Port Richey may result in a denial of my request.

Print Name of Applicant or Authorized Representative: Tinamarie Farrell

Signature of Applicant or Authorized Representative: [Signature]

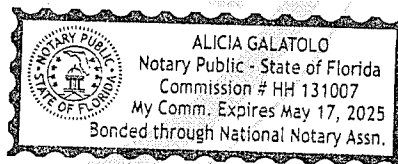
Date: 4-2-24

Subscribed and sworn to before me this 2 day of April, 2024

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

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature]



My Commission expires: May 17th 2025

FOUNDED 1924

Authorization for Applicant's Representative(s)

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

Signature of Applicant(s): _____

Date: _____

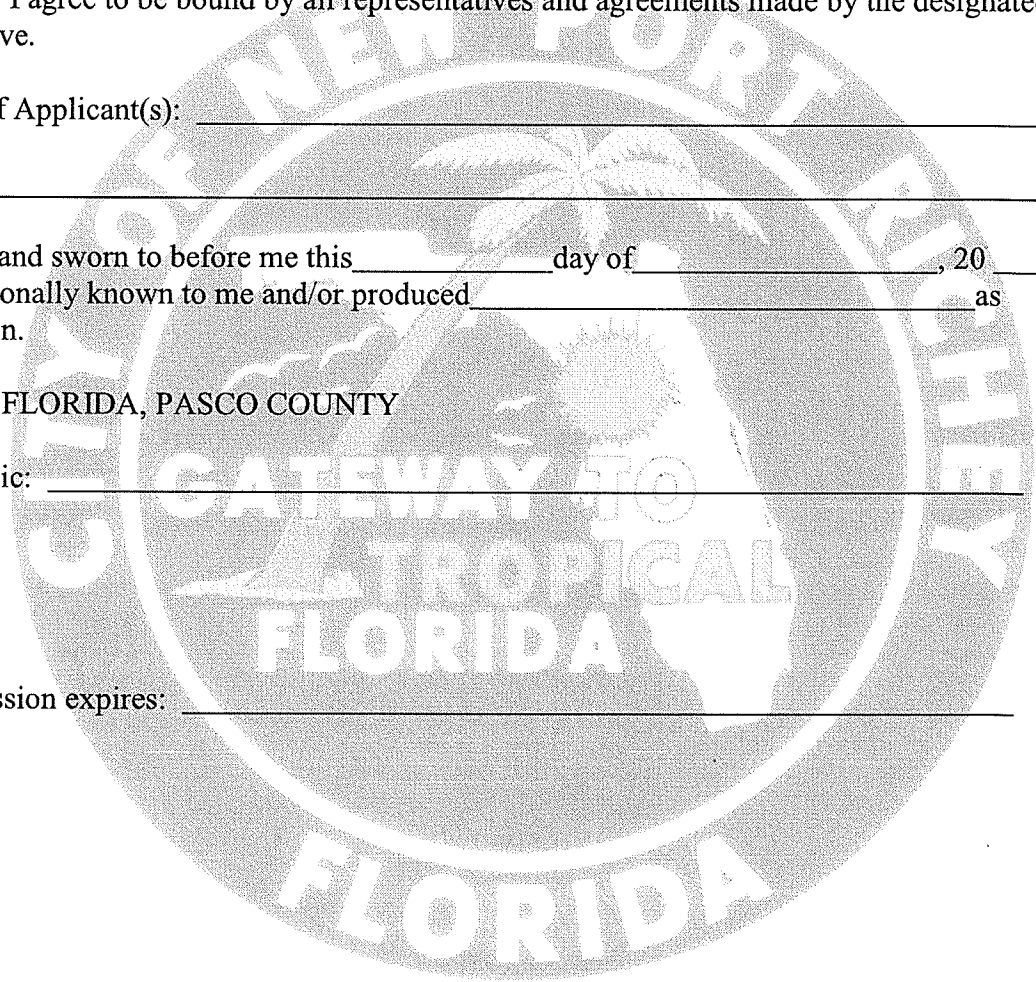
Subscribed and sworn to before me this _____ day of _____, 20_____

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

STATE OF FLORIDA, PASCO COUNTY

Notary Public: _____

My Commission expires: _____



Hold Harmless Agreement

I Farrell Cares Inc., agree to protect the City of New Port Richey, Florida against all losses arising out of claims, in connection with the _____

Without limiting the generality of the foregoing, and all workmanship, actual or alleged infringement of any patent, trademark, copyright (or application for any thereof) or of any other violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The Farrell Cares Inc.

Further agrees to investigate, handle, respond to, provide defend any such claims, etc., at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims etc.) is groundless, false or fraudulent.

In any case in which such indemnification would violate any applicable legal prohibition, the foregoing provisions concerning indemnification shall not be construed to indemnify the City for damage arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the City or its employees.

Certification:

I Tinamarie Farrell do certify that I am Vice President of Farrell Cares Inc.

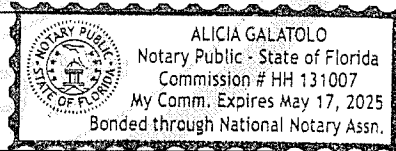
and that I am authorized to issue this hold harmless agreement; and that this hold harmless agreement is defined as an insured contract under a commercial general liability insurance policy currently in effect for the entity/organization.

Signature of applicant: _____

Date: _____

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____



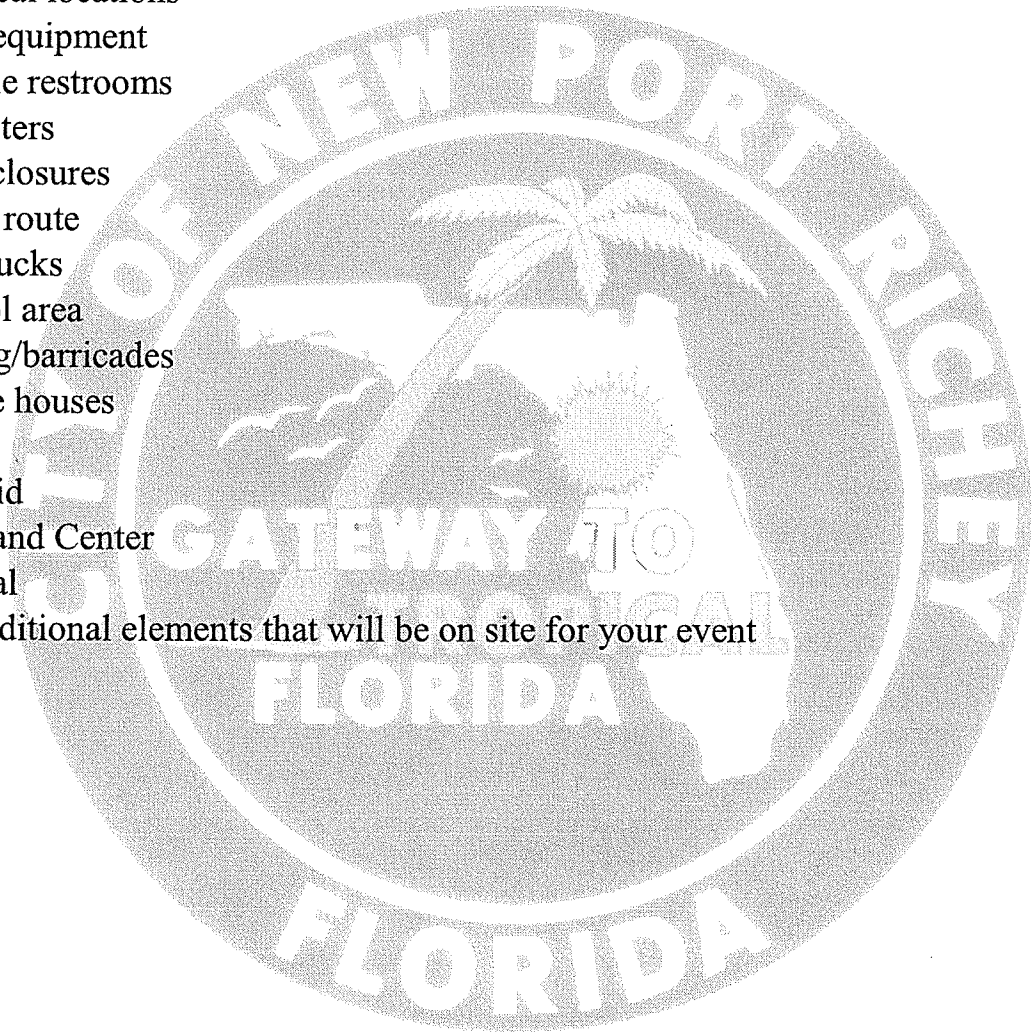
My Commission Expires: _____

may 17th 2025

Site Plan Checklist

The following items should be on your site plan if applicable.

- Food Vendors
- Additional vendors/sponsors
- Electrical locations
- Event equipment
- Portable restrooms
- Dumpsters
- Street closures
- Parade route
- Beer trucks
- Alcohol area
- Fencing/barricades
- Bounce houses
- Tents
- First Aid
- Command Center
- Carnival
- Any additional elements that will be on site for your event



Attachments

Please make sure the following items are submitted with your application.

- Site plan
- Pasco County Health Department *Application for Temporary Event Sanitation*
- If the event includes a parade or street closure, attach a proof of notice to property owners along the route and the addresses of where the letters will be delivered.
- If the event includes a parade attach the route.
- If the event includes a running/walking/biking/water component attach the route.
- Flyer/brochure if available
- If the event includes music or live performances, attach a copy of the music license from BMI and ASCAP.
BMI (Broadcast Music Inc.) 1-888-689-5264
ASCAP (American Society of Composers, Authors and Publishers) 1-800-505-4052
- It is recommended that each event has a recycling plan in place. Local waste collection providers all participate in recycling. Please consider contacting your waste collection agency and request a recycling dumpster and/or receptacles.

Once approved you will need to submit the following:

- Certificate of Insurance naming the City of New Port Richey as an additional insured

The special event permit does not include additional permits such as tent permit, electrical permits, or gas permits. To apply for additional permits go to the Development Department in City Hall located at 5919 Main Street, New Port Richey. For questions call (727) 853-1045.

Special Event Checklist

Thank you for your interest in having a special event in the City of New Port Richey. Once you submit the application, there will be a SET meeting in approximately two weeks to review your application. At this time they will determine what the estimated costs for City services will be. If your event includes alcohol, your event will be placed on a Council Agenda for approval.

Submit Special Event Application along with \$100 application fee to the New Port Richey Recreation and Aquatic Center, 6630 Van Buren Street, New Port Richey, FL 34653. Checks should be made payable to New Port Richey Parks and Recreation. Events that will include alcohol must also submit the Alcoholic Beverage Special Event Permit Application along with a \$250 application fee.

Should you have any questions regarding the application or process contact the Events and Community Outreach Coordinator at (727) 841-4560.

Please make sure the following items are submitted with your application if applicable:

- Site plan
- Pasco County Health Department *Application for Temporary Event Sanitation* - 11611 Denton Avenue, Hudson 34667; (727) 861-5661
- If the event includes a parade or street closure, attach a proof of notice to property owners along the route and the addresses of where the letters will be delivered.
- If the event includes a parade attach the route.
- If the event includes a running/walking/biking/water component attach the route.
- If applicant is an organization include list of current officers.
- Flyer/brochure if available.
- If the organization is a non-profit please submit IRS determination letter. If the organization is a 501(c)3, submit tax exempt certificate.
- If the event includes music or live performances, attach a copy of the music license from BMI and ASCAP.
 - BMI (Broadcast Music Inc.) 1-888-689-5264
 - ASCAP (American Society of Composers, Authors and Publishers) 1-800-505-4052

Once approved you will need to submit the following:

- Certificate of Insurance naming the City of New Port Richey as an additional insured. The policy limits of the insured should be not less than:
One million dollars (\$1,000,000) combined single limit for property damage, bodily injury or death. In addition, events involving the sale or distribution of food or alcoholic beverages shall include product liability coverage in the same amount. Events involving the sale or distribution of alcoholic beverages shall include liquor liability coverage with a minimum of one million dollars.
- City of New Port Richey Business Tax Receipt (required if you are a for-profit business outside of the City limits) – Billing and Collections located at 5919 Main Street, New Port Richey, 34652; (727) 853-1061

- Approved alcoholic beverage license from Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco - 1313 N. Tampa Road, Suite 909, Tampa, 33602; (813) 272-2610
- Payment of required special event damage deposit. The rate is **\$500 per day** of the approved event. This deposit is refundable only after all damages are cleared by the City of New Port Richey Parks and Recreation Department. Any damages that occur will be calculated by the Parks and Recreation Department and will be deducted from the total deposit up to the full amount. If the amount of damage exceeds the total damage deposit paid by the event holder the City of New Port Richey will issue an invoice/bill to the event holder for payment to cover the additional damage expenses.

City Event Sponsorship Application

Annually the City reviews projects which have requested assistance through "in kind" support from the various departments whose services are deemed to be appropriate or through other sponsorship or co-sponsorship allocations. The "in-kind" services could include traffic control, crowd control, public safety and public works deemed by the organizer and/or the City to be appropriate for the event depending on its scale and the length and timing of the event

The purpose of the New Port Richey Special Event Sponsorship Program is to provide funding to local organizations to assist them in producing local special events that:

- Promote the City as a destination for visitors;
- Promote local businesses;
- Produce hotel room nights;
- Show economic impact to the City and its businesses; and
- Provide a family-friendly program.

Special event sponsorship applications are due to the City Manager's Office by September 1 of each year. The City Manager will review the applications and make recommendations to the City Council. The City Council will decide during the budget process which events will be sponsored and for what amount. The number and amount of each grant award will be dependent upon the availability of designated funds. Applicants are required to provide the following information in writing. Local special events that may receive funding must demonstrate a history of economic impact and/or the potential to draw visitors to the area. The following application should specify the grant dollar amount requested, and a detailed proposed use of the requested funds.

Once completed, submit the following application to the Office of the City Manager, City Hall, 5919 Main Street, New Port Richey, Florida 34652. You can also fax it to (727) 853-1023 or via email to meyersj@cityofnewportrichey.org. For questions regarding the sponsorship process contact the office of the City Manager at (727) 853-1248.



City of New Port Richey Parks and Recreation Department

Event Policies and Procedures Manual

The City of New Port Richey Parks & Recreation Department is pleased that you have decided to host your event in our City. All of the following rules and guidelines apply to any Special Event hosted within the City of New Port Richey. Persons and/or organizations who wish to conduct an Event in the City of New Port Richey must submit a completed application a minimum of forty-five (45) days prior to the proposed event date to:

City of New Port Richey Parks and Recreation Department
Attn: Events Coordinator
6630 Van Buren Street
New Port Richey, FL 34653

Receipt of an application is not a guarantee of event approval. Annual events should request dates one year in advance. The application fee, damage deposit, and final costs should all be paid at the City of New Port Richey Parks and Recreation Department.

Event Definition

An event is defined as any activity that is outside of the normal operations of the facility and/or has an impact on the general public. Any preplanned event, sponsored by a person other than the city, occurring on city property, including city streets which involve fifty (50) or more persons and/or vehicles as participants, exhibitors or exhibitions and which event is open to the public.

Examples may include one or more of the following:

1. Open and advertised to the general public
2. Require street closures
3. The sale and/or consumption of food, beverage, or merchandise to the general public
4. Exceeds pavilion boundaries
5. Event requires one or more of the following: parking arrangements, traffic control, law enforcement, EMS, Fire Marshall, portable toilets, dumpsters, or City permits
6. Requires that portions of a public facility be closed to the general public
7. The event occurs on the Pithlachascotee River

Event Rules and Guidelines

1. **SET (Special Event Team) Meetings:** The event promoter/organizer must attend a SET (Special Event Team) meeting with City staff and other parties as necessary. Event promoter is responsible for all event logistics before, during, and after the event including equipment, security, trash, traffic, etc.
2. **Use Agreement:** A use agreement will be created that describes the fees as listed on the Special Event Fee Schedule, roles and responsibilities of the City and the Event

Promoter. Once the SET team approves the Use Agreement, it will go to the City Manager for final approval. Upon final approval of the Use Agreement, the Special Event Permit will be issued.

3. **Bond/Deposit:** A refundable cash bond or certified security deposit up to \$5,000 shall be provided to the city, in the amount to be determined by the City staff. The amount shall be based on the nature of the event, duration of the event, proposed location and potential damage to City property or equipment caused by event organizer or the event organizer's vendors and participants.
4. **Representation:** If the applicant is representing a group or an organization, in submitting an application for a special event, the applicant, if applicable, must attach proof of agency or letter of authorization showing his/her authority to represent the organization named herein prior to approval of this application.
5. **Site Map:** Site map should include: (as many pages as necessary, does not all need to be on one map)
 - a. Vendor locations
 - b. Tent locations and sizes, etc.
 - c. Barricade locations
 - d. Entertainment/activities
 - e. Portable restroom locations
 - f. Dumpster and recycling collection locations
 - g. Road and/or sidewalk closures
 - h. First aid/medical stations
 - i. Traffic flow
6. **Set-up:** The City has control over the set-up of any equipment/materials on site. The city reserves the right to refuse a special event permit if the parking of vehicles will substantially interfere with or destroy vegetation and City property.
7. **Traffic:** Traffic flow plan is required. Please provide map and details of plan.
8. **Vendors:** Event promoter is responsible for obtaining a copy of all licenses and insurance from each vendor, including inflatable's (moonwalks), climbing walls, pony rides, food vendors, etc., and providing the same to the City of New Port Richey. Food vendors are subject to fire inspection and must adhere to all Health Department and Fire Department rules and regulations, including keeping walkways clear and electrical cords, hoses, etc., properly covered and secured. All vendors must adhere to the Vendor Requirements for Special Events, which is attached hereto as Attachment "1".
9. **Selling:** Selling or offering for sale of any goods or services requires Departmental approval.
10. **Alcohol:** Event promoter is responsible for abiding by all local, State, and Federal liquor regulations, perimeter guidelines according to the Division of Alcoholic Beverages & Tobacco (ABT). Sale, dispensing, possession, use and/or consumption of alcoholic beverages on public property is prohibited except pursuant to City and State ordinance. An event must submit an Alcoholic Beverage Special Event Permit Application and be approved by Council to serve or sell alcohol at the event. See Alcohol Ordinance for further details.
11. **Tents:** All tents must be properly secured and anchored and made of flame-resistant materials in accordance with NFPA 701 Standard Method of Fire tests for Flame Propagation of Textiles and Films. The applicant must provide a copy of the flame-resistant rating. All tents larger than 10' x 10' require a Building (tent) permit. The

event promoter can contact the New Port Richey Planning and Development Department for the arrangement of a tent permit. Tent permit fees list is available (includes all tents at special event). Additional inspection fees may be required.

12. **Noise:** All events must comply with the City of New Port Richey noise ordinances unless a waiver is granted. Amplified music is permitted from 9 am to 11 pm, Monday through Saturday and 1 pm – 11 pm on Sunday.
13. **Restrooms:** The applicant may be required to provide portable restrooms depending on scope and size of the Event. Multi-day events will require daily cleaning service of portable restrooms. Portable restrooms may be placed one day prior to the Event, and must be removed from the site within 24 hours of the close of the Event.
14. **Trash & Recycling:** The applicant is responsible for dumpsters, additional trash cans, all trash clean up and responsible for recycling containers depending on the size and scope of the event. Dumpsters may be delivered 24 hours before the start of the event, and must be removed with 24 hours of the close of the event. The Event Promoter will be responsible for placing recycling receptacles throughout the event site as recommended. All events will be encouraged to participate in the City of New Port Richey recycling efforts.
15. **Safety:** Safety Plan requirements will be determined by City staff, as well as New Port Richey Police Department and the New Port Richey Fire Department. Event promoter may be required to hire off duty law enforcement officers, lifeguards, medical personnel, etc. Event promoter may also be required to make arrangements with New Port Richey Police Department and/or the New Port Richey Fire Department for providing a command center and/or a safety unit at Promoter's expense. All events must designate a first-aid station.
16. **Parades:** It is understood that parade participants shall not engage in any behavior that creates a risk of bodily injury to other parade participants and the spectators at large. It is also to be understood that no fireworks or other explosion-type devices are to be used by parade participants to spectators along route which may cause injury or danger to spectators or participants.
17. **Site Closure:** For safety concerns, the event space will temporarily close in case of inclement weather, emergencies, or other unsafe or hazardous conditions, or should vehicle or event capacity reach maximum.
18. **Inclement Weather:** If the event is canceled due to inclement weather or other unsafe or hazardous conditions, the Event Promoter is responsible for notifying participants of the event cancelation. Event may be rescheduled pending availability. Any additional fees incurred to the City, such as labor, traffic control, or any other unforeseen costs will be invoiced by the City to the Event Promoter. The City reserves the right to cancel an event due to inclement weather, emergencies, or other unsafe or hazardous conditions.
19. **Cancellations:** Event Promoter must notify the New Port Richey Parks and Recreation in writing of any cancellations or rescheduling of the event.
20. **Permits:** Applicant is required to obtain all permits, licenses and certificates required by City, County, State, Federal, ABT (Division of Alcohol Beverages and Tobacco), or other regulatory agencies. Copies of such permits and licenses must be submitted to the New Port Richey Parks and Recreation Department. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations including, but not limited to, National Fire Prevention Association, Building, Plumbing, Electric, Land

Development and City Codes. The City reserves the right to impose additional regulations if deemed necessary.

21. **Event Conclusion:** The event space is to be restored to the same condition as it was prior to the Event. Applicant will be responsible for the cost to repair any damage resulting from the event and/or attendees. All equipment and structures placed at the event site must be removed within 24 hours of the end of the event. The City of New Port Richey is not responsible for any items left at the event site. A storage fee may be applied for items left in the park after the 24 hour deadline.
22. **Owed Monies:** The City of New Port Richey will invoice the Event Promoter with the actual costs of the event upon conclusion of the event. The Event Promoter must pay the invoice within 30 days of receiving the invoice. Should collection efforts be required to collect any sums due, the City will be entitled to interest at the highest legal rate and the City will be entitled to collection costs including attorney fees.
23. **City Logo:** The use of the City of New Port Richey logo, Parks & Recreation Department logo, or any other reference to the City of New Port Richey is strictly prohibited except where written permission has been granted.
24. **Privileges:** Failure to abide by Parks & Recreation Department Rules and Guidelines, City ordinance, special events resolution, or special event policies and procedures will result in event privileges being suspended. Should an event not be in compliance with the User Agreement, the event may be shut down based on the recommendation of any City of New Port Richey Department Head or their designee and/or the Police Department. The Police Department will enforce all closures. An event may also be terminated if it is in violation of any law, or if it endangers the persons or participants or spectators, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties is endangered.
25. **Insurance:** A certificate of general liability insurance naming the City of New Port Richey as an additional insured is required. Insurance amounts are identified in the Use Agreement.
26. **Post-event Report:** The applicant agrees to provide a post-event report within 90 days following the event to include receipts, disbursements, number of participants and other data included in this application.
27. **Holidays:** No special events will be approved on any City recognized holidays.
28. **Cooking:** Cooking is not allowed under or within 10 feet of any existing structure as mentioned in the New Port Richey Fire Department Requirements for Special Events Document included with this application.

FLORIDA



**CITY OF NEW PORT RICHEY
SPECIAL EVENT IN-KIND SPONSORSHIP
APPLICATION**

I. EVENT INFORMATION:

- a. Organization: The Rotary Club of Holiday
- b. Name of Event: Holiday Street Parade
- c. Event Dates (beginning, ending): 12/14/2025
- d. Event Coordinator (name, address, phone, email) Angel Cook
5709 Tidalwave Dr. New Port Richey, FL 34652
727-457-4849, holidaystreetparade.info@gmail.com
- e. Total amount of in-kind services requested \$ 13,000
- f. Please describe the proposed event to include type of event and scope of activities: Holiday Street Parade through downtown NPR in the evening lighting up the route with festive floats decorated in holiday lights. Parade ends with Santa
- g. Please indicate other events provided by your agency and the amount (if any) currently funded by the City: no other events
- h. How are the events specified assessed for effectiveness? Marketed through the Rotary Social Media & Hits 106
- i. Please provide a statement setting forth the specific use of net proceeds derived from the special event and how the proposed use benefits the city:
the in-kind supports allows us to provide the safety & security that is needed to host this parade. Due to the increasing cost of police, fire & equipment needed for this large of a parade, the City's sponsorship is greatly appreciated.



CITY OF NEW PORT RICHEY
SPECIAL EVENT
SPONSORSHIP APPLICATION

II. MARKETING AND ADVERTISING

- a. Which specific advertising mediums will be used? Hits 106 Radio
Station 3 Rotary's Social media
- b. Identify advertising campaign duration and amount for each medium: _____
Hits 106 Radio - 2-4 weeks
Rotary Social media - 3 months
- c. Will the City of New Port Richey be identified as a sponsor on all promotional/advertising materials? Yes, the City will be the Presenting Sponsor

III. ECONOMIC IMPACT

- a. Describe the overall economic benefit to NPR: _____
With over 5,000 people that come into downtown to watch the parade, the local businesses will see a large boost of revenue
- b. Will the event compliment or compete with existing downtown businesses? _____
Compliment
- c. Please describe in what way(s) and to what degree? _____
Businesses will see an increase of retail traffic in their stores & an increase in sales along with a positive experience with a family friendly, fun parade

IV. EVENT IMPACT

- a. How many consecutive years has this event been held in NPR? 40+ years
- b. What is the target audience for this event? Families & Individuals who are holiday enthusiasts



**CITY OF NEW PORT RICHEY
SPECIAL EVENT
SPONSORSHIP APPLICATION**

c. Are you proposing any notable changes in the event from previous years? If yes, then please explain: no notable changes

V. REQUIRED DOCUMENTS

- a. Adopted agency budget for current fiscal year.
- b. Audited Financial Statement (for 2018 or a IRS Form 990)
- c. Certificate of Incorporation
- d. Federal Tax ID Number



City of New Port Richey
Parks and Recreation Department
Special Event Application

*All applications must be submitted at least 45 days prior to the event, but no more than 12 months before the event.

* Do not advertise our event until you receive an approved event permit.

Submit original signed and notarized application along with \$150 application fee to the following:

City of New Port Richey
Parks and Recreation Department
6630 Van Buren Street
New Port Richey, FL 34653

APPLICANT

Name of Applicant: Angel L. Cook

Title (if applicable): Parade Chairperson

Name of Organization: The Holiday Rotary Club

Is your organization tax exempt? Yes No If yes, please attach documentation.

Is your organization a non-profit? Yes No If yes, please attach documentation.

Mailing Address: 5709 Tidal Wave Dr.
Street Address

New Port Richey City FL State 34652 Zip Code

Phone: 727-376-8000 Daytime Phone 727-457-4849 Cell Phone

Email: angel@leadersinsuranceagency.com

EVENT

Name of Event: Holiday Street Parade

Description of Event (Include purpose):

Annual Street Parade celebrating the Holiday season that focuses on bringing families to the City

Location of Event: Downtown New Port Richey

Event/Organization Web Address: none

Event Date(s) & Time(s):

Date	Day of the Week	Start Time	End Time
<u>12/14/2024</u>	<u>Saturday</u>	<u>6pm</u>	<u>9pm</u>

Setup Date(s): 12/09th - 12/14th

Setup Time(s): 12/9 - 12/11 - barricade set up
12/13th bag hanging 5pm - 7pm

Cleanup Date(s) 12/14 - float staging - 2pm - 5pm
12/15/24 - cleanup streets

Hold Harmless Agreement

I Angel L. Cook, agree to protect the City of New Port Richey, Florida against all losses arising out of claims, in connection with the The Holiday Street Parade.

Without limiting the generality of the foregoing, and all workmanship, actual or alleged infringement of any patent, trademark, copyright (or application for any thereof) or of any other violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The Rotary Club of Holiday Further agrees to investigate, handle, respond to, provide defend any such claims, etc., at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims etc.) is groundless, false or fraudulent.

In any case in which such indemnification would violate any applicable legal prohibition, the foregoing provisions concerning indemnification shall not be construed to indemnify the City for damage arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the City or its employees.

Certification:

I Angel L. Cook do certify that I am Chairperson of The Holiday Street Parade, and that I am authorized to issue this hold harmless agreement; and that this hold harmless agreement is defined as an insured contract under a commercial general liability insurance policy currently in effect for the entity/organization.

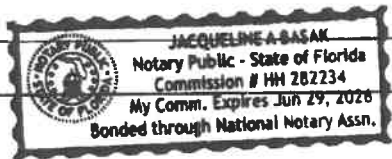
Signature of applicant: Angel L. Cook

Date: 8/15/2014

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Jacqueline A. Basak

My Commission Expires: _____





Event Organizer Responsibilities

Event: 2024 Holiday Street Parade _____ Event Date: Sat. Dec. 14th 2024

AC Event Organizer must submit to the City of NPR Event Coordinator, a final map with the entire vendor layout and a corresponding list of all vendors with the type of vendors identified such as: (crafts, food, etc.) a minimum of one week prior to the event date. Once this list and map are submitted, no revision by the Event Organizer will be permitted.

AC Event Organizer will complete a pre-inspection of all vendors prior to the City Inspection to ensure compliance and a smooth and easy City Inspection process.

AC Event Organizer is responsible for the attendance of ALL vendors at the time of inspections.

AC No Vendor Set-Up will be allowed after the following date and time: N/A.

AC Event Organizer will meet City Staff on _____ at _____ and will accompany City Staff for the entire duration of the vendor inspections.

AC No Vendor Inspection will begin without the Event Organizer present.

AC No Vendor may sale any items or services prior to passing the Vendor Inspection conducted by City Staff.

AC Event Organizer must obtain the required permits from the Development Department in City Hall prior to the Event. (Permit Fees List from the Development Department is attached.)

AC Event Organizer must collect signed Vendor Agreements from the City and keep all copies on hand at the time of inspections. (Copy Attached).

AC Copy of the City Special Event Rules & Regulations was received by the Event Organizer.

6/13/17

AC Event Organizer understands that not complying with the City Rules & Regulations may result in vendors not being allowed to open for business, delayed start time of the event, and/or cancellation of the event.

AC It is recommended that each event has a recycling plan in place. Local waste collection providers all participate in recycling. Please consider contacting your waste collection agency and request a recycling dumpster and/or receptacles.

AC No vendors or cooking are permitted under or near the shade canopies at Sims Park.

AC Event Organizer understands that the estimate initial costs may vary from the final costs billed to me by the City of New Port Richey.

AC Event Organizer has received and acknowledge that they must comply with the Requirements for Special Events Document issued by the City of New Port Richey Fire Dept.

AC Event Organizer acknowledges that the \$500 per day damage deposit is refundable only after the event has been cleared of all damages.

N/A Alcoholic Beverage Special Event Application will go before NPR City Council on:

Print Name Angel L. Cook

Signature Angel L. Cook

Date 8/15/2024



Road Closure Request

City of New Port Richey
5919 Main Street
New Port Richey, FL 34652
Phone: (727) 841-4560 Fax: (727) 841-4562

Please submit all requests at least 30 days prior to the event.

Name of Event: 2024 Holiday Street Parade

Date(s) and Time(s) of Event: Saturday - Dec. 14th, 2024 - 6:00pm - 9:00pm

Intersection(s): See attached Street Closure list

Applicant: The Holiday Rotary Club

Address (Street, City, State, Zip Code): 5709 Tidal Wave Dr
New Port Richey, FL 34652

Daytime Phone Number: (727) 376-8000

Email: angel@leadersinsuranceagency.com

Authorized Person in Charge: Angel L. Cook

Estimated number of spectators: 5,000

Will there be food?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be tents over 10' x 10'?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will alcohol beverages be sold/served/consumed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be port-o-lets?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will public electric outlets be used?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be amplified music?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Description of Closure: _____

Please note attached road closure instructions

2/22/22

INCOME

Type	Date	Reference	Description	Memo	Debit	Credit	Balance
JE	6/30/2024	Year-End	Year-End Closing to Transaction		32,875.62		0
Dep	2/13/2024	Credit	Parade fee	Credit	0	100	-32,875.62
Dep	1/30/2024	Credit	Parade fee	Credit	0	2,201.90	-32,775.62
Dep	1/2/2024	Credit	Parade fee - Event Toys	Credit	0	500	-30,573.72
Dep	12/19/2023	Credit	Parade fees	Credit	0	200	-30,073.72
Dep	12/5/2023	Credit	Parade fee	Credit	0	100	-29,873.72
Dep	12/1/2023	Credit	Parade Fees	Credit	0	3,953.29	-29,773.72
Dep	11/30/2023	Credit	Parade fee	Credit	0	2,650.00	-25,820.43
Dep	11/29/2023	Credit	Parade Fees	Credit	0	1,965.00	-23,170.43
Dep	11/28/2023	Credit	Parade fee	Credit	0	350	-21,205.43
Dep	11/21/2023	Credit	Parade fee	Credit	0	1,000.00	-20,855.43
Dep	11/16/2023	Credit	Parade fees	Credit	0	550	-19,855.43
Dep	11/14/2023	Credit	Parade Fees	Credit	0	500	-19,305.43
Dep	11/14/2023	Credit	Parade fees	Credit	0	2,300.00	-18,805.43
Dep	11/7/2023	Credit	Parade fees	Credit	0	900	-16,505.43
Dep	10/31/2023	Credit	Parade fees	Credit	0	1,250.00	-15,605.43
Dep	10/27/2023	Credit	Parade fee	Credit	0	192.53	-14,355.43
Dep	10/24/2023	Debit	Parade fee	Debit	0	96.35	-14,162.90
Dep	10/23/2023	Credit	Parade Fees	Credit	0	385.7	-14,066.55
Dep	10/19/2023	Credit	Parade Fees	Credit	0	578.4	-13,680.85
Dep	10/17/2023	Credit	Parade fee	Credit	0	4,000.00	-13,102.45
Dep	10/16/2023	Credit	Square Transfer	Credit	0	964.85	-9,102.45
Dep	10/13/2023	Debit	Parade fees	Debit	0	723.45	-8,137.60
Dep	10/11/2023	Credit	Parade fees	Credit	0	385.7	-7,414.15
Dep	10/10/2023	Credit	Parade fee - Freedom Boats	Credit	0	200	-7,028.45
Dep	10/4/2023	Credit	Parade Fee	Credit	0	5,210.55	-6,828.45
Dep	9/26/2023	Credit	Parade fee - Billirakas for Congress	Credit	0	100	-1,617.90
Dep	9/26/2023	Credit	Parade fee - Junk Drivers of Tampa B	Credit	0	200	-1,517.90
Dep	9/26/2023	Credit	Parade fee - Autonation Cadillac	Credit	0	250	-1,317.90
Dep	9/21/2023	Credit	Parade Fee	Credit	0	867.9	-1,067.90
Dep	9/6/2023	Credit	Parade fee Legacy Dance	Credit	0	200	-200

6022-Parade Expense ID=137325

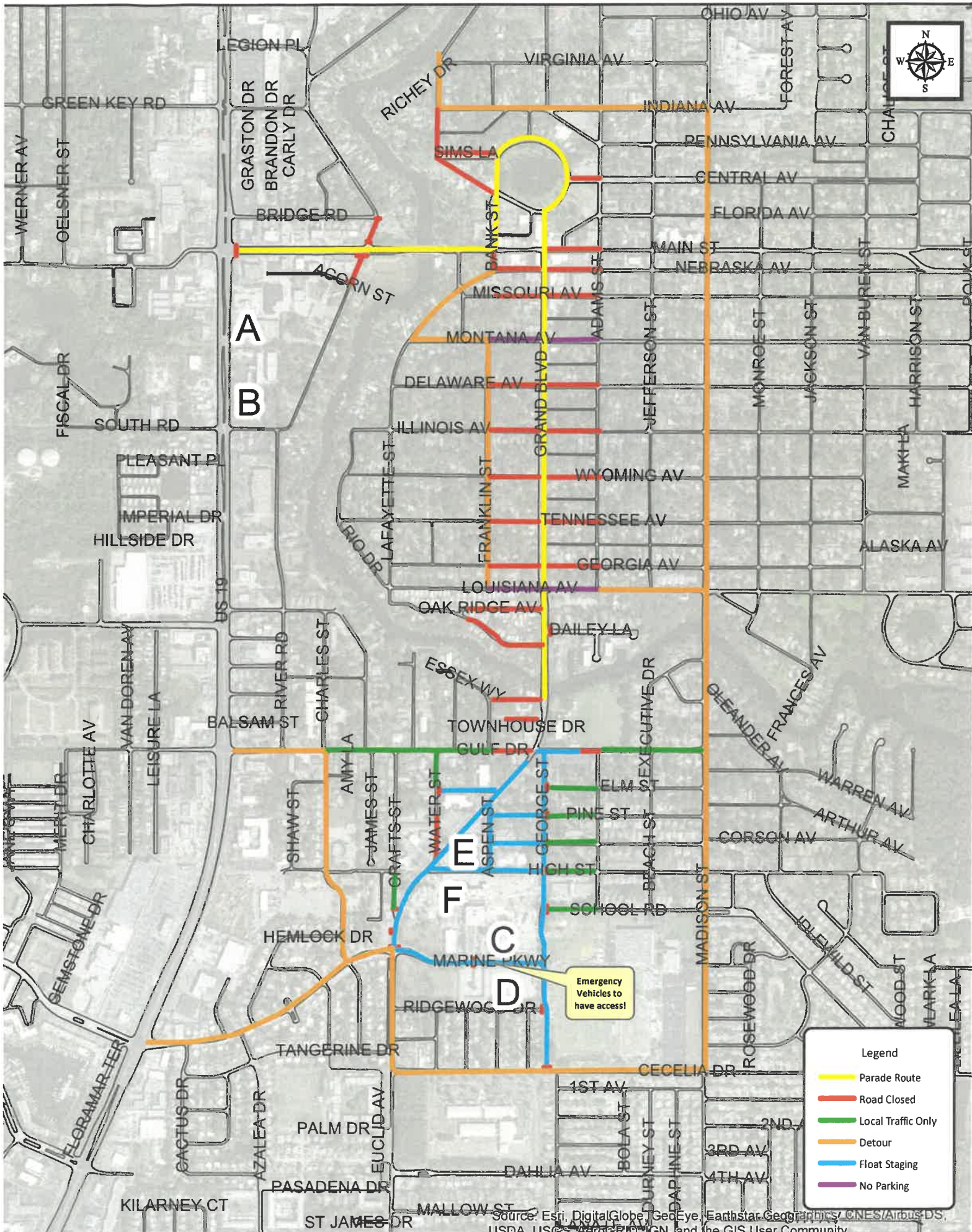
Type	Date	Reference	Description	Memo	Debit	Credit	Balance
JE	6/30/2024	Year-End	Year-End Closing to Transaction		0	7,651.16	0
Chk	3/25/2024	6855	Chasco Parade Float Awards		535	0	7,651.16
Chk	12/22/2023	5840	Parade Expense		123	0	7,116.16
Chk	12/20/2023	5841	Food for barrier crew		95.78	0	6,993.16
Chk	12/20/2023	5839	Holiday parade expenses - logistic		306.9	0	6,897.38
Chk	12/20/2023	5837	Lunch for Barrier Crew		141.8	0	6,590.48
Chk	12/11/2023	5827	Holiday Parade Post Cards		844.01	0	6,448.68
Chk	12/11/2023	Debit	Parade Expense		1,360.00	0	5,604.67
Chk	12/11/2023	Debit	Parade Expense		37.49	0	4,244.67
Chk	12/7/2023	5796	Portable Potties		3,178.00	0	4,207.18
Chk	12/6/2023	5831	Lunch for Barrier Crew		69.54	0	1,029.18
Chk	12/5/2023	Debit	Parade Expense		300	0	959.64
Chk	11/22/2023	5799	Parade Posters		420	0	659.64
Chk	11/8/2023	5793	Parade Expense	Beads	239.64	0	239.64

Total Expe \$ 32,875.62

Total Incoi \$ 7,651.16

Net Profit \$ 25,224.46

Parade Route, Closures, & Detours



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
 ROTARY CLUB OF HOLIDAY INC

Filing Information

Document Number N09000007269
FEI/EIN Number 27-0585854
Date Filed 07/28/2009
Effective Date 07/27/2009
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 03/21/2018
Event Effective Date NONE

Principal Address

5709 Tidalwave Dr.
 New Port Richey, FL 34652

Changed: 07/12/2024

Mailing Address

5709 Tidalwave Dr.
 New Port Richey, FL 34652

Changed: 07/12/2024

Registered Agent Name & Address

Burden, Gary
 1815 Little Road
 Trinity, FL 34655

Name Changed: 07/12/2024

Address Changed: 07/12/2024

Officer/Director Detail

Name & Address

Title Director

Title Director

Cox, Michael
5709 Tidalwave Dr.
New Port Richey, FL 34652

Title Director

Yinglin, Teresa
5709 Tidalwave Dr.
New Port Richey, FL 34652

Title Director

Johnson, Maria
5709 Tidalwave Dr.
New Port Richey, FL 34652

Annual Reports

Report Year	Filed Date
2022	07/12/2022
2023	07/12/2023
2024	07/12/2024

Document Images

07/12/2024 – ANNUAL REPORT	View image in PDF format
07/12/2023 – ANNUAL REPORT	View image in PDF format
07/12/2022 – ANNUAL REPORT	View image in PDF format
07/20/2021 – AMENDED ANNUAL REPORT	View image in PDF format
04/26/2021 – ANNUAL REPORT	View image in PDF format
10/26/2020 – AMENDED ANNUAL REPORT	View image in PDF format
02/05/2020 – ANNUAL REPORT	View image in PDF format
01/14/2019 – ANNUAL REPORT	View image in PDF format
09/18/2018 – AMENDED ANNUAL REPORT	View image in PDF format
03/21/2018 – ANNUAL REPORT	View image in PDF format
03/21/2018 – Amendment	View image in PDF format
04/29/2017 – ANNUAL REPORT	View image in PDF format
03/29/2016 – ANNUAL REPORT	View image in PDF format
04/27/2015 – ANNUAL REPORT	View image in PDF format
03/31/2014 – ANNUAL REPORT	View image in PDF format
04/29/2013 – ANNUAL REPORT	View image in PDF format
04/30/2012 – ANNUAL REPORT	View image in PDF format
04/22/2011 – ANNUAL REPORT	View image in PDF format
02/17/2010 – ANNUAL REPORT	View image in PDF format
07/28/2009 – Domestic Non-Profit	View image in PDF format

Ward, Nadine

From: angel <angel@leadersinsuranceagency.com>
Sent: Friday, September 6, 2024 3:42 PM
To: Ward, Nadine
Subject: Re: HOLIDAY PARADE BUDGET

Hi Nadine,

Holiday Rotary line item for the budget is at \$6,500 and we are estimating an increase of expenses to be at \$8,500 due to rising costs and having to rent a Santa float this year and the last 2 years we have not had this expense.

Sincerely,

Angel L. Cook
Sales Agent
Auto, Home, Recreational Vehicles, Commercial Insurance Products
1817 Cypress Brook Dr. Suite 105
Trinity, FL 34655
Office: (727) 376-8000 Fax: (727) 376-8004
Cell: (727) 457-4849

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From: Ward, Nadine <wardn@cityofnewportrichey.org>
Sent: Friday, September 6, 2024 2:37 PM
To: angel <angel@leadersinsuranceagency.com>
Subject: HOLIDAY PARADE BUDGET

Angel, I need the 2024 Budget for the Holiday Street Parade, I have the 2023 P&L but I need the budget for this year. Thank you.

Nadine

From: angel <angel@leadersinsuranceagency.com>
Sent: Monday, August 19, 2024 10:58 AM
To: Ward, Nadine <wardn@cityofnewportrichey.org>
Subject: Re: Chasco Fiesta- In Kind Support Application

I submitted it on Friday!

Angel,

I apologize. There is the most up to date application reflecting the fees for the event size.

Please let me know if you have any other questions on this!

From: angel <angel@leadersinsuranceagency.com>

Sent: Friday, August 16, 2024 1:21 PM

To: Ward, Nadine <wardn@cityofnewportrichey.org>; Meyers, Judy <MeyersJ@cityofnewportrichey.org>; Sheldon, Chandler <SheldonC@CityofNewPortRichey.org>

Subject: Re: Chasco Fiesta- In Kind Support Application

Thank you, Nadine! For some reason, I thought it was a different application due to the size of the event.

I really appreciate your time, sorry to keep pulling you away from work!

Sincerely,

Angel L. Cook

Sales Agent

Auto, Home, Recreational Vehicles, Commerical Insurance Products

1817 Cypress Brook Dr. Suite 105

Trinity, FL 34655

Office: (727) 376-8000 Fax: (727) 376-8004

Cell: (727) 457-4849

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From: Ward, Nadine <wardn@cityofnewportrichey.org>

Sent: Friday, August 16, 2024 1:13 PM

To: angel <angel@leadersinsuranceagency.com>; Meyers, Judy <MeyersJ@cityofnewportrichey.org>; Sheldon, Chandler <SheldonC@CityofNewPortRichey.org>

Subject: RE: Chasco Fiesta- In Kind Support Application

Angel. The special event application can be found on the NPR website at the link below.

[Special Event Applications & Information - New Port Richey \(cityofnewportrichey.org\)](https://www.cityofnewportrichey.org/Special-Event-Applications-Information)

Nadine

From: angel <angel@leadersinsuranceagency.com>

Sent: Friday, August 16, 2024 12:51 PM

To: Ward, Nadine <wardn@cityofnewportrichey.org>; Meyers, Judy <MeyersJ@cityofnewportrichey.org>; Sheldon,

Sincerely,

Angel L. Cook
Sales Agent
Auto, Home, Recreational Vehicles, Commercial Insurance Products
1817 Cypress Brook Dr. Suite 105
Trinity, FL 34655

Office: (727) 376-8000 Fax: (727) 376-8004
Cell: (727) 457-4849

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From: Meyers, Judy <MeyersJ@cityofnewportrichey.org>
Sent: Thursday, August 15, 2024 12:37 PM
To: angel <angel@leadersinsuranceagency.com>
Cc: Ward, Nadine <wardn@cityofnewportrichey.org>
Subject: RE: Chasco Fiesta- In Kind Support Application

Hi Angel,
Nadine is actually handling those applications. She said she did not receive anything from Chasco and yes the deadline is August 19th. Last year the item went to Council at the second meeting in September so that would be September 17th this year which would make the agenda deadline September 6th so as long as the information would be submitted to Nadine by August 30th I think you will be ok. I've copied Nadine on this response so you have her email to have the new director submit the information to.

Thank you for your assistance,
Judy Meyers, CMC
City Clerk/Public Information Specialist
and Executive Assistant to City Manager Debbie L. Manns, ICMA-CM

The City of New Port Richey launched a new portal for public records requests effective April 15, 2024. For convenience and tracking we recommend using our [JustFOIA portal](#).

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: angel <angel@leadersinsuranceagency.com>
Sent: Thursday, August 15, 2024 12:11 PM
To: Meyers, Judy <MeyersJ@cityofnewportrichey.org>
Subject: Chasco Fiesta- In Kind Support Application

Hi Judy,

Event	Organizer	FY 2023 Actual	FY 2024 Actual	2025 Requests	Fiscal Year 2025 Recommendation
Chasco Fiesta	Chasco Fiesta, Inc.	\$34,000	\$38,000	70,000	\$40,000
Cotee River Bike Fest	Farrell Cares, Inc	\$12,000	\$15,000	20,000	\$17,000
Holiday Street Parade	Holiday Rotary Club	\$12,000	\$12,000	13,000	\$13,000
Fourth of July	City of New Port Richey	\$10,000	\$10,000		\$15,000
Total		\$68,000	\$75,000		\$85,000



BUDGET AMENDMENT REQUEST

Date 12/17/2024

NO. _____

INCREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget
001 366900	General	Contributions & Donations	2,500	10,000	12,500
001011 44965	General	City Sponsored Prog. Exp	85,000	10,000	95,000

DECREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget

Explanation: increase in-kind support to meet the needs of the FY25 budgeted obligations.

Requested By: Debbie Manns
Department Head

Approved By:
Finance Director Crystal Dunn
City Manager _____

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

Date Posted _____ Current Month _____ Posted By: _____



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: 12/17/2024

RE: 2025 Waste Hauler Special Permit Applications

REQUEST:

The request of staff for City Council is to consider for approval of the waste hauler permit applications for the 2025 calendar year submitted by Waste Pro of Florida, Inc. dba J.D. Parker & Sons, Republic Services of Florida LP dba Seaside Sanitation, Waste Connections Inc., and Peterson's Service Corporation.

DISCUSSION:

As Council is aware, the City Code requires City Council to consider for approval submitted applications from waste haulers for City waste hauling and construction and demolition (C&D) services for the subsequent calendar year. Four (4) waste haulers have submitted applications to the City and are currently operating in the City under their 2024 waste hauling special permit agreements. Due to City Council's approval of a single waste hauler system on September 5, 2023, JD Parker's special permit application contains residential and commercial waste hauling services as well as C&D hauling services. The other three (3) vendor's special permit applications contain C&D services only, as this type of service is not restricted under current Florida Statutes. At the conclusion of staff's review, it has been determined that all waste haulers have completed and submitted to the city all documentation required in the applications and are now ready to enter into waste hauling service agreements with the city should City Council approve the special applications.

All existing vendors are currently collecting the 10% franchise fee mandated by the city to operate a waste hauling business within the City's Corporate Limits as described in the attached Resolution No. 2017-02 and will continue to do so in the calendar year 2025. Finally, all of the waste haulers have been sent confirmation emails notifying them about this public hearing and requesting that a representative be present at this meeting in order to address any questions or concerns by residents, Council, and staff.

RECOMMENDATION:

Approval of the waste hauler's special applications is recommended.

BUDGET/FISCAL IMPACT:

The budget impact is identified as a revenue source to the City's general fund.

ATTACHMENTS:

Description	Type
☐ Ordinance No. 2023-2282	Backup Material
☐ Resolution No. 2017-02	Backup Material

ORDINANCE NO. 2023-2282

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF ARTICLE II OF CHAPTER 10 OF THE NEW PORT RICHEY CODE OF ORDINANCES, PERTAINING TO SOLID WASTE COLLECTION; PROVIDING FOR A SINGLE SOLID WASTE COLLECTOR THROUGHOUT THE CITY; PROVIDING FOR A MANDATORY FEE FOR ALL PROPERTIES IN THE CITY FOR SOLID WASTE COLLECTION; PROVIDING CRITERIA FOR DETERMINING THE FEE; PROVIDING FOR COLLECTION THEREOF, INCLUDING THE USE OF NON-AD VALOREM ASSESSMENTS; PROVIDING FOR SEPARATE CONSTRUCTION AND DEMOLITION DEBRIS COLLECTION; PROVIDING FOR INCREASED INSURANCE REQUIREMENTS FOR COLLECTORS; PROVIDING FOR INDEMNIFICATION; PROVIDING MISCELLANEOUS REQUIREMENTS; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, within the city limits of the City of New Port Richey, Florida the use of multiple solid waste collectors throughout the city has caused increased wear and tear on the city's infrastructure, along with additional noise, traffic and disturbance of the citizens of the city;

WHEREAS, the use of multiple solid waste collectors in the city is a detriment to the public health, safety, welfare and quality of life of the residents of the city;

WHEREAS, the city council provided a three-year notice to all solid waste collection franchise holders within the city that it intended to award a single solid waste collection franchise to a qualified bidder to collect the city's solid waste from residential and commercial properties throughout the city;

WHEREAS, the city council deems it appropriate to provide for a method of collecting the cost of solid waste collection from each property owner throughout the city based upon the type of property; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

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

SECTION 1. Chapter 10, Article II, of the Code of Ordinances, pertaining to solid waste collection services and providing as follows, is hereby amended as follows (strikeout text is deleted and underlined text is added):

ARTICLE II. – SOLID WASTE COLLECTION ~~PRIVATE HAULERS~~

DIVISION 1. - GENERALLY

Sec. 10-21. Hauling of certain garbage prohibited.

It shall be unlawful for any person to haul garbage or other refuse of any kind which has an offensive odor or which might be injurious or dangerous to the health of the inhabitants of the city unless such vehicle in which the materials are being transported is covered or enclosed so as to prevent the falling off of the materials or any portion thereof and to prevent the offensive odors emitting therefrom.

Sec. 10-22. Placement of waste for collection.

The collection site for all garbage, trash and refuse shall be at the immediate proximity of the avenue or street side of the customer's real estate lot and all cans, containers or packages containing garbage, trash and refuse shall be placed and positioned as close as possible to the surface of such avenue or street, but shall not be placed in any manner whereby the same will constitute an obstacle, impairment or interference with vehicular or pedestrian traffic; provided, however, that where the customer's real estate lot abuts an alleyway that has been approved for collection as provided in this article, the collection site may be located as close as possible to the alleyway in such a manner that the same does not create an obstacle, impairment or interference with vehicular or pedestrian traffic along such an alleyway. All receptacles and mechanical containers shall be maintained in good condition and repair. All such receptacles shall be provided with a cover sufficiently tight to prevent flies or other insects from having access to the contents of such receptacles. Containers in which wet garbage or trash matter is placed shall be watertight. All garbage cans and mechanical containers shall be subject to inspection by the City at any time and may be rejected as appropriate. The city council may establish uniform approved trash receptacles for different types of properties as it deems necessary, and any owner or occupant of any such property so designated shall place all refuse in such approved receptacle, only, and no other receptacles shall be allowed on such property.

Sec. 10-23. Collection from alleys.

Pursuant to a written request by any customer whose real estate lot abuts an alleyway or any holder of the solid waste collection franchise ~~a special permit as required by section 10-41~~ whose collection route includes real estate lots which abut an alleyway, the city council may adopt a resolution to establish collection sites along such alleyways subject to the following conditions:

- (1) Written notice must be provided to the solid waste collection franchisee ~~any permit holder~~ or customer who will be subjected to the mandate of such a resolution. The notice shall be mailed, by certified mail, return receipt requested, to such franchisee ~~permit~~

holder and by regular United States mail to such customer at least thirty (30) days prior to the meeting of the city council where the adoption of such a resolution will be considered by the city council, and the time, date and place of the meeting together with a statement that the franchisee permit holder or customer shall have the right to be heard at the meeting on whether the resolution should be adopted, shall be included in the notice;-

- (2) All customers whose real estate lots abut on such an alleyway shall be required to locate their cans, containers and packages for collection, at collection sites, at the near proximity along the route of any such alleyway if the city council, after due consideration, adopts such a resolution;-and
- (3) Such a resolution shall be adopted only if the alleyway has a safe road surface and is not obstructed by trees, bushes, structural improvements, power or telephone poles or any other obstruction and is sufficient to accommodate the movement of the permit holder's collection vehicles or the accommodation of the permit holder's other equipment.
- (4) ~~All customers shall mark that portion of their real estate lots which face the alleyway in such a manner that the permit holder's employees can determine the number and street of the customer's real estate lots from the location of the alleyway.~~

Sec. 10-24. Duties of collector, property owner customer.

(a) The holder of the solid waste collection franchise, and any special permit as required in section 10-41, shall clean, sweep, collect and remove any garbage, trash, refuse or residue which may be spilled or is scattered, loose or otherwise uncovered at or within the immediate proximity of the garbage cans, trash cans or other containers or packages of garbage, trash or refuse so that upon such collection there shall be no scattered, loose or otherwise uncovered residue of any garbage, trash or refuse at the collection site; provided, that all garbage is enclosed, by the customer, in a garbage can, receptacle, or other waterproof container, and that all trash is properly packaged by the customer.

(b) ~~Each property owner or occupant within the city shall be charged a solid waste collection service fee, as determined from time to time by resolution of the city council, enter into and maintain at all times an agreement with a holder of a special permit as required in section 10-41, providing for the removal and collection of all garbage, trash or refuse from each said property owned thereby in accordance with this chapter. Each holder of a permit required in section 10-41 shall provide a list of all customers serviced by said permit holder pursuant to this chapter to the city's public works department, which shall include the name of each property owner or occupant, the current address thereof and the address of each property serviced by said permit holder. The aforesaid list shall be updated, periodically and no less frequently than once every ninety (90) days. The solid waste collection service fee for each property shall be determined by assessing the actual cost to the city of providing the collection service to each type of property within the city, together with appropriate administrative fees, including any fee imposed by the tax collector or property appraiser for non-ad valorem assessments, or billing fees, as applicable, and the franchise fee due from the solid waste collection franchisee. The fee for properties having residential dwellings of five (5) or fewer units, including single family dwellings, hereafter referred to as "residential collections", shall be a uniform fee for each residential unit, as determined by the city council by resolution. The fees for commercial, industrial, government, institutional, and multi-family~~

properties with greater than five (5) dwelling units, hereinafter referred to as “commercial collections”, shall be based upon the number, size and frequency of collection of the receptacles used on each such property. The city council shall set the rate for commercial collections for each such property annually, based upon the most recent level of service data for each such property. The city manager may adjust the rate charged for any commercial collection at a property where sufficient evidence is made available to the city that there has been an established, consistent, long-term change in the level of service to the property served, through the number, size or frequency of collection of the receptacles at said property. For the purpose hereof, “undeveloped” shall mean having no structure of any kind thereon, which status shall continue until the issuance of a certificate of occupancy for new construction or the initiation of commercial collection, if applicable, whichever occurs earlier. In the event a property changes its status from residential collection to commercial collection, or vice versa, the service fees shall be adjusted accordingly upon the next billing cycle, pro rata to account for any undercharge or overcharge. The city council shall determine from time to time by resolution whether to bill property owners for the solid waste collection fee or whether to assess the same using the uniform non-ad valorem collection method. The city council may provide for special pick-ups included within the residential collection fees. The cost for special pick-ups in excess of those included in the residential collection fee shall be determined by, and paid to, the solid waste collection franchisee, per the franchise agreement therewith.

Sec. 10-25. Collection hours, days.

~~Those solid waste collection franchisee persons or entities holding a special permit referred to in section 10-41 herein~~ shall only be permitted to collect garbage, trash, refuse and recyclable materials between the hours of 6:00 a.m. and 7:00 p.m. on Mondays and Thursdays within those residential areas of the city where single or multiple family structures exist, and garbage cans for garbage, trash or refuse, or blue bags for recyclable materials, are used. No collection of garbage, trash, refuse or recyclable materials within said residential areas of the city shall be permitted on any other day of the week, except in the event the following holidays fall on a Monday or Thursday:

- (1) New Year's Day,
- (2) Dr. Martin Luther King, Jr. Birthday
- (3) Memorial Day,
- (4) Juneteenth,
- ~~(5)~~ Independence Day,
- ~~(6)~~ Labor Day,
- ~~(7)~~ Veterans' Day,
- ~~(8)~~ Thanksgiving Day,
- ~~(9)~~ Day after Thanksgiving, or
- ~~(10)~~ Christmas Day.

In the event any of the above listed holidays fall on a Monday or Thursday, the franchisee holders of the aforesaid special permit referred to in section 10-41 herein shall collect such

garbage, trash, refuse or recyclable materials on the holiday or on the day immediately following the holiday.

~~Notwithstanding the foregoing, commercial collections may be made in those areas where industrial or commercial structures exist, as well as in those residential areas where multiple family structures with proper access to dumpsters exist, the collection of garbage, trash, refuse or recyclable materials may be collected by the holders of the special permit referred to in section 10-41 herein between the hours of 6:00 a.m. and 7:00 p.m. on any day of the week, except Sundays.~~

Sec. 10-26. Penalty.

Any person who ~~knowingly~~ violates any of the provisions of this article shall be subject to a penalty as prescribed by section 1-14.

DIVISION 2. – SOLID WASTE COLLECTION FRANCHISE, SPECIAL PERMITS

Sec. 10-41. Required.

It shall be unlawful for any person to engage in the business enterprise of collecting, transporting or disposing of garbage, trash or refuse within this city or to use the streets, alleys or rights-of-way of this city for such purpose, regardless of whether such person is required by law to hold a local business tax receipt issued by this city, without first being issued a solid waste collection franchise or special permit by the city council and entering into a franchise agreement with the city, the form of which shall be approved by the city council. For purposes of this chapter of the New Port Richey City Code and all sections hereof, "solid waste garbage, trash, or refuse" shall mean and include all garbage, trash or solid waste refuse, roll-off services of construction and demolition debris (hereinafter "C&D"), special waste, and special pickups of seasonal trash and debris, but does not include the collection of "recovered materials" as defined in F.S. § 403.703, as regulated pursuant to F.S. ch. 403. The city council shall from time to time award a solid waste collection franchise to a single solid waste collector for all properties within the city for such term as the city council may authorize for the collection of all solid waste within the city other than C&D. In addition, the city council may issue annual special permits for collectors of C&D, only, to such collectors in the business of providing such services. The solid waste collection franchisee shall also obtain an annual special permit in accordance with this article.

Sec. 10-42. Qualification.

In order for any person or entity to qualify for the solid waste collection franchise or a special permit as required by this division, the city council shall determine by competent, substantial evidence that such person or entity has complied with the following criteria. Such person or entity shall:

- (1) Own, possess, lease or otherwise maintain or control the necessary equipment of a type, design and specification which is generally manufactured for the collection of garbage, trash and refuse in sufficient quantity to assure the prompt, sanitary and efficient collection, transportation and disposition of the garbage, trash and refuse which is to be collected by such person or entity within this city in the performance of such a business; provided, however, that the body of all garbage collection vehicles used by such person or entity shall be watertight to the extent that it shall be impossible for water or other liquids to escape prior to the unloading of the contents thereof at the disposal area and

all packer vehicles so listed shall have an enclosed cab, well located handrails, adequate door fastenings, hydraulic unloading capabilities, and ample racks or supports for tools, containers and other equipment and all such vehicles shall have adequate cover to prevent the contents thereof from falling, spilling or being blown from any such vehicle while in transit and all such vehicles shall be adequate in number and type to perform, satisfactorily, the duties prescribed for the same and shall be maintained in good mechanical condition; provided, however, that all such vehicles or other equipment shall also conform to any requirements as prescribed by the laws of the state or the rules and regulations of the state department of health and rehabilitative services, the state department of pollution control and any other governmental agency having jurisdiction to prescribe the type, standards or specifications of any such vehicles or equipment;

- (2) Employ, supervise, manage and control a required number of qualified employees who are necessary in order to operate and maintain such equipment so that the use thereof will conform with the requirements of this article and all other laws, rules or ordinances;
- (3) Own, possess, lease or otherwise maintain or control the necessary collection equipment and employ, supervise, manage and control the required number of competent employees to ensure that the residential, commercial and industrial customers of such applicant will receive collection service at a frequency of not less than two (2) times per week, between the hours of 6:00 a.m. and 7:00 p.m. on Mondays and Thursdays within those residential areas of the city where single or multiple family structures exist, and garbage cans for garbage, trash or refuse, or blue bags for recyclable materials are used, at intervals of not less than three (3) calendar days between collections during such a workweek except during weeks which contain legal holidays in which event the applicant shall possess the necessary equipment and employ the necessary personnel to ensure that there will be a collection of garbage, trash and refuse from those customers receiving such service on the day immediately following the holiday, if the holiday occurred on the day which was scheduled for collection, and recycling collection services of not less than one (1) time per week; ~~provided, however, that nothing contained in this subsection will prevent such applicant and any customer of such applicant from entering into a special agreement for a collection schedule of less or greater frequency than required by this subsection;~~
- (4) Be insured by a comprehensive liability insurance policy in an amount not less than one million hundred thousand dollars (\$1,000,000.00) per person bodily injury, two million three hundred thousand dollars (\$3,000,000.00) per occurrence, and one hundred twenty five thousand dollars (\$25100,000.00) property damage per occurrence, and that the employees of such person are properly insured as required by F.S. ch. 440, and that the insurance shall be evidenced by delivering a certificate of such insurance with the application for such the solid waste collection franchise or a special permit; and
- (5) Indemnify and hold the city harmless against any and all losses, claims, damages, suits or actions for personal injury or property damage arising from the collection of solid waste by the permit holder or franchisee, including all attorneys' fees incurred by the city in any legal or administrative proceeding and all appeals thereof;

- (6) If the solid waste collection franchisee, maintain an office within the city limits of New Port Richey, Florida, sufficiently staffed and open from 9:00 a.m. to 4:00 p.m. Monday through Friday, except on legal holidays, to field customer inquiries and complaints;
- (7) Have installed and functioning on all trucks a global positioning system monitor and cameras providing digital video images emanating from all four (4) sides of each truck; and
- (85) Have the capacity and willingness to comply with all applicable local, state, and federal laws, rules, and regulations.

Sec. 10-43. Application.

The application for a special permit as required by this division shall be on a form provided by the city, by May 1 of each year for the following calendar year, council which shall list the following information:

- (1) The name, street address and mailing address of the principal place of business and branch locations of the person or persons to be granted such a special permit or if the applicant is a partnership, corporation, joint venture or other business entity, the application shall set forth the name or names, street addresses, and mailing addresses of the principal officers thereof, the name or names, street addresses and mailing addresses of the person or persons who are to be the manager, supervisor or executive employee of such entity as well as the street address and mailing address and location of the principal place of business and any branch offices of such partnership, corporation, joint venture or other business entity;
- (2) A full description of all of the equipment owned, possessed, leased or otherwise maintained or controlled by the applicant which will be used in the collection, transportation and disposition of such garbage, trash and refuse and the exact location and method where the same will be disposed of; provided, however, that if the location of the disposal site is outside of the city, the applicant shall produce, in writing, from the officials of the county or municipality in which such location exists that the disposal site has been approved by the governing body of such county or municipality and any condition pertaining to such approval shall also be set forth in the application;
- (3) A complete list of the names, ages and addresses of all employees who will be employed by the applicant by the business enterprise within this city and the exact duties which will be performed by any such employee; provided, however, that if the applicant is issued such a special permit and subsequent thereto there is a change in the list of employees, the applicant shall, within seventy-two (72) hours from the date of such change, notify the city clerk, in writing, by providing the city clerk with a current, corrected list of all such employees;
- (4) ~~The applicant shall furnish with the application the number of commercial collection its accounts, which shall be itemized, listed and classified as either residential accounts, commercial accounts or industrial accounts which it has contracted, or which it intends to contract, to service with the number, size and frequency of collection for each receptacle at each commercial collection property served, along with the date and nature of any change in service during the prior year present equipment that is owned, possessed or otherwise maintained or controlled by the applicant;~~

- (5) A complete rate schedule of the respective rates that such applicant intends to charge for residential and, commercial collections for the upcoming calendar year or industrial accounts, if a special permit is issued to the applicant by the city council, ~~together with a statement by the applicant that in the event of a change or modification in such rate schedule, subsequent to the issuance of the special permit, the applicant shall file with the city clerk the modified schedule at least thirty (30) days prior to the date when the same is intended to become effective;~~
- (6) A statement by the applicant that collection of garbage, trash and refuse shall be available for each such account at a frequency of no less than two (2) times per week at intervals of not less than three (3) calendar days between collections for the solid waste collection franchisee, or at such other frequencies and intervals of time as the applicant and the customers shall agree upon for C&D;
- (7) A statement by the applicant that all collection equipment shall be of a type as generally manufactured for the collection of refuse and a listing of all such equipment shall be included as provided in this section. A service fee in an amount determined by resolution of the city council and payable to the city shall accompany the application.

Sec. 10-44. Public notice of hearing ~~on application~~.

A public notice of the hearing on the award of the solid waste collection franchise or application for the issuance of a special permit as required by this division shall be published in a newspaper which is published in the city at least ten (10) days prior to the date of the hearing at which the application will be considered by the city council and the notice of hearing shall be in the following form:

Notice of Public Hearing

Please take notice that an application for a special permit to collect, transport and dispose of garbage, trash and refuse has been made to the city council of New Port Richey, Florida by _____ of _____, and that a hearing on said application will be held in the city council chambers at the Municipal Building, ~~320 E.~~ 5919 Main Street, New Port Richey, Florida, commencing at the hour of 7:30 o'clock p.m. or as soon thereafter as the matter may be heard, on the _____ day of _____, 19__.

All persons who are residents of said city or otherwise have valid evidence pertaining to said application are invited to attend said hearing and to be heard by said city council pertaining thereto.

City Clerk

Sec. 10-45. Criteria for issuance.

- (a) After reviewing the application for a special permit as required by this division at a duly convened meeting of the city council, written notice of which shall be provided to the applicant, by certified mail at least ten (10) days prior to the meeting, the city council shall ascertain and determine that the:
 - (1) Equipment listed by the applicant is of such a nature that the same will meet the specifications as required in this article;

- (2) Applicant owns or possesses sufficient equipment and employs a sufficient number of employees to provide service to the number of customers listed on the application in accordance with the frequency and intervals of collection that is required in order to ensure that garbage, trash and refuse is collected, transported and disposed of, as required in this article;
 - (3) Applicant is insured by a comprehensive liability insurance coverage in an amount not less than one ~~million~~ ~~hundred thousand~~ dollars (\$~~1,000,000.00~~) per person, bodily injury; ~~two million three hundred thousand~~ dollars (\$~~32,000,000.00~~) per occurrence; and ~~one hundred twenty-five~~ thousand dollars (\$~~25100,000.00~~) property damage per occurrence.
- (b) If the city council shall determine that the applicant complies with the requirements of this article, the city council may issue a special permit providing therein such terms and conditions as the city council shall determine to be necessary in order to ensure that the applicant shall comply with the provisions of this article. The granting of such a special permit shall not be construed as the grant of a franchise or of a vested right nor shall such special permit become coupled with an interest and such permit may be revoked or suspended by the city council upon the showing of good cause.

Sec. 10-46. Non-transferability.

The special permit authorized by this article shall be nontransferable so that any person or entity that ~~who~~ intends to succeed to the business interests of a permit holder shall file an application for such special permit and comply with the other procedural and substantive requirements of this article in order to qualify for the issuance of such a special permit.

Sec. 10-47. Revocation or suspension.

- (a) The city council may revoke or suspend any special permit if the city council shall determine that the permit holder has failed to:
- (1) Provide adequate and satisfactory service as required by the special permit;
 - (2) Maintain proper equipment and personnel for the collection and disposal of garbage, trash and refuse as required by the special permit;
 - (3) Maintain a timely schedule of pickups within the frequency and duration of time for such pickups as prescribed in this article;
 - (4) Dispose of garbage, trash or refuse in a manner prescribed by the state department of health and rehabilitative services or in an approved sanitary landfill; or
 - (5) Maintain comprehensive liability insurance coverage as required by this article.
- (b) If a complaint is filed with the city council and the city council deems it advisable to inquire into the matter of such complaint, and if the complaint is of such a nature that the special permit can be suspended or revoked, the city council shall adopt a resolution directed to the permit holder which shall specify therein the exact nature of the charges or complaints which have been filed against the permit holder, the name and residence address of the person or persons making such complaint, a list of the names and addresses of all material witnesses who are available to testify in regard to the complaint, and a notice of hearing which shall be held no less than ten (10) days nor more than thirty (30) days after a copy of the resolution

has been served upon the permit holder in accordance with the provisions of F.S. chapter 48, which pertains to service of process. The resolution shall also specify the time, date and place where the hearing will be held on such complaint and shall advise the permit holder that he is entitled to be represented by counsel at the hearing. ~~The procedure pertaining to the hearing shall be governed by F.S. chapter 120, otherwise known as the Administrative Procedure Act.~~ Upon the hearing of testimony and the receipt of evidence, if the city council shall, by competent and substantial evidence, determine that the charge or complaint against the permit holder is true and correct, the city council may then revoke or suspend the special permit or if the charge or complaint is not established by substantial, competent evidence, then such charges shall be dismissed. If the city council, by substantial, competent evidence, does not find the misconduct on the part of the permit holder to warrant a revocation or suspension, but that the same does warrant a citation or the imposition of additional conditions on the special permit of the permit holder, the city council shall so stipulate in writing.

Sec. 10-48. Renewal.

All permits as authorized in this article shall be renewable from year to year and shall be effective between January first and December thirty-first of each such year or that portion thereof from the date of issuance until the next succeeding thirty-first day of December. The renewal of special permits as required in this article shall be subject to the same application and hearing requirements as specified in sections 10-43 through 10-45 and the hearing for the annual renewal thereof shall be held no later than November fifteenth of each such year. The city council, after considering the renewal application and after hearing all relevant evidence pertaining thereto, may approve the renewal of such permit for the ensuing year if the applicant shall establish, by competent substantial evidence, that such a renewal is consistent with the health, safety, welfare and hygiene of the residents of the city.

Sec. 10-49. Franchise agreement.

- (a) The franchise agreement required by section 10-41 shall be in addition to all other provisions of this division, including the required special permit. No person shall utilize public rights-of-way, alleys, streets, and other public infrastructure within the city for the purpose of engaging in the business enterprise of collecting, transporting or disposing of garbage, trash or refuse within this city without first entering into a franchise agreement with the city, the form and terms of which shall be set by resolution of the city council.
- (b) A person may not execute a franchise agreement with the city unless and until they have met all requirements contained in this article and obtained a special permit pursuant to this division and which is valid and in good standing.
- (c) Upon execution of the franchise agreement, the person shall be considered a "franchisee" with all benefits and privileges set forth in the franchise agreement and must at all times comply with all requirements set forth in this article, the franchise agreement, as well as any and all laws, rules, regulations, ordinances, and orders of regulatory bodies applicable to the business enterprise of collecting and transporting or disposing of garbage, trash or refuse within this city. Failure of the city or any governmental agency to take action on any violation shall not relieve the franchisee of compliance nor be deemed a waiver of franchisee's obligation to comply with all such requirements and laws.

(d) Franchise fees:

- (1) Each franchise agreement shall provide for payment of franchise fees from the franchisee to the city as compensation for the rights and benefits granted hereunder, including but not limited to, the right to engage in the business enterprise of collecting, transporting or disposing of garbage, trash or refuse within this city and the right to utilize public rights-of-way, alleys, streets, and other public infrastructure within the city and all benefits associated therewith.
- (2) The franchise fee shall be based on the collected revenues of the franchisee, and shall be in the form of a percentage set by resolution of the city council. Use of a billing method that has the affect of reducing or avoiding the payment of franchise fees under the franchise agreement shall be cause for immediate termination and revocation of the franchise agreement, without prejudice as to any additional penalties for such actions.
- (3) ~~Nothing contained herein shall be construed to permit or allow any franchisee to charge a rate amount to its customers within the city in excess of those prescribed by the Pasco County Board of County Commissioners.~~
- (4) ~~For C&D permit holders, f~~Franchise fees shall be paid monthly and must be accompanied by a statement of the franchisee's collected revenues in a form prescribed by the city's finance department. Failure to remit the franchise fees and documentation required herein shall be grounds for termination and revocation of the franchise agreement. For the solid waste collection franchise holder, franchise fees shall be deducted from any payment remitted to the franchisee by the city.

- (e) The city reserves its right to enter into franchise agreements and grant other similar rights to more than one (1) person, business, or entity. The franchise agreement is not an exclusive right to provide the services described herein within the city. The city further reserves its right to provide its services, including but not limited to, the waste collection services described herein, to any person. The execution of the franchise agreement, and any renewal thereof, shall not be construed as creating any vested rights. Each franchise agreement shall be terminable and revocable in accordance with its terms and the terms of this article.

SECTION 2. Enforcement. The provisions of this Ordinance shall be enforced as otherwise provided in the Code of Ordinances.

SECTION 3. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

SECTION 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. Effective Date. This ordinance shall take effect immediately upon its adoption as provided by law. The initial imposition of the solid waste collection service fee on each property within the city and the commencement of the collection operations of the initial solid waste

collection franchisee, as provided herein, shall be for solid waste collection services commencing on or after January 1, 2024.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 21st day of August, 2023, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 5th day of September, 2023.

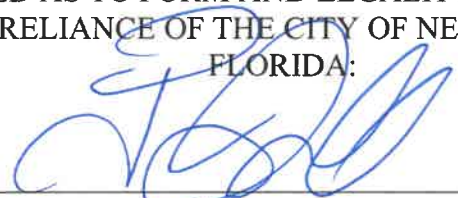
ATTEST:

By: 
Judy Meyers, CMC, City Clerk

By: 
Alfred C. Davis, Mayor-Council Member



APPROVED AS TO FORM AND LEGALITY FOR THE SOLE
USE AND RELIANCE OF THE CITY OF NEW PORT RICHEY,
FLORIDA:



Timothy P. Driscoll, City Attorney CA Approved 8-22-23

RESOLUTION NUMBER 2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA ADOPTING THE FORM OF WASTE HAULING FRANCHISE AGREEMENT; ESTABLISHING A FRANCHISE FEE PERCENTAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 2013-2015 requires that the City Council adopt the form of the waste hauling franchise agreement and set the percentage for franchise fees under the agreement; and

WHEREAS, the City Council desires to adopt the franchise agreement attached as Exhibit A and set the percentages stated herein.

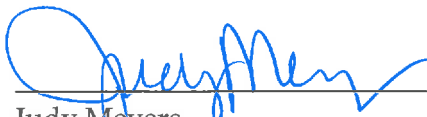
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THAT:

1. The waste hauling franchise agreement attached hereto as Exhibit A shall be the prescribed form for waste hauling franchise agreements with the City until and unless supplemented by further resolution of the City Council.
2. The franchise fee shall be ten percent (10%) for the years 2016 and all subsequent years, unless thereafter set at a different rate by further resolution of the City Council.
3. This resolution shall be effective immediately upon its passage and adoption.

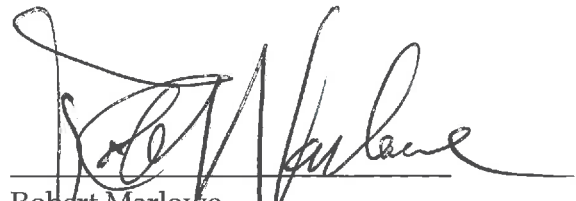
DONE AND RESOLVED this 15th day of November, 2016.

(SEAL)

(ATTEST)

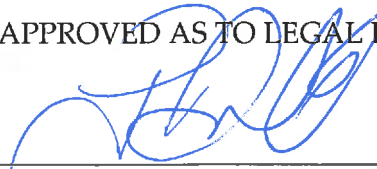


 Judy Meyers
 City Clerk



 Robert Marlowe
 Mayor – Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT

By 

 Tim Driscoll, City Attorney





NEW PORT RICHEY

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

TO: City of New Port Richey City Council

FROM: Robert Kochen, Chief of Police

DATE: 12/17/2024

RE: Approval of the 2025-2029 Combined Law Enforcement Mutual Aid Agreement w/City of Tarpon Springs.

REQUEST:

The request before the council is to approve the 2025-2029 Combined Law Enforcement Mutual Aid Agreement with the City of Tarpon Springs that will expire on January 31, 2029.

DISCUSSION:

The current mutual aid agreement with the City of Tarpon Springs expires on January 31, 2025. The Florida Mutual Aid Act as defined in Florida State Statute 23.1225 authorizes law enforcement agencies to enter into mutual aid agreements for operational and other types of assistance. Law enforcement mutual aid agreements between the City of New Port Richey and the City of Tarpon Springs have been in effect for over a decade.

This mutual aid agreement is essential for the police department and allows participating agencies to assist each other operationally across jurisdictional lines with law violations, natural disasters, man-made disasters, boating violations, arrests, traffic hazards, parades, special events, city events, etc. This mutual aid agreement enhances the police department’s abilities and delivery of service to our community.

City Attorney Tim Driscoll reviewed the mutual aid agreement before you and approved it as to form.

RECOMMENDATION:

Approve the 2025-2029 Combined Law Enforcement Mutual Aid Agreement with the City of Tarpon Springs that will expire on January 31, 2029.

BUDGET/FISCAL IMPACT:

No Budget Impact.

ATTACHMENTS:

Description	Type
☐ Combined Mutual Aid Agreement	Backup Material

CITY OF TARPON SPRINGS AND CITY OF NEW PORT RICHEY
COMBINED MUTUAL AID AGREEMENT
and
INTERGOVERNMENTAL INTERCHANGE OF PUBLIC EMPLOYEES

This AGREEMENT is made and entered into by and between the City of Tarpon Springs and the City of New Port Richey (hereinafter also referred to individually as a “cooperating agency/agencies”), to address voluntary cooperation, emergency response team operational assistance, special event staffing, and joint training sessions.

WHEREAS, Part 1 Chapter 23 of the Florida Statutes, the “Florida Mutual Aid Act”, authorizes law enforcement agencies to enter into agreements for voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines by and between such agencies, and to enter into an operational assistance agreement whereby each agency may request and render law enforcement assistance to the other law enforcement agencies during emergencies under s.252.34, Florida Statutes; and

WHEREAS, the cooperating agencies recognize that an increasing number of criminals are operating across the jurisdictional boundaries of the cooperating agencies; and that there is a need for a continuing cooperative multi-jurisdictional response to such unlawful activities; and

WHEREAS, the cooperating agencies desire to secure the benefits of such mutual aid for their respective jurisdictions; and

WHEREAS, the cooperating agencies have determined that it is in the best interest of the health, safety and welfare of the citizens of the municipalities to enter into this Mutual Aid Agreement; and

WHEREAS, the undersigned cooperating agencies desire to have the ability to interchange police officers to assist the agency during special events, SWAT operations, and other occasions when additional police manpower is required to ensure public safety, and

WHEREAS, the cooperating agencies desire to enter into an “Intergovernmental Interchange of Public Employees” agreement pursuant to Part II of Chapter 112 of the Florida State Statutes for such purpose; and

NOW, THEREFORE, in consideration of the mutual covenants expressed herein and for other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

I. Provisions for Voluntary Cooperation

Each of the undersigned cooperating agencies hereby approve and enter in this Agreement authorizing each of the agencies to request law enforcement assistance from and to render law enforcement assistance to the other in dealing with any violations of Florida Statutes, to include, but not necessarily be limited to, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, drug violations pursuant to Chapter 893, Florida Statutes and backup services during patrol activities, and inter-agency task forces and/or joint investigations.

II. Routine Law Enforcement Matters

Either party to this agreement may request the voluntary assistance and cooperation of any other party to this agreement relating to routine law enforcement matters involving more than one jurisdiction.

III. In-Progress Crime Assistance

A. Whenever a law enforcement officer from one jurisdiction views a felony or a misdemeanor involving a breach of the peace occurring in the jurisdiction of another cooperating agency, the law enforcement officer may physically arrest the perpetrator and preserve the crime scene. The officer shall immediately notify the cooperating agency of the jurisdiction in which the incident occurred. Control of both the persons apprehended and the crime scene will be relinquished to the first available officer from the jurisdiction in which the incident occurred. If that jurisdiction advised that they decline to dispatch an officer to the scene, the officer on the scene shall complete the investigation, issue any and all necessary citations or notices to appear or effect an arrest, collect and preserve evidence, take custody of any contraband article as defined in Section 932.701(2), Florida Statutes, and/or take such action as is necessary and appropriate to protect the health and safety of the public as such may be appropriate to the particular circumstances. The jurisdiction taking law enforcement action shall, at the conclusion of the investigation, notify the jurisdiction in which the incident occurred of the law enforcement action taken. Whenever remaining at the scene exposes either the officer or the subject to imminent physical danger, the subject and any physical evidence or contraband article may be transported or otherwise relocated in accordance with normal procedure.

- B. All fines shall accrue to the municipality or unincorporated area where the offense occurred. In order to facilitate the proper disposition of fines, each ticket written by municipal officers shall indicate the name of the city in which the infraction occurred or, if the incident occurred in the unincorporated area of the county, the ticket should note that clearly on the face thereof.

The proceeds of any forfeiture action arising out of any law enforcement described above shall be shared equally between the agency taking the law enforcement action and the agency having original jurisdiction.

IV. Voluntary Investigation and Extraterritorial Powers

- A. If an on-duty law enforcement officer from one jurisdiction is conducting an investigation regarding criminal activity that occurred within said officers jurisdiction, the law enforcement officer and all other officers from the same agency, retain jurisdiction and may, at any time related to the investigation, perform any investigative function, including the collection of evidence, questioning of victims, witnesses, and suspects, and/or arrest of suspect(s), and exercise all police powers related to the investigation outside of said officers jurisdiction anywhere in the City of Tarpon Springs or the City of New Port Richey as applicable, and, as soon as practicable, shall notify the jurisdiction in which the extraterritorial investigation is taking place. The notification must include the location and nature of the investigation to ensure proper coordination and jurisdictional awareness.

V. Inter-Agency Joint Task Forces and SWAT operations

- A. Law enforcement officers assigned to joint task force operations, and/or SWAT operations pursuant to this Agreement may enforce all state laws while engaged in the joint task force operation and/or SWAT operation and shall take enforcement action in accordance with law, including but not limited to, taking custody of any offender, evidence, or contraband article as defined in Section 932.701(2), Florida Statutes, and completing appropriate documentation.
- B. Law enforcement officers assigned to joint task force operations and/or SWAT operations pursuant to this Agreement shall be under the supervision of those individuals specified in the joint-task force and/or SWAT operational plan approved by the cooperating agencies participating in the joint task force and/or joint SWAT operations.

- C. Interchange of law enforcement officers assigned to cooperating agency to assist during special events shall be under the direction of a supervisor from the receiving cooperating agency.

VI. Law Enforcement Emergencies

- A. Each of the cooperating agencies may request law enforcement assistance from and render law enforcement assistance to the other cooperating agencies in a law enforcement emergency, including but not limited to:
 - 1. Civil affray and disobedience, disturbances, riots, large protest demonstrations or controversial trials.
 - 2. Any natural or man-made disaster.
 - 3. Incidents which require rescue operations and crowd and traffic control measures such as activities related to large-scale evacuations, aircraft and ship disasters, fires, explosions, gas line leaks, radiological incidents, train wrecks and derailments, chemical and hazardous waste spills, and major electrical power failures.
 - 4. Terrorist activities including acts of sabotage.
 - 5. Escapes from and disturbances within any local or state detention facilities.
 - 6. Hostage and barricaded subject situations.
 - 7. Incidents requiring utilization of specialized units, e.g., underwater recovery, aircraft, ordinance disposal, crisis management, and emergency response teams.
- B. A law enforcement emergency is any situation which exceeds the capability of the local agency to counteract effectively.
- C. Upon request for assistance to the Chief of Police or his/her designee, the law enforcement personnel and equipment of the cooperating law enforcement agency shall be dispatched to the location within the specified request.
- D. A request for assistance made under this Section shall specify the number of personnel and type and amount of equipment needed, the location to which the personnel and equipment are to respond and the official to whom they are to report. Nevertheless, the number of personnel and amount and type of equipment which are

actually furnished shall be determined by the law enforcement agency to whom the request is made.

- E. If requested, law enforcement officers rendering assistance shall assist in the transportation and processing of prisoners in situations involving mass arrests and, if necessary, in the operation of temporary detention facilities.
- F. The cooperating agency's personnel and equipment shall be released by the requesting party when assistance is no longer needed or when such personnel and equipment are needed in the jurisdiction in which they normally furnish police protection. Should the need arise, the cooperating agency may, at any time, recall personnel and equipment to the jurisdiction in which they are normally employed.
- G. Resources which may be available under this Section shall include, but are not limited to, personnel marked or unmarked vehicles, 4-wheel drive vehicles, police patrol boats, K-9 units, aircraft, and national/state/county/city computer networks.
- H. Law enforcement officers rendering assistance shall complete written reports as if they were performing their duties in the jurisdiction in which they are normally employed. Copies of these reports shall be furnished to the agency requesting assistance within a reasonable time. Additionally, officers rendering assistance shall prepare such reports as the agency requesting assistance may reasonably require.

VII. Terms and Procedures

- A. A cooperating agency will answer a specific request for voluntary cooperation or operational assistance only to the extent that the available personnel and equipment are not required for adequate protection of that agency. The commander of the agency, or the commander's designee, shall have the sole authority to determine the amount of personnel and equipment, if any, available to respond.
- B. A specific request for voluntary cooperation or operational assistance for law enforcement emergencies shall be made by the commander of the agency or the commander's designee.
- C. Voluntary cooperation can also be initiated, within the limitations as more fully stated above, by an officer who views an in-progress crime or a need for traffic control in another cooperating agency, or who views a traffic violation or traffic accident scene, or marine violation while engaged as part of a task force, SWAT operation or

any other voluntary investigation (making an arrest in other jurisdiction) or operational assistance (ie, Special Events). The supervising authority of that officer shall be notified immediately to enable a supervisor from the officer's agency to authorize and direct actions taken by the officer. An officer taking voluntary action should notify the communication liaison person in the assisted agency as soon as possible.

- D. Whenever the employees of any law enforcement agency are rendering aid outside its jurisdiction and pursuant to the authority contained in this Agreement, such employees shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the jurisdiction in which they are normally employed.
- E. Law enforcement officers or employees responding to a specific request for voluntary cooperation or operational assistance for law enforcement emergencies shall be under the direction and authority of the commanding officers of the agency to which they are called; otherwise, the officers shall be under the direction and authority of the commanding officers of their own agency. However, no officer rendering assistance shall be required to perform any act which would violate standard operating procedures or supervisory guidelines in the jurisdiction in which they are normally employed.
- F. All pension, insurance, relief, disability, workers' compensation, salary, death and other benefits which apply to the activities of officers, agents and employees performing duties in the jurisdiction in which they are normally employed shall apply to the same manner, degree and extent while such officers, agents and employees are rendering assistance under this Agreement. Notwithstanding the above, nothing contained herein is intended to limit either party's right to reimbursement for eligible costs as permitted by law.
- G. Each agency shall be responsible for its own operational costs and expenses in providing assistance under this Agreement and bearing its own costs associated with any loss or damage incurred to such jurisdiction's property, equipment, or resources as a result of the use of such property during a voluntary cooperation or operational assistance situation. No financial charges shall be made by either party for assistance provided under this Agreement.
- H. Each party shall provide and carry liability insurance, workers' compensation insurance, self-insurance and other insurance necessary to assure that each party shall be protected and indemnified from any and all liabilities which may result by reason of activities which are the subject of this Agreement. Liability

insurance shall be maintained in an amount not less than \$200,000 per person and \$300,000 per occurrence. Each party shall furnish satisfactory proof of insurance to the other party. "Insurance" may be procured either privately or pursuant to an approved self-insurance risk-financing program. Should any insurance policy or self-insurance program expire, be cancelled or undergo material change, the insured party shall, 30 days before such expiration, cancellation, or change, mail notice of the same to the other party.

- I. Nothing herein shall be deemed to transfer any legal or equitable ownership of any equipment utilized pursuant to this Agreement from one cooperating agency to the other. Further, nothing herein shall be deemed to confer any agency or employer/employee relationship or status upon the personnel of the cooperating agency while providing assistance to the cooperating agency under this Agreement.
- J. A cooperating agency shall not be required to respond to a request for assistance if, in the opinion of the cooperating agency, providing the assistance would interfere with or jeopardize the police protection and safety of the citizens or property within the jurisdiction normally served by that cooperating agency, or if the requested assistance is otherwise unavailable.
- K. Nothing in this Agreement is intended to be, nor shall it be construed to be, a relinquishment or transfer, expressly or by implication, of any of the powers or functions of the cooperating agency.
- L. In no event shall this Agreement confer upon any person, corporation, or entity, whether private or government, the right to damages against the cooperating agency for any acts, omissions or conduct, except as expressly provided in this Agreement.
- M. Each party to this Agreement shall bear all court costs, defense costs, and liability for its own law enforcement officers, agents and/or employees for acts undertaken pursuant to this Agreement unless such act was ordered by the commanding officer of the assisted agency; but if such act was not ordered by the commanding officer of the assisted agency, each agrees, to the extent permitted by law, to indemnify and hold the other harmless of and from any claims, lawsuits and/or causes of action arising out of the acts, omissions and conduct of its own officers, agents and/or employees. In the event that an act or acts undertaken pursuant to this Agreement is ordered by the commanding officer directing the voluntary cooperation or operational assistance situation, any defense or court costs and liability that might arise shall be the responsibility of the agency employing the

commanding officer. However, nothing contained herein shall be construed to waive or modify the provisions of F.S. 768.28 or the doctrine of sovereign immunity as to any party hereto.

- N. The pay status of the exchanged employee under the employee interchange shall be administered pursuant to Section 112.24(3)(a) F.S.
- O. The employee interchanged with the receiving City shall continue to be deemed to be an employee of the sending City for all pay and benefit purposes and all labor contracts then in force will continue to be in force regarding said employee and shall continue to be the employee of the sending City, except that the supervision of the said employee during the period of the exchange will be under the control of the receiving City.
- P. In order to provide legal status for the police officer operating outside his or her normal jurisdiction, the receiving City shall insure that the exchanged employee is under the continuing supervision of a sworn police officer of the receiving City for the purposes of insuring that the exchanged employee shall have the appropriate authority to act as a police officer within the receiving jurisdiction.
- Q. Upon specific agreement between the parties as to a particular exchange, the receiving City may pay all employee benefits, travel expenses and other costs and expenses of the exchanged employee during the time of such exchange, upon invoice from the sending City.
- R. Except as is specifically otherwise provided herein, the provisions of Chapter 112.24(3) and (4) are incorporated herein by reference and shall govern the employment status, benefits, reimbursement of expenses and other details of the employee interchange between the parties.
- S. This Agreement shall constitute the entire understanding between the parties and any oral or written agreements heretofore exchanged between the parties are deemed to be merged herein. Any modification to this Agreement shall require a document in writing executed with the same formality as this Agreement.
- T. Nothing herein shall be deemed to waive the sovereign immunity provisions applicable to the parties and specifically the provisions of Chapter 768 of the Florida Statutes.
- U. Nothing herein shall be deemed to be for the benefit of any third party.

- V. During the term of the interchange of employees, the sending City may recall any of the employees exchanged hereunder for any reason deemed to be appropriate by the sending City and there shall be no entitlement to such interchange by the receiving City and any claim for additional costs or other damage because of the recall of an exchanged employee are hereby specifically waived by the receiving City.
- W. Each party will be responsible for its own negligence and shall indemnify the other party for liability attributable to the party charged with such negligence.
- X. This agreement shall be binding upon the parties from the date of execution by a party hereto and shall continue in full force and effect until terminated as provided herein below.
- Y. This agreement shall be binding upon the parties from the date of execution and shall continue in full force and effect until January 31, 2029. However, any party hereto may withdraw or cancel such party's participation pursuant to this agreement without liability to any other parties hereto by providing written notice of such withdrawal no less than ten (10) days prior thereto.
- Z. This Agreement reflects the full and complete understanding of the parties and may be modified or amended only by a document in writing signed by both of the parties hereto.

VIII. Severability

If any provision of this Agreement shall be declared invalid for any reason, such invalidity shall not affect any of the remaining provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto cause their signatures to be affixed:

CITY OF TARPON SPRINGS, FLORIDA

By: _____
Mayor, Panagiotis Koulias

By: _____
City Manager, Charles Rudd

By: _____
Chief of Police, Jeffrey P. Young

ATTEST:

Approved as to form:

City Clerk

City Attorney

STATE OF FLORIDA COUNTY OF
PINELLAS

The foregoing instrument was acknowledged before me this _____day of _____, 2024, by Panagiotis Koulias, the Mayor of the city of Tarpon Springs, who () is personally known or () has produced a Florida Driver’s License or _____as identification.

Notary Public
My Commission Expires:

STATE OF FLORIDA COUNTY OF
PINELLAS

The foregoing instrument was acknowledged before me this _____day of _____, 2024, by CHARLES RUDD, the City Manager of the city of Tarpon Springs, who () is personally known or () has produced a Florida Driver’s License or _____as identification.

Notary Public
My Commission Expires:

IN WITNESS WHEREOF, the parties hereto cause their signatures to be affixed:

CITY OF NEW PORT RICHEY, FLORIDA

By: _____
Mayor, Alfred C. Davis

By: _____
City Manager, Debbie L. Manns, ICMA-CM

By: _____
Chief of Police, Robert Kochen

ATTEST:

Approved as to form:

Judy Meyers, MMC, City Clerk

Timothy P. Driscoll, City Attorney

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Alfred C. Davis, the Mayor of the City of New Port Richey, who (X) is personally known or () has produced a Florida Driver's License or ___ as identification.

Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Debbie L. Manns, ICMA-CM, the City Manager of the City of New Port Richey, who (X) is personally known or () has produced a Florida Driver's License or _____ as identification.

Notary Public
My Commission Expires:



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Robert Kochen, Chief of Police
DATE: 12/17/2024
RE: Acceptance of the City of New Port Richey Red-Light Camera Traffic Safety Program Annual Report

REQUEST:

The request is for the City Council to accept the City of New Port Richey Red-Light Camera Traffic Safety Program Annual Report which shall be submitted to the DHSMV for the period covering July 1, 2023 through June 30, 2024.

DISCUSSION:

The police department submits an annual Red-Light Camera Traffic Safety program report to DHSMV which outlines the number of violations issued, contested, upheld, and dismissed, as well as the number of violations that were issued as Uniform Traffic Citations, etc.

The State of Florida now requires that counties and municipalities place the annual Red-Light Camera Traffic Safety report to DHSMV on the agenda of the governing body as a single reporting item. Moreover, the state requires that the counties or municipalities annual reporting document includes that the governing body considers the report at a regular or special meeting.

RECOMMENDATION:

Staff recommends that City Council accept the accept the City of New Port Richey Red-Light Camera Traffic Safety Program Annual Report for the period covering July 1, 2023 through June 30, 2024 as requested so that it may be submitted to the DHSMV.

BUDGET/FISCAL IMPACT:

No budget impact.

ATTACHMENTS:

Description	Type
☐ City of New Port Richey Annual DHSMV RLC Report	Backup Material

Q1. Please enter your contact information:

Name:	Joseph Pascalli
Agency:	New Port Richey Police Department
Email Address:	pascallij@cityofnewportrichey.org
Phone Number:	7272328932
Phone Extension, if applicable:	

Q2. Please select the jurisdiction (city or county) you represent:

New Port Richey ▼

Q3. Did your jurisdiction **operate red light cameras** within the reporting period of **July 1, 2023 through June 30, 2024**?

- Yes
 No

Q4. What department oversees the red light camera program in New Port Richey?

Example: Police Department, Sheriff's Office, Code Enforcement, Traffic Unit, etc.

Police Department

Q5. Did New Port Richey **discontinue its red light camera program** during the reporting period, **July 1, 2023 through June 30, 2024**?

- Yes
 No

Q6. Please enter the date that **New Port Richey** discontinued its program.

This question was not displayed to the respondent.

Q7. What **red light camera vendor(s)** does New Port Richey use? Please select any you may have used during the reporting period, **July 1, 2023, through June 30, 2024.**

- American Traffic Solutions (ATS)
- Redflex
- Conduent
- Sensys Gatso
- Novoa Global
- Verra Mobility
- Redspeed
- Other, please specify:

Q8. **As of July 1, 2023**, how many **red light cameras** were operational in New Port Richey?

5

Q9. **As of June 30, 2024**, how many **red light cameras** were operational in New Port Richey?

5

Q10. **As of July 1, 2023**, at how many **intersections** were red light cameras operational in New Port Richey?

5

Q11. **As of June 30, 2024**, at how many **intersections** were red light cameras operational in New Port Richey?

5

Q12. Please provide the following information regarding **Notices of Violation** issued for red light camera violations in New Port Richey during the reporting period of **July 1, 2023, through June 30, 2024.**

Total Notices of Violation Issued	<input type="text" value="14253"/>
Notices of Violation Paid	<input type="text" value="9846"/>
Notices of Violation Contested, but Pending Final Outcome	<input type="text" value="24"/>
Notices of Violation Contested and Dismissed	<input type="text" value="6"/>
Notices of Violation Contested and Upheld	<input type="text" value="55"/>
Notices of Violation that Resulted in Uniform Traffic Citations Being Issued	<input type="text" value="2779"/>
Notice of Violation Pending Issuance as Uniform Traffic Citations	<input type="text" value="999"/>

Q13. How many **registration holds** did New Port Richey request as a result of red light camera violations during the reporting period of **July 1, 2023, through June 30, 2024**? If you do not know, please leave this field blank.

Q14. How does New Port Richey **submit traffic crash data** to the Florida Department of Highway Safety and Motor Vehicles?

- All Electronically
- All Paper
- Both

Q15. Have **court cases** impacted New Port Richey's **red light camera program**?

- Yes
- No

Q16. Please explain how court cases have impacted New Port Richey's red light camera program.

This question was not displayed to the respondent.

Q17. Please **rate** the following **factors by importance** when selecting which **intersections to install red light cameras** in New Port Richey.

	Very Important	Somewhat Important	Not Important	N/A
Traffic Citation Data	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Citizen Complaints	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law Enforcement Officer Observations	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic Volume	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian Safety	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic Crash Data	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q18. Please **describe the other factors used** when selecting which **intersections to install red light cameras** in New Port Richey.

This question was not displayed to the respondent.

Q19.

Were any existing red light cameras relocated within New Port Richey during the reporting period of **July 1, 2023, through June 30, 2024**?

- Yes
- No

Q20. How many cameras were relocated?

This question was not displayed to the respondent.

Q21. Why were the cameras relocated?

This question was not displayed to the respondent.

Q22. What **factors** are used to determine the **success or failure of each camera location** within New Port Richey? Please select all that apply.

- Number of crashes
- Pedestrian safety
- Revenue
- Other, please specify

Use of cameras during traffic crashes, criminal investigations.

Q23. Who **reviews** the camera images **before Notices of Violation are issued** within New Port Richey? Please select all that apply.

- Law Enforcement Officer
- Non-sworn Government Employee
- Non-sworn Contractor Employee (Vendor)
- Other, please specify

Q24. Who **reviews contested Notices of Violation** within New Port Richey? Please select all that apply.

- Law Enforcement Officer
- Non-sworn Government Employee
- Non-sworn Contractor Employee (Vendor)
- Other, please specify

Q25. Who **issues Uniform Traffic Citations** in New Port Richey if **Notices of Violation are unpaid and uncontested**? Please select all that apply.

- Law Enforcement Officer
- Non-sworn Government Employee
- Non-sworn Contractor Employee (Vendor)
- Other, please specify

Q26. Does New Port Richey **issue Notices of Violation** (based on red light camera detection) for persons making **improper right turns on a red signal**?

- Yes
- No

Q27. How many **Notices of Violation** were issued within New Port Richey **for improper right turns on a red signal** during the reporting period of **July 1, 2023, through June 30, 2024**?

If you do not know, please leave this field blank.

Q28. Section 316.0083(1)(a), Florida Statutes, provides that, "A notice of violation and a traffic citation may not be issued for failure to stop at a red light if the driver is making a right-hand turn in a **careful and prudent manner** at an intersection where right-hand turns are permissible."

Please provide the **definition used by New Port Richey when determining if a violation should be issued.**

If review of the red-light camera clearly shows failure to make a right-hand turn in a careful and prudent manner a notice of violation may be issued.

Q29. What **action(s)** has New Port Richey taken **to improve safety measures** as a result of your red light camera program? If New Port Richey has not taken an action which is listed, please select N/A.

	At intersections with red light cameras	At intersections without red light cameras	N/A
Education and Outreach	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Engineering, Roadway/Geometric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Engineering, Signalization/Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increased other type of signage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increased red light camera-specific signage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Re-striping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Q30. Please describe any other **action(s)** that New Port Richey has taken **to improve safety measures** as a result of your red light camera program.

Q31. Has **red light camera footage** been used to **investigate other crimes or cases** not related to red light violations within New Port Richey?

Yes

No

Q32. Please describe the **other situations in which red light cameras** have been used within New Port Richey. Select all that apply.

Crash Investigations

Criminal Investigations

Missing Persons

Other, please specify:

Q33. Has New Port Richey **conducted** an independent **red light camera analysis**?

Yes

No

Q34. Please provide any additional **specifications or clarifications for any of your responses** to this survey.

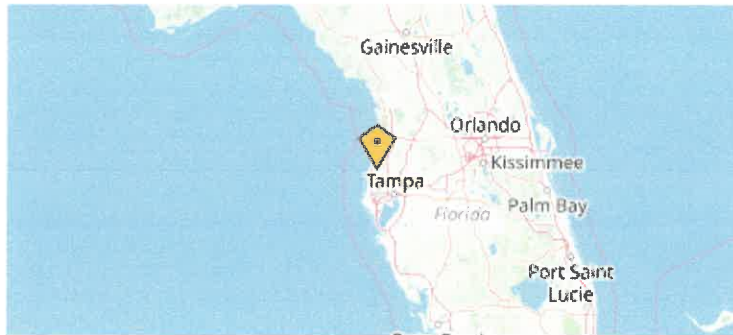
Q35. Is New Port Richey **continuing its red light camera program** in this fiscal reporting year, **July 1, 2024, through June 30, 2025?**

- Yes
- No

Location Data

Location: [\(28.2137, -82.6809\)](#)

Source: GeolP Estimation





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: 12/17/2024
RE: ITB24-008 RAC Locker and Restroom Improvements Project Close Out

REQUEST:

Attached for your review and consideration for approval is a project deductive change order in the amount of \$9,192.28 and a final pay request in the amount not to exceed \$384,603.31 from Qualis General Contractors for the Recreation and Aquatics Center locker room renovations.

DISCUSSION:

As the City Council is aware, improvements to the Recreation and Aquatic Center lockers and restrooms were approved as a part of the City’s Capital Improvement Program. The current RAC has been in operation since 2006 and while several updates have occurred throughout the facility, no such renovations have been completed in restroom or locker area. The completion of this included restrooms, floor and wall tile removal and replacements, shower and toilet partition upgrades, the installation of bathing suit dryers, electrical, and LED lighting conversions. Plumbing upgrades that will include water conservation elements with the replacement of existing restroom fixtures and hardware.

RECOMMENDATION:

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

BUDGET/FISCAL IMPACT:

This project is included in the City’s current Capital Improvement Program with funding is available in Account No. 301519-46299.

ATTACHMENTS:

Description	Type
☐ Final Pay Request	Backup Material
☐ Deductive Change Order	Backup Material
☐ RAC Locker Room Photos	Backup Material

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

Gray Areas To Be Filled In By Contractor

Bid No. 24-008 Date 11/13/2024 Payment Number 5(Final)
 Application Period From 09/01/24 To 11/14/24
 Project Name RAC Locker Room Renovation
 Account Number _____
 Owner: City of New Port Richey Phone No. (727) 841-4536
 Engineer: Wannemacher Jensen, Chris Dunn Phone No. (727) 308-2247
 Contractor: Quelis General Contractors Phone No. (883) 514-7760

Contract Data

Bids Received 1/18/2024
 Contract Start Date 4/1/2024
 Notice to Proceed 4/1/2024
 Calendar Days for Completion 180
 Original Completion Date 9/28/2024
 Days Extension to Date _____
 New Completion date 9/28/2024
 Original Contract Amount \$ 393,795.59
 Adjustments to Date \$ (9,192.28)
 Revised Contract Amount \$384,603.31
 Percentage Complete (\$) 89.00%
 Percentage Complete (Time) 89.00%
 Percentage Complete (Work) 92.00%

Change Orders

No.	Date	Time	Amount
<u>1</u>	<u>11/26/2024</u>		<u>\$ (9,192.28)</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Summary of Project Status

Total Work Completed	\$ 384,603.31
Material Stored on Site	_____
Total Earned to Date	\$ 384,603.31
Less Retainage <u>0%</u>	\$ -
Balance	\$ 384,603.31
Less Previous Payments	\$ 332,538.28
Amount Due this Period	\$ 52,065.05

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:

Quelis General Contractors
 (Contractor)
 By: [Signature]
 (Signature)
 Name: Brycen Herman
 (Print or type)
 Date: 12/05/2024

Recommended for Payment:

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

Recommended for Payment:

City of New Port Richey
 (Project Manager)
 By: [Signature]
 (Signature)
 Name: Sevin Howard
 (Print or type)
 Date: 12/6/24

Approved for Payment:

City of New Port Richey
 (Official)
 By: [Signature]
 (Signature)
 Name: ROBERT A. KENNEDY
 (Print or type)
 Date: 12/5/24

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

Contract Modification No.: 1

Date: 11/26/2024

Project Name: RAC Locker Room Renovation Project

Project No:24-008

Owner: City of New Port Richey, City Council

Contractor: Qualis General Contractors

Engineer: Wannemacher Jensen

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>393,795.59</u>
Previous Change Orders (Add/Deduct)	\$ <u>0.00</u>
This Change Order (Deduct)	\$ <u>(9,192.28)</u>
Revised Contract Amount	\$ <u>384,603.31</u>

Original Duration	<u>180</u> Days
Previous Change Orders (Add)	<u>0</u> Days
This Change Orders (Add)	<u>0</u> Days
Revised Contract Time	<u>0</u> Days

The Final Contract Completion Date is: 9/28/2024

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 _____

By: _____

Title _____

Date _____

Public Works Director _____

By:  _____

Date: 12/5/24

Qualis General Contractors

Contractor _____

By:  Brycen Herman _____

Title President _____

Date: 12/5/2024

Date: _____

Project Manager/Inspector _____

By:  _____

Date: 12/5/24



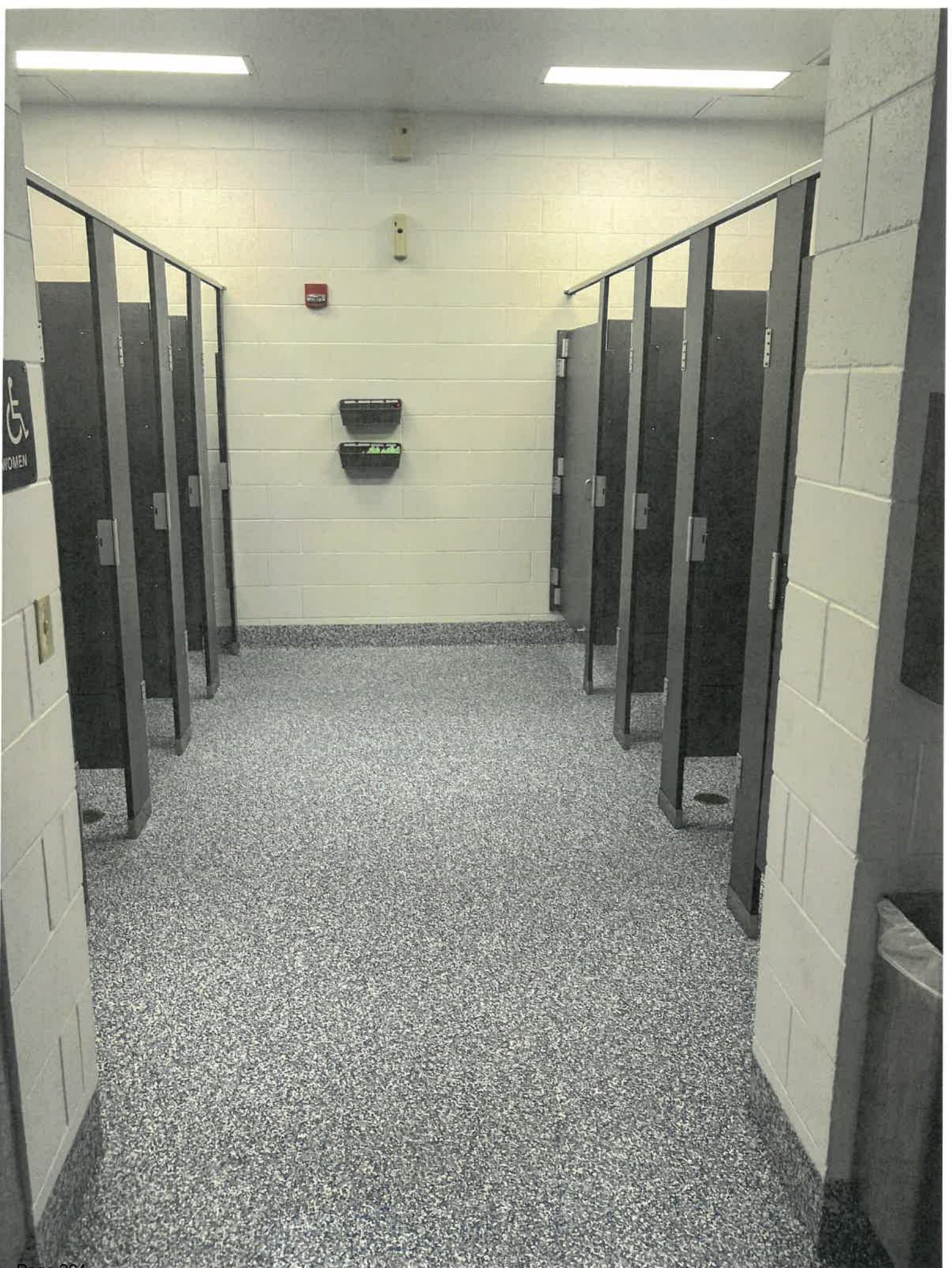














NEW PORT RICHEY

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: 12/17/2024
RE: Discussion Regarding Screened Front Porches

REQUEST:

The request is for City Council to conduct a discussion regarding screened front porches and to provide staff direction on a proper course of action. This agenda item is being advanced to you at the request of Councilman Butler.

DISCUSSION:

As Council will recall, Councilman Butler introduced a motion, a copy of which is attached for reference, to amend the City's Land Development Code to allow for front porches to be screened in at your regular meeting on August 6, 2024. At that time, Councilman Altman stated a motion was not needed to place something on the agenda and that he agreed with Councilman Butler and would like to see the item placed on a future meeting agenda. City Attorney Driscoll replied that if there was a consensus it can be directed to be placed on the agenda but it would have to go to the Land Development Review Board for them to review the matter first.

To assist Council with this discussion, I wanted to provide you a brief history of some of the information regarding this matter. Back in April of 2016, City Council approved an ordinance which amended our Land Development Code to allow for front porches. The agenda item brought forth by then-Development Director, Lisa Fierce, stated that the purpose of the agenda item was to encourage residents to add front porches to their homes, in order to improve the appearance of residential neighborhoods, encourage social interaction among neighbors, create a safer environment and improve property values. The proposed ordinance provided a definition of "front porch" that identified the required minimum elements of a front porch, as follows: "(a) covered structure attached to the front of a dwelling unit and providing the following elements: providing primary access into the dwelling unit; typically having a separate roof; unenclosed except for a roof, balustrade, and flooring; extending a minimum of 50 percent of the building façade; having a minimum 10-foot depth; and having a floor that is typically raised above the finished horizontal elevation of the lot. The design elements of the porch are typically consistent with those of the building and include the finish materials of any exterior surface, stem wall materials and/or foundation skirting"

The agenda item also specifically stated that "Alteration of the porches to form enclosed or air-conditioned living spaces is *prohibited* and the porches are required to maintain at least 80 percent openness and may not be screened. This will further the goal of encouraging interaction amongst neighbors."

The City Council at that time agreed with Ms. Fierce's recommendations regarding maintaining the openness of the porches and passed the ordinance with a 5-0 vote on April 19, 2016.

RECOMMENDATION:

Staff recommends that City Council conduct the discussion regarding screened front porches as requested and to provide staff direction on a proper course of action if it is the consensus of Council to move forward with amending the City's

Land Development Code on this matter.

BUDGET/FISCAL IMPACT:

ATTACHMENTS:

Description	Type
☐ Councilman Butler's Motion presented on August 6, 2024	Backup Material
☐ First Reading, Ordinance #2016-2077: Code Amendment - Front Porches presented on April 5, 2016	Backup Material
☐ City Council Regular Meeting Minutes - April 5, 2016	Backup Material
☐ City Council Regular Meeting Minutes - April 19, 2016	Backup Material



MOTION:

Councilman Butler moves to direct the City Manager and City Attorney to prepare an agenda item, with an attached memorandum and necessary legal instruments, by the end of September for council to consider revising the Code to allow for screened porches.

ADDITIONAL READING:

Relevant instances in code:

- 7.01.00 - R-1 Residential District.
- 7.02.00 - R-2 Residential District
- 7.03.00 - R-3 Residential District

Example language strike:

"Minimum setback of front building line from a main artery and/or thoroughfare right-of-way shall be twenty-five (25) feet, measured to the permanent part of projection of the dwelling. Front porches may extend into the required front yard setback, but not closer than 10 feet to the front property line and may not be altered to form enclosed or air-conditioned living spaces. ~~Porches must maintain at least 80 percent openness and may not be screened.~~"
(7.03.00 - R-3 Residential District)



NEW PORT RICHEY

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

TO: City of New Port Richey City Council
FROM: Lisa L. Fierce, Development Director
DATE: 4/5/2016
RE: First Reading, Ordinance #2016-2077: Code Amendment - Front Porches

REQUEST:

Council is to conduct a first public hearing of the ordinance.

DISCUSSION:

The Development Department would like to encourage residents to add front porches to their homes, in order to improve the appearance of residential neighborhoods, encourage social interaction among neighbors, create a safer environment and improve property values. The existing single-family residential zoning district setback standards may prohibit the construction of front porch additions to many existing single-family homes without a variance approval. Therefore, the Staff proposes amending the setback standards to encourage and accommodate the provision of front porches on single-family homes in the City's residential neighborhoods.

The proposed ordinance provides a definition of "front porch" that identifies the required minimum elements of a front porch, as follows: "(a) covered structure attached to the front of a dwelling unit and providing the following elements: providing primary access into the dwelling unit; typically having a separate roof; unenclosed except for a roof, balustrade, and flooring; extending a minimum of 50 percent of the building façade; having a minimum 10-foot depth; and having a floor that is typically raised above the finished horizontal elevation of the lot. The design elements of the porch are typically consistent with those of the building and include the finish materials of any exterior surface, stem wall materials and/or foundation skirting."

The ordinance amends the setback regulations in the R-1, R-2 and R-3 single-family residential zoning districts to accommodate front porches in front yards and secondary front yards (side yards facing a public roadway). The amendments allow covered porches to extend into the required front yard setback, but not closer than 10 feet to the front property line. The setbacks would then be reduced from 25 feet to 10 feet. Alteration of the porches to form enclosed or air-conditioned living spaces is prohibited and the porches are required to maintain at least 80 percent openness and may not be screened. This will further the goal of encouraging interaction amongst neighbors.

The City's Home Improvement Reimbursement Grant (HIRG) program promotes "street friendly" housing by encouraging homeowners to include porches, windows and doors oriented to the street and parking to the side or rear of the home. The program promotes a sense of community by encouraging residents to spend time in their yard and on their front porch. The front porch provision is an eligible improvement under the HIRG program.

The proposed new language is shown with underlining and deleted language is shown with ~~strikethrough~~.

Compatibility with Comprehensive Plan:

The proposal is consistent with the following Comprehensive Plan objectives and policies:

- FLU Objective 1.2 - Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.
- FLU Policy 1.2.5 - The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged.

- LIV Policy 1.1.1 - Encourage new development and redevelopment to utilize traditional neighborhood development (TND) principles which address the following features:
 - i. Street-friendly housing: Housing close to and facing the street with active areas such as porches, windows and doorways oriented to the street; garages located to the side or rear, or set back deeper than the main part of the house.
- LIV Objective 1.3 - Safer, more livable communities that foster interaction between people and discourage criminal activities through effective use and property design of the physical environment.
- LIV Policy 1.3.2 - Natural surveillance techniques should be considered in the location of physical features, mix of activities and uses, people and lighting in such a way as to maximize visibility.
- LIV Objective 4.2 - Promote the use of setbacks that allow buildings to frame the street to create conditions that are favorable to pedestrian use and comfort.
- LIV Policy 4.2.5 - By 2009, the City shall revise setback requirements to allow porch easements in subdivision design and to require living areas of the structure to be closer to the street than garage areas.
- LIV Objective 4.5 - Promote high quality architectural standards that support the City's image and contribute to its identity and unique sense of place.
- LIV Policy 4.5.1 Encourage building design to provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.

RECOMMENDATION:

Staff recommends approval of the ordinance. The Land Development Review Board recommended approval at its March 17, 2016 meeting.

BUDGET/FISCAL IMPACT:

None.

ATTACHMENTS:

Description	Type
☐ Ordinance #2016-2077	Ordinance
☐ LDRB Minutes March 17, 2016	Backup Material

ORDINANCE # 2016-2077

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE SECTION 2.01.00, DEFINITIONS, TO PROVIDE A DEFINITION OF “FRONT PORCH”; AMENDING SECTION 7.01.03, R-1 ZONING DISTRICT SETBACKS; AMENDING SECTION 7.02.05, R-2 ZONING DISTRICT SETBACKS ON LOTS PLATTED OR PROPERTY ANNEXED AFTER MAY 19, 1981; AMENDING SECTION 7.02.11, R-2 ZONING DISTRICT SETBACKS ON LOTS PLATTED OR PROPERTY ANNEXED ON OR BEFORE MAY 19, 1981; AMENDING SECTION 7.03.03, R-3 ZONING DISTRICT SETBACKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has found that front porches on single-family homes can improve the appearance of residential neighborhoods, encourage social interaction among neighbors and improve property values; and

WHEREAS, the City Council has encouraged the Development Department to distribute home improvement grant funds for multiple home improvement projects, including construction of front porches; and

WHEREAS, the City Council has found that the existing front setbacks in the residential zoning districts prohibit the construction of front porches on many existing single-family homes without a variance approval; and

WHEREAS, the amended setback standards provided here are necessary to encourage and accommodate the provision of front porches on single-family homes in the City’s residential neighborhoods.

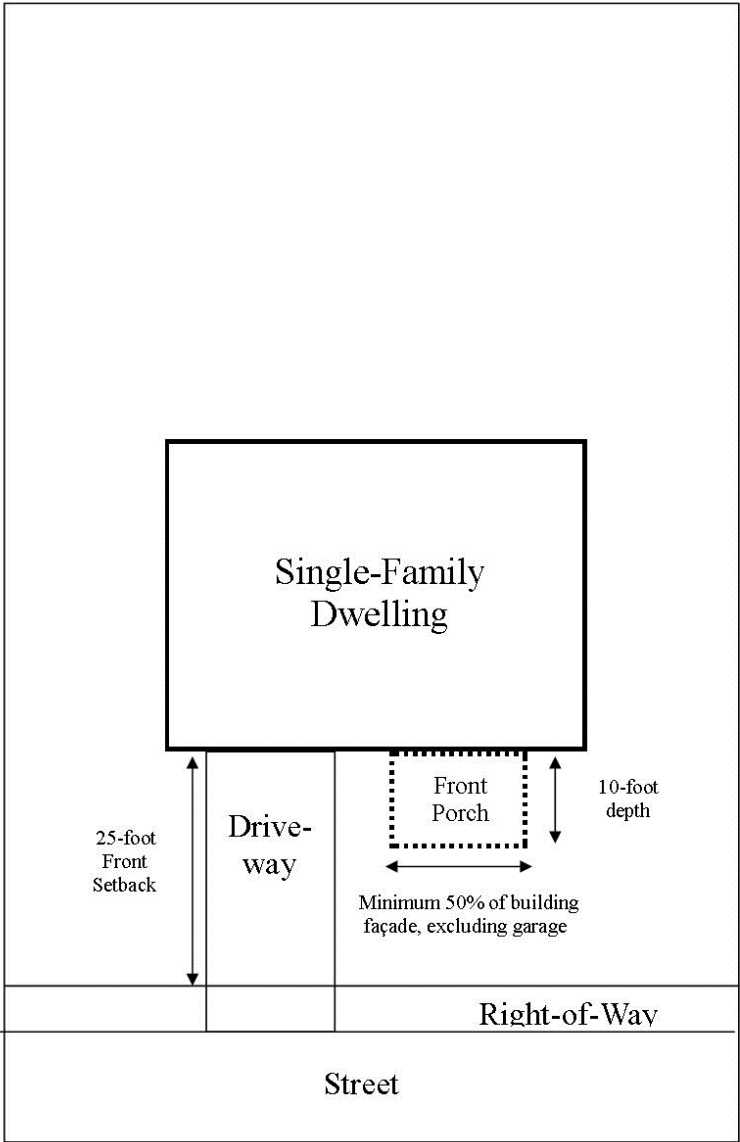
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA:

SECTION I. That Section 2.01.00, Definitions, of the New Port Richey Land Development Code is hereby amended to read as follows:

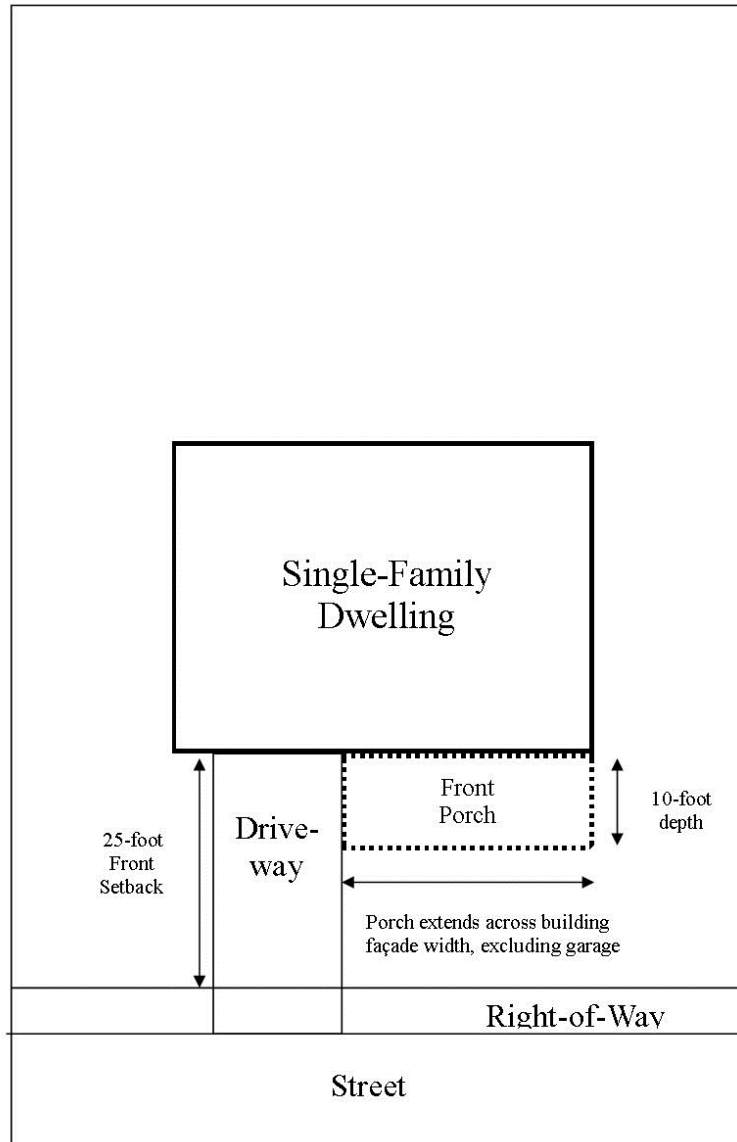
2.01.00 Definitions

Front porch: A covered structure attached to the front of a dwelling unit (or the side facing a main artery or thoroughfare) and providing the following elements: primary access into the dwelling unit; a separate roof; unenclosed except for a roof, balustrade, and flooring; extending a minimum of 50 percent of the building façade width (excluding the portion containing garage bays, if applicable); a minimum 10-foot depth and a maximum depth no greater than 50% of the building depth of the dwelling; and a floor that is typically raised above the finished horizontal elevation of the lot. The design of the porch is consistent with the dwelling in terms of finish materials and colors of any exterior surface, stem wall materials and/or foundation skirting. The design shall be consistent with the following illustrations:

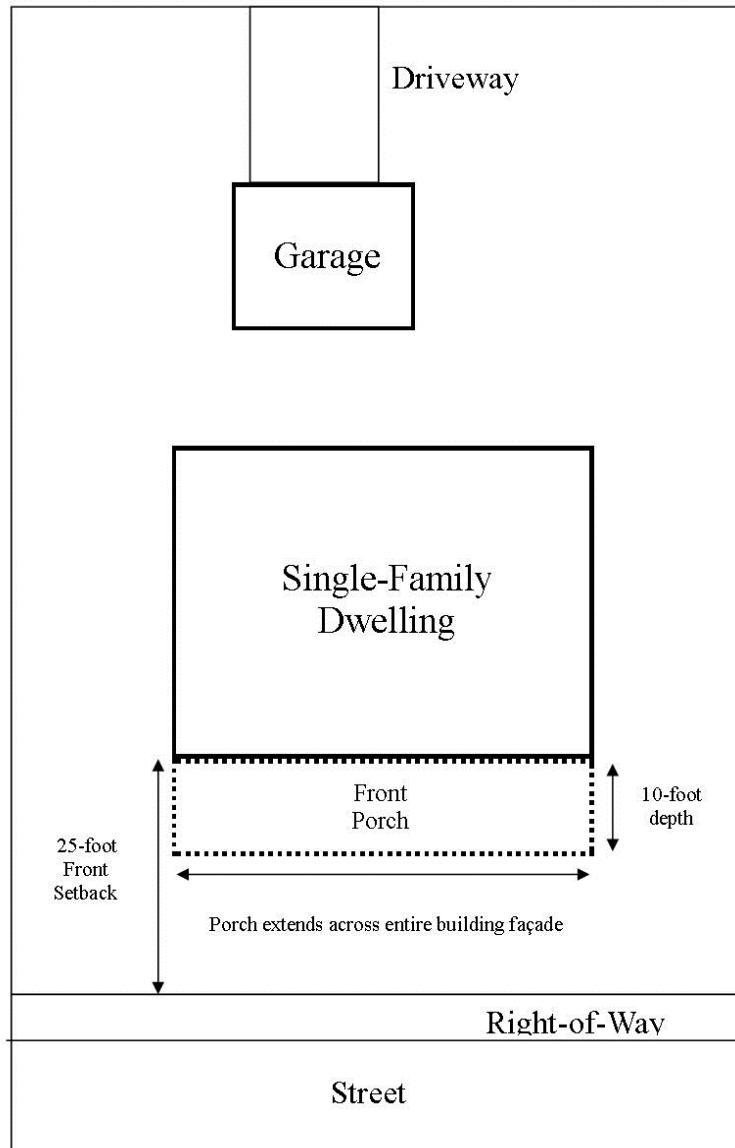
Front Porch, Interior Lot
Minimum Width Example



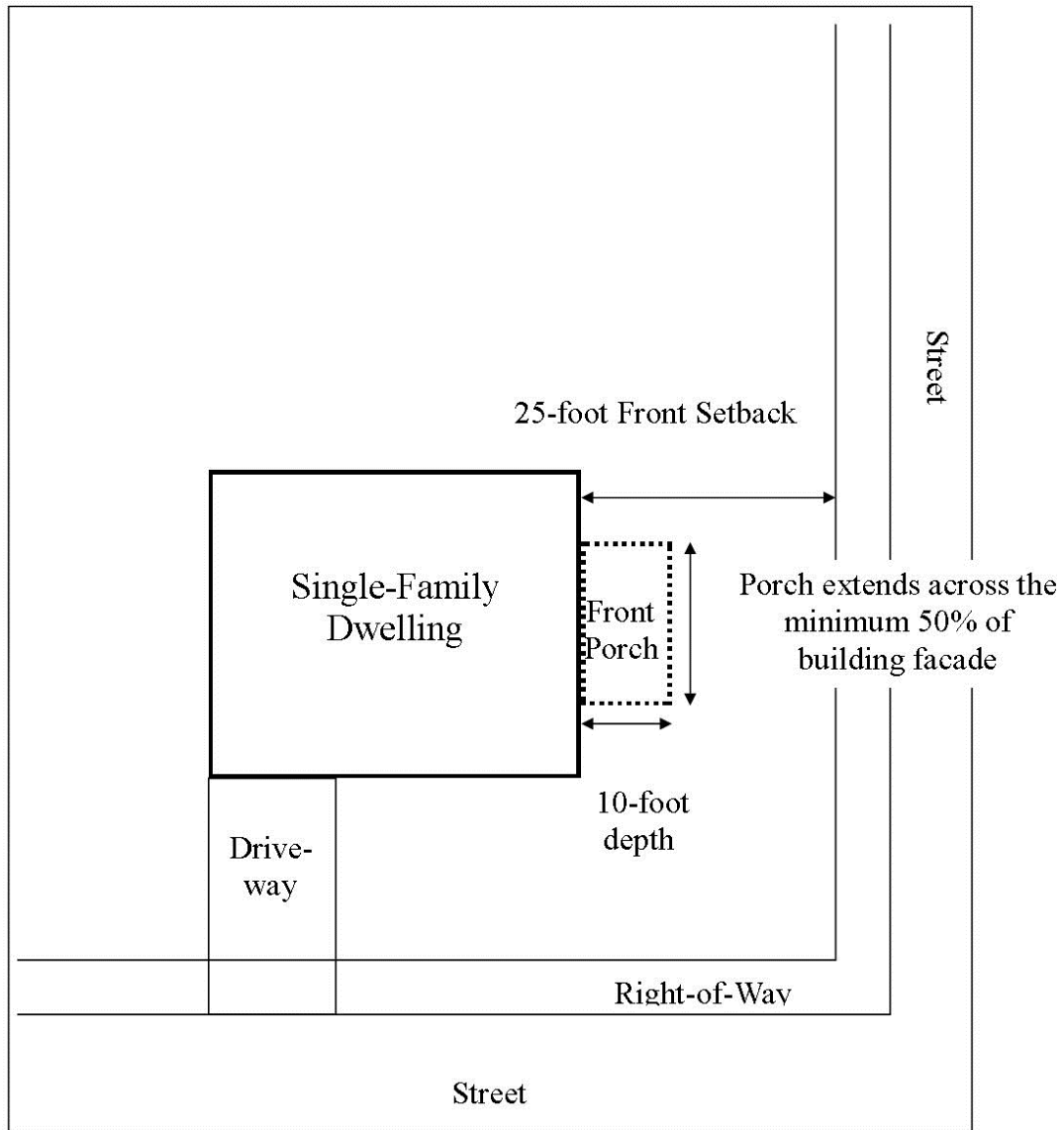
Front Porch, Interior Lot, Wide Porch Example



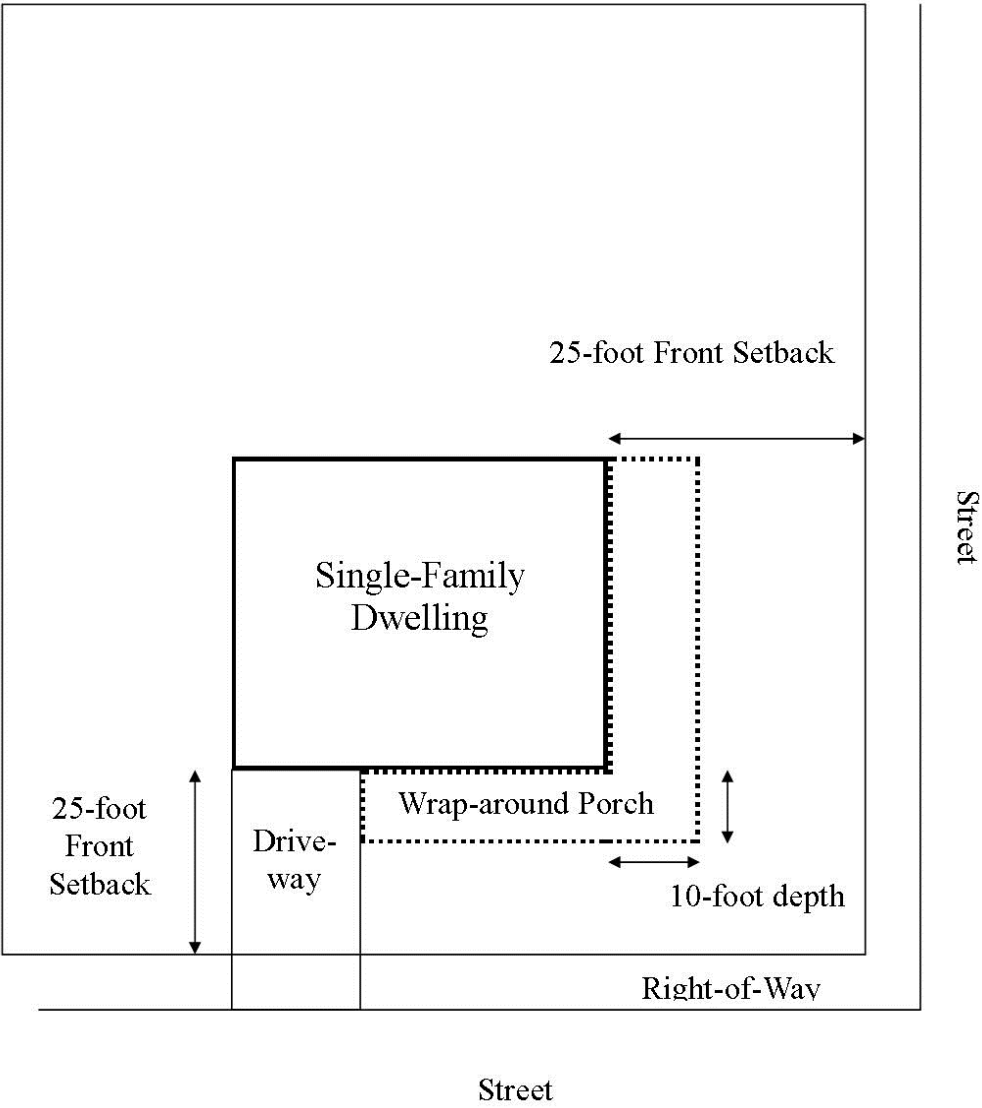
Front Porch, Interior Lot Detached Garage



Front Porch, Corner Lot



Wrap-around Front Porch, Corner Lot



SECTION II. That Section 7.01.03, R-1 Minimum setback, of the New Port Richey Land Development Code is hereby amended to read as follows:

7.01.03 Minimum setback

The minimum setback of detached dwellings and accessory structures in the R-1 ~~R~~esidential ~~D~~istrict, from avenues or streets and from all other lot boundaries, shall be as follows:

1. Minimum setback of front building line from a main artery and/or thoroughfare right-of-way shall be twenty-five (25) feet, measured to the permanent part of projection of the dwelling. Front porches may extend into the required front yard setback, but not closer than 10 feet to the front property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened. ~~For any deviation from this provision see section 5.03.00.~~
2. Set back or rear building line of a dwelling from the rear property line shall be twenty-five (25) feet. In the case of lots bordering on a river the setback or rear building line shall be forty (40) feet from the river bank. ~~See section 5.03.00.~~
3. The setback of the side building line of a dwelling from the side property line shall be ten (10) feet. The setback requirement in the case of a lot which has a side boundary line that abuts on a main artery or thoroughfare shall be twenty-five (25) feet from the main or arterial street right-of-way, on both sides, measured from the nearest building wall; provided, however, that the roof of any permanent overhang of such building shall not exceed eighteen (18) inches. Front porches may extend into the required side yard setback from a boundary line that abuts on a main artery or thoroughfare, but not closer than 10 feet to the property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened.
4. Detached structures for accessory uses such as private garages may be located no closer to the rear property lines than five (5) feet or no closer to the side property lines than ten (10) feet except where the rear of a building lot abuts an avenue or street, in which case a detached garage or similar accessory-use structure can be no closer to the rear property line than twenty-five (25) feet and, in the case of river lots, no closer than forty (40) feet to the river except where two (2) or more structures have been built in the same block and have established a closer line.
5. One front porch setback encroachment per lot is permitted, unless the design lends itself to a wrap-around porch, as determined by the Development Department. The design, color and placement of the porch shall be architecturally-integrated with the architecture, façade and design of the existing dwelling, subject to design review and approval by the Development Department.

SECTION III. That Section 7.02.05, R-2 Minimum setback, of the New Port Richey Land Development Code (applying to lots platted or property annexed after May 19, 1981) is hereby established to read as follows:

7.02.05 Minimum setback

The minimum setbacks under this subdivision of detached dwellings and accessory structures from avenues or streets and from all other lot boundaries shall be as follows:

1. Minimum setback of front building line from a main artery and/or thoroughfare right-of-way shall be twenty-five (25) feet, measured to the nearest permanent part or projection of the dwelling. Front

porches may extend into the required front yard setback, but not closer than 10 feet to the front property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened. For any deviation from this regulation, see section 5.03.00.

2. Setback of rear building line of dwellings from the rear property line shall be twenty (20) feet. In the case of lots bordering on river, forty (40) feet from river bank. ~~See section 5.03.00.~~
3. The minimum setback of side building lines on all real estate lots shall be seven and one-half (7½) feet from the side boundary line thereof, on both sides measured from the nearest building wall or corner, provided, however, that the roof of any permanent overhang of such building 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 twenty-five (25) feet from the property line to the nearest permanent wall or corner of the dwelling erected thereon; provided, however, that the roof of any permanent overhang of such building shall not exceed eighteen (18) inches. Front porches may extend into the required side yard setback from a boundary line that abuts on a main artery or thoroughfare, but not closer than 10 feet to the property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened.
4. Detached structures for accessory uses such as private garages may be located no closer to the rear or side property lines than five (5) feet except where the rear of a building lot abuts an avenue or street in which case a detached garage or similar accessory use structure can be no closer to the rear property line than twenty-five (25) feet and, in case of the river lots, not closer to the river than forty (40) feet.
5. One front porch setback encroachment per lot is permitted, unless the design lends itself to a wrap-around porch, as determined by the Development Department. The design, color and placement of the porch shall be architecturally-integrated with the architecture, façade and design of the existing dwelling, subject to design review and approval by the Development Department.

SECTION IV. That Section 7.02.11, R-2 Minimum setback, of the New Port Richey Land Development Code (applying to lots platted and property annexed on or before May 19, 1981) is hereby established to read as follows:

7.02.11 Minimum setback

Minimum setbacks under this subdivision shall be as follows:

1. Minimum setback of front building line from a main artery and/or thoroughfare right-of-way shall be twenty-five (25) feet, measured to the nearest permanent part or projection of the dwelling. Front porches may extend into the required front yard setback, but not closer than 10 feet to the front property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened. For any deviation from this regulation see section 5.03.00.
2. Setbacks of rear building line from rear property line is ten (10) feet. In the cases of lots bordering on the river, forty (40) feet from the river bank. ~~See section 5.03.00.~~
3. The minimum setback of side building lines on all real estate lots shall be five (5) feet from the side boundary line thereof on both sides measured from the nearest building wall or corner; provided, that the roof of any permanent overhang of such building shall not exceed eighteen (18) inches. The setback requirement in the case of a lot which has a side boundary line that abuts a main or arterial street shall be twenty-five (25) feet from the property line to the nearest permanent wall or corner of the dwelling

erected thereon; provided, however, that the roof of any permanent overhang of such building shall not exceed eighteen (18) inches. Front porches may extend into the required side yard setback from a boundary line that abuts on a main artery or thoroughfare, but not closer than 10 feet to the property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened.

4. Detached structures for accessory uses such as private garages may be located no closer to the rear of the property lines than five (5) feet except where the rear of the building lot abuts an avenue or street in which case the detached garage or structure can be no closer than twenty-five (25) feet from the property line. In the case of the river lots, no closer than forty (40) feet.
5. One front porch setback encroachment per lot is permitted, unless the design lends itself to a wrap-around porch, as determined by the Development Department. The design, color and placement of the porch shall be architecturally-integrated with the architecture, façade and design of the existing dwelling, subject to design review and approval by the Development Department.

SECTION V. That Section 7.03.03, R-3 Minimum setback, of the New Port Richey Land Development Code is hereby amended to read as follows:

7.03.03 Minimum setback

Minimum setbacks of detached dwellings and accessory structures in the R-3 ~~R~~esidential ~~D~~istrict from avenues or streets and from all other lot boundaries shall be as follows:

1. Minimum setback of front building line from main artery and/or thoroughfare right-of-way shall be twenty-five (25) feet, measured to the nearest permanent part or projection of the dwelling. In case of lots bordering on river, forty (40) feet from river bank. Front porches may extend 10 feet into the required front yard setback, but not closer than 10 feet to the front property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened. ~~For any deviation from this regulation see section 5.03.00.~~
2. Minimum setback of rear building line of dwellings from rear property line ten (10) feet. In case of lots bordering on river, forty (40) feet from river bank.
3. The minimum setback of side building lines on all real estate lots, within an R-3 zoning classification, 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 twenty-five (25) 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. Front porches may extend 10 feet into the required side yard setback from a boundary line that abuts on a main artery or thoroughfare, but not closer than 10 feet to the property line and may not be altered to form enclosed or air-conditioned living spaces. Porches must maintain at least 80 percent openness and may not be screened.
4. Detached structures for accessory uses such as private garages may be located no closer to rear or side property lines than five (5) feet except where the rear or side of a building lot abuts an avenue or street in which case a detached garage or similar structure can be no closer to the rear or side property line than twenty-five (25) feet and, in the case of river lots, no closer to the river bank than forty (40) feet.
5. One front porch setback encroachment per lot is permitted, unless the design lends itself to a wrap-around porch, as determined by the Development Department. The design, color and placement of the

porch shall be architecturally-integrated with the architecture, façade and design of the existing dwelling, subject to design review and approval by the Development Department.

SECTION VI. 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 VII. 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 VIII. This Ordinance shall become effective immediately upon its adoption.

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 _____, 2016.

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 _____, 2016.

ATTEST:

Doreen Summers, City Clerk

Rob Marlowe, Mayor-Council Member

APPROVED AS TO FORM

By: _____
Joseph A. Poblick, City Attorney

that all agriculture uses need to register with the Environmental Committee who will administer the program. All properties will need to register on an annual basis. Compliance will be monitored by Environmental Committee.

Dell DeChant, Environmental Committee Chairperson, believes urban agriculture improves the look of a community and the proposed ordinance will create a permitted use where one currently does not exist. It would allow residents to grow food on the property. He said permits are designed for one year and if there is a problem with a property, the permit will not be renewed the following year. He believes the Environmental Committee can police the ordinance requirements. Mr. DeChant feels the ordinance is the most user-friendly ordinance pertaining to urban agriculture he has seen and that this would be a model ordinance. He said the Environmental Committee supports the ordinance. He thanked the Development Department for its assistance in preparing both ordinances.

Mr. Maysilles recommended that if the ordinance is approved, the use should not be allowed in front yards since they could become overgrown and unsightly. Dr. Cadle disagreed, noting people who would take the time to install these types of gardens are going to take the time to maintain them.

Mr. Maysilles made the motion to amend the language of Ordinance #2016-2074 to prohibit urban agricultural uses in front yards which was seconded by Ms. Moran. Roll call vote: Ms. Moran, yes; Mr. Maysilles, yes; Ms. Michel, yes; Dr. Cadle, no; Mr. Parillo, no; Mr. Grey, yes. The motion carried (4-2).

Mr. Maysilles made the motion to recommend approval of Ordinance #2016-2074 as amended, which was seconded by Ms. Moran. Roll call vote: Mr. Maysilles, yes; Dr. Cadle, yes; Mr. Grey, no; Ms. Moran, no; Ms. Michel, no; Mr. Parrillo, yes. The motion failed (3-3).

Mr. Maysilles made the motion to amend the language of Ordinance #2016-2073 to prohibit urban agricultural uses in front yards which was seconded by Ms. Moran. Roll call vote: Ms. Moran, yes; Mr. Maysilles, yes; Ms. Michel, yes; Dr. Cadle, no; Mr. Parrillo, yes; Mr. Grey, yes. The motion carried (5-1).

Mr. Maysilles made the motion to recommend approval of Ordinance #2016-2073 as amended, which was seconded by Ms. Moran. Roll call vote: Mr. Maysilles, yes; Dr. Cadle, yes; Mr. Grey, no; Ms. Moran, no; Ms. Michel, no; Mr. Parrillo, no. The motion failed (4-2).

(Mr. Maysilles excused himself at 2:45 p.m.)

 **V. Code Amendment COD2016-04:**

Case: Code Amendment COD2016-04 – Front Porches
Applicant: City of New Port Richey, Debbie L. Manns City Manager, 5919 Main Street, New Port Richey, FL 34652.
Request: Review and recommendation on an amendment to the Land Development Code addressing front porches (Ordinance #2016-2077).

Chris Mettler presented a Power Point presentation for the proposed ordinance. He stated that the proposed ordinance is intended to encourage homeowners to add front porches to their homes by allowing a setback encroachment without a variance, if specific design criteria are met. He reviewed the components of a front porch meeting the criteria, which include: a covered structure, attached to the front of the dwelling (or the side facing a street), providing primary access into the dwelling, having a separate roof, unenclosed except for roof, balustrade & flooring, extending a minimum of 50 percent of the building façade width (excluding garage bays, if applicable), having a minimum 10-foot depth, having a maximum depth no greater than 50 percent of the dwelling's, the floor to be located above the finished horizontal lot elevation, having a design consistent with that of the dwelling's, minimum setback of 10 feet from the property line, not to be enclosed, maintaining a minimum 80 percent openness, not to be screened, one front porch setback encroachment per lot (unless a wraparound porch is proposed) and to be architecturally-integrated with the dwelling. He noted

that the City is currently offering home improvement grants and homeowners may be eligible for grants defraying the cost of a front porch addition meeting the design criteria. Lastly, he reviewed diagrams of front porch layouts meeting the design criteria.

Mr. Grey asked if any consideration has been given in the proposed ordinance to allow for higher fences to be attached to the porches in the front yard. Mr. Mettler said not at this time. Mr. Parrillo clarified the porches must remain open. Mr. Mettler concurred.

Dr. Cadle made the motion to recommend approval of Ordinance #2016-2077 which was seconded by Mr. Parrillo. Roll call vote: Mr. Parrillo, yes; Ms. Michel, yes; Mr. Grey, yes; Dr. Cadle, yes; Ms. Moran, yes. The motion carried (5-0).

VI. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting. The next meeting is April 21, 2016. The meeting adjourned at 2:50 p.m.

Respectfully submitted,



Chris Mettler, Senior Planner



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

April 5, 2016

7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 pm. Those in attendance were Deputy Mayor Bill Phillips, Councilman Chopper Davis, Councilman Jeff Starkey, and Councilwoman Judy DeBella Thomas.

Also in attendance were City Manager Debbie Manns, City Attorney Joseph Poblick, City Clerk Doreen Summers, Library Director Susan Dillinger, Finance Director Crystal Feast, Fire Chief Chris Fitch, Economic Development Director Mario Iezzoni, Senior Planner Chris Mettler, Public Works Director Robert Rivera, Parks and Recreation Director Elaine Smith, and Technology Solutions Director Bryan Weed.

2. Pledge of Allegiance

The Pledge of Allegiance to the Flag was led by Boy Scout Troop 177 of the Gills YMCA, who are working toward their Citizenship badge.

3. Moment of Silence

A moment of silence was held to honor American servicemen and -women serving at home and abroad.

4. Approval of the March 8 Regular, March 10 Work Session, and March 22 Special Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

5. Swearing-In: Firefighters Robert LaChance and Wayne Lawson

6. Proclamation: Donate Life Month

7. Proclamation: National Library Week

- 8 Proclamation: National Volunteer Week and CARES Volunteer Recognition
- 9 Proclamation: State Initiative for Health and Wellness
- 10 Proclamation: Volunteer Recognition Day
- 11 Proclamation: Water Conservation Month
- 12 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Upon opening the floor to Vox Pop, The West Pasco Historical Society representative Dan Callahan came forward to express his appreciation for the Veteran's Walk at Orange Lake. The Historical Society has compiled a list of all the named bricks, a copy of which he presented to each member of the Council.

City resident Andrew Bocchetti voiced several concerns. He expressed surprise at receiving a 1099 form for water and learning that although he never received one before, they should always have been issued. He suggested that the funds be moved to a non-interest bearing account to avoid future 1099s. He reiterated his previous reportage of open, frequent drug trafficking on Euclid Avenue, and commented regarding lack of assistance from City police. City Manager Manns stated she would advise Council when a meeting would be scheduled between Mr. Bocchetti and Chief Bogart.

None else coming forward for Vox Pop, Mayor Marlowe returned the floor to Council.

13 Consent Agenda

A motion was made by Deputy Mayor Bill Phillips to approve all minutes except the Police Pension Board minutes, which he asked to pull for discussion. His motion was seconded by Councilman Starkey and passed unanimously.

Deputy Mayor Phillips commented regarding the tardiness of the Police Pension Board minutes, especially in notations of pension negotiations. He asked to have Police and Fire Pension Board representatives present when the City budget planning began.

Motion was made to accept the Consent Agenda in its entirety.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

- a Parks and Recreation Advisory Board Minutes - February 2016
- b Approval of the Cultural Affairs Committee, Environmental Committee, and Police Pension Board Minutes
- c Purchases/Payments for City Council Approval

14 Public Reading of Ordinances

- a First Reading, Ordinance #2016-2073: Code Amendment - Urban Agriculture

City Attorney Pobllick read the proposed ordinances by title only. Deputy Mayor Phillips commented that the ordinances did not address whether urban agriculture could be allowed on rental properties. Councilman Davis asked for a work session prior to a vote being taken, in order to study the ordinances thoroughly.

Pasco County Food Policy Advisory Council member Travis Morehead stated that a like ordinance was planned for County enactment, and that the evening's proposed ordinances would motivate individuals to

move to the City.

Business owner Frank Starkey was in favor of the ordinances' passage, stating that he found them to be well-written. City resident Don Cadle mentioned that he was the only Land Development Review Board member to recommend the ordinances, and that the urban agriculture movement was not a new concept.

Virginia Avenue resident Jim Kovaleski reported that his home's street was now known as the "garden district", and that the street's property values were increasing because of it. Although she was a City rental property tenant, Faye Kroblik stated she was also an urban gardener. She was in favor of the ordinances because of the increase in community involvement and resident interaction. Also in favor was City resident Steve Wexler, who stated his and neighbors' gardens created a positive energy that brought about their neighborhood's commonality and unification, and brought residents together.

City resident Cindy Cadle stated she was a grower and a Tasty Tuesday participant. She reported the event's recent SNAP/EBT acceptance, which not only grew the event's size, but helped provide healthy food for those in the community for less outlay than chain-store supermarkets' prices.

City resident Denise Houston stated that the ordinances would attract the type of people the City desired as residents. Will Clark reported that the Virginia Avenue vista was what decided them to move to New Port Richey.

Environmental Committee Chair Dell deChant stated he was very impressed with the ordinances' wording, and recommended passage. He reiterated the City's prospective improvement and that the gardens would be well cared for by their owners and not neglected, causing code enforcement issues.

None else coming forward for public comment, Mayor Marlowe returned the floor to Council. Councilman Starkey did not see the need for a work session, stating that the ordinances were trend-setting and that residents taking part in the program would take care of their gardens.

Councilwoman DeBella Thomas questioned why hydroponics were not allowed in back yards, and suggested garden design guidelines to prevent a blighted appearance, plus photographs of residents' gardens. Additionally, she questioned why a permit would be required to grow food for one's own use.

Mayor Marlowe was in favor of allowing urban agriculture in homes' front yards. Deputy Mayor Phillips stated he would vote in favor of the ordinances upon first reading, but asked for a work session to further clarify the ordinances prior to their second reading, which would occur after the State's DEO approval. Councilman Davis commented that the City's 45% renter population would not maintain their gardens and would eventually move out, leaving ruined yards behind. Also, he felt that standing water in buckets and pails would contribute to mosquito breeding.

Motion was made to approve the ordinance upon its first reading.

Motion made by Jeff Starkey and seconded by Bill Phillips. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

b First Reading, Ordinance #2016-2074: Comprehensive Plan Amendment - Urban Agriculture

Motion was made to approve the ordinance upon its first reading.

Motion made by Jeff Starkey and seconded by Bill Phillips. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

c First Reading, Ordinance #2016-2076: Golf Carts on City Roadways

City Attorney Pobllick read the proposed ordinance by title only, noting the following corrections.

- Section 9.10, a: strike through "Bank St." and replace with "Grand Blvd."
- Section 9.10, d: strike through "from Gulf Dr. to Louisiana Ave." and replace with "south of Gulf

Dr."

Upon opening the floor to public comment, City resident Sean McCart thanked the City for the ordinance, and asked if there would be reciprocity with Port Richey. Additionally, he asked for carts to be allowed on that section of Indiana Avenue (9.10, h) that was excepted due to emergency vehicle use. He questioned why there was a minimum 5-year age limit if the ordinance required carts to have seat belts.

City Attorney Poblick informed City resident Joan Nelson Hook that registered street-legal carts would not require a City inspection. None else coming forward for public comment, Mayor Marlowe returned the floor to Council.

Deputy Mayor Phillips commented that Port Richey needed to select a new city manager before reciprocity could be discussed. He suggested cart regulations for Sims Park. In response to Councilwoman DeBella Thomas's query, City Attorney Poblick stated he would add an exception for rented/loaned golf carts for special event organizers.

Councilman Davis suggested that a cart-allowed street map and a copy of cart guidelines be supplied to City residents when they applied. Mayor Marlowe suggested cart charging stations. Both Mayor Marlowe and Councilman Starkey questioned Woodridge Estates cart access; Public Works Director Rivera responded that the portion of Congress Street in question was County-owned.

Motion was made to approve the ordinance upon its first reading.

Motion made by Bill Phillips and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

d First Reading, Ordinance #2016-2077: Code Amendment - Front Porches

City Attorney Poblick read the proposed ordinance by title only. Senior Planner Chris Mettler added that a grant allowed porch construction reimbursement if the minimum income requirement was met.

Upon opening the floor to public comment, business owner Frank Starkey voiced his approval of the ordinance, stating that front porches would increase neighbors' interaction and property values. None else coming forward for public comment, Mayor Marlowe returned the floor to Council.

Deputy Mayor Phillips suggested allowing porch cover variants such as pergolas. Motion was made to approve the ordinance upon its first reading.

Motion made by Judy DeBella Thomas and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

15 Business Items

a Cotee River Seafest - Alcoholic Beverage Special Event Permit

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Deputy Mayor Phillips asked to be provided with a list of Main Street board members and their contact information. He suggested moving vendor placement to minimize landscape damage and provide clear vistas. Motion was made to approve the permit.

Motion made by Chopper Davis and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

b RESTORE Act Subaward Agreement: City of New Port Richey and Pasco County

This item was tabled.

c Pinehill Park Lease Agreement

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Deputy Mayor Phillips suggested a review of the agreement in its second year, to consider returning the property to City jurisdiction. Councilman Starkey concurred, stating that the County had no plans to improve the property and that it was too small to accommodate its current users. Motion was made to approve the agreement.

Motion made by Bill Phillips and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

d 2015/2016 Roadway Striping Project

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Motion was made to approve the agreement.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

e Grand Boulevard Vacation of Right of Way

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Deputy Mayor Phillips suggested reviewing the resolution to ensure it was not overridden by Ordinance One. Motion was made to approve the resolution.

Motion made by Judy DeBella Thomas and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

f Invitation to Bid-16-009, As Needed Misc. Pipeline Construction Bid Award

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Motion was made to approve the bid.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

g Summary of Uncollected Special Events

Mayor Marlowe, Deputy Mayor Phillips, and Councilman Starkey commented regarding the Finance Department's failure to bill special events for City expenditures. City Manager Manns responded that Fiscal Year 2014-2015 expenditures were being invoiced, and most organizations were grateful to be able to balance their books. No action was required.

h Three-Minute Report: Library

No action was required.

i Three-Minute Report: Technology Solutions

No action was required.

16 Communications

Councilman Starkey reported the successful Police Department prostitution sting, in which ten "johns" were arrested; City Manager Manns added that a press release was issued. Mr. Starkey reminded those assembled to vote in the April 12 City election, and to encourage others to do so.

Councilman Davis stated he was pleased with the City's economic development. Councilwoman DeBella Thomas was pleased with the sting's outcome, and expressed her pride for the City's police force. She thanked City staff for the bridge flags and their beautification efforts. She reported the Holiday Rotary's Chasco Parade presence, and commended Public Works for their first-place float win; she asked that those employees attend the April 19 Council Meeting to be officially recognized and thanked.

Deputy Mayor Phillips also expressed his thanks for a successful parade. He reported his Raise the Roof attendance, and noted Sims Park's positive atmosphere. He asked to meet the new Main Street director, and reminded those assembled of the April 9 Skylar Diggins event at the Recreation & Aquatic Center.

Mayor Marlowe was pleased with the Chasco Fiesta attendance, and noted that even at 9:00 pm the park and playground were full. He suggested a discussion with the Chasco Fiesta event coordinators regarding inebriated parade attendees who then congregated in Sims Park afterwards.

17 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:53 pm.

(signed) _____
Doreen M. Summers, CAP-OM, CMC, City Clerk

Approved: _____ (date)

Initialed: _____



**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

April 19, 2016

7:00 PM

**ORDER OF
BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 pm. Those in attendance were Deputy Mayor Bill Phillips, Councilman Chopper Davis, Councilman Jeff Starkey, and Councilwoman Judy DeBella Thomas.

Also in attendance were City Manager Debbie Manns, City Clerk Doreen Summers, Chief of Police Kim Bogart, Library Director Susan Dillinger, Finance Director Crystal Feast, Development Director Lisa Fierce, Fire Chief Chris Fitch, Economic Development Director Mario Iezzone, Public Works Director Robert Rivera, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed, and Human Resources Manager Bernie Wharran. City Attorney Joseph Poblick was excused.

2. Pledge of Allegiance

3. Moment of Silence

A moment of silence was held to honor American servicemen and -women serving at home and abroad.

4. Approval of the April 4, 2016 Regular City Council Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

5. Oaths of Office: Elected Candidates

Councilmen Chopper Davis and Jeff Starkey were sworn in as new councilmembers. Their three-year terms will end on April 16, 2019.

6. Selection of Deputy Mayor

Motion was made to retain Bill Phillips as Deputy Mayor.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 4-0.
Ayes: Davis, DeBella Thomas, Marlowe, Starkey Abstain: Phillips

7 Proclamation - Beta Sigma Phi Day

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

None coming forward for Vox Pop, Mayor Marlowe returned the floor to Council.

9 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Bill Phillips and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

a Purchases/Payments for City Council Approval

10 Public Reading of Ordinances

a Second Reading, Ordinance 2016-2076: Golf Cart Operation on City Roadways

City Manager Manns read the proposed ordinance by title only. Upon opening the floor to public comment, City resident Doug Van Etten asked for carts to be allowed on all City streets with speed limits of 30 mph or less, similar to Port Richey's blanket coverage. He thought that the various road section closures would confuse cart drivers. In response to his query, Chief Bogart stated that per Statute, the Florida Department of Transportation did not allow golf carts to cross U.S. 19 at Main Street or Gulf Drive. None else coming forward for public comment, Mayor Marlowe returned the floor to Council.

Mayor Marlowe felt that Section 9.10's restrictions were overreaching, and suggested reserving that section for a possible later addition. He was in favor of a 6-month trial of all streets with a 30 mph or lower speed limit.

Chief Bogart was in favor of retaining the restrictions, citing high-traffic streets that could cause safety issues; Councilmen Davis and Starkey agreed. Councilwoman DeBella Thomas suggested entry-point signage declaring New Port Richey a golf cart city and advising caution.

Motion was made to approve the ordinance upon its second and final reading with the following amendments and recommendations.

- Delete 9.10 (a) text and replace with "Main Street, with the exception of Main Street from River Road to Van Buren Street;"
- Delete 9.10 (d)
- Delete 9.10 (h)
- Section 4: a June 1, 2016 effective date
- Revisit the ordinance in 6 months and amend if necessary

Motion made by Judy DeBella Thomas and seconded by Bill Phillips. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

b Second Reading, Ordinance 2016-2077: Code Amendment - Front Porches

City Manager Manns read the proposed ordinance by title only. None coming forward for public comment, Mayor Marlowe returned the floor to Council. Deputy Mayor Phillips asked if varied architectural features such as pergolas would be allowed. Development Director Fierce indicated that such design options would be accommodated.

Motion was made to approve the ordinance upon its second and final reading.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

c First Reading, Ordinance 2016-2083: Code Amendment - Mobile Home Park District

City Manager Manns read the proposed ordinance by title only. None coming forward for public comment, Mayor Marlowe returned the floor to Council.

Motion was made to approve the ordinance upon its first reading.

Motion made by Jeff Starkey and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

11 Business Items

a Consideration of Appointments to Intergovernmental Committees

In response to Councilwoman DeBella Thomas's query, City Manager Manns confirmed that the City was a current member of the Suncoast League of Cities. Motion was made to retain the April 2015 intergovernmental committee roster until April 2017.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

b Resolution 2016-09 - Imposing & Assessing Cost of Abatement and Removal of Unsafe Structure at 6035/6037 High Street

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Councilman Davis recalled earlier removal assessments where the lien lingered until its fines rendered it more than the property was worth; he advised monitoring the lien and foreclosing if the lien started to grow, via added late fines, to a disproportionate amount.

Motion was made to approve the resolution.

Motion made by Bill Phillips and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

c Resolution 2016-12: Historic Preservation Small Matching Grant

None coming forward for public comment, Mayor Marlowe returned the floor to Council. City Manager Manns stated that the \$50,000 matching funds would be the Rosners' responsibility, and would be added to the agreement negotiations. The grant would be returned to Council for approval if it was awarded to the City.

Motion was made to approve the resolution.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

d Bid Award: RFQ 16-011, Recreation Center Fitness Equipment

Upon opening the floor to public comment, City resident Greg Smith inquired whether equipment maintenance was part of the bid. Parks and Recreation Director Smith replied in the affirmative, adding that the maintenance specifics varied by equipment type. A new maintenance company had been selected by the City. None else coming forward for public comment, Mayor Marlowe returned the floor to Council.

Deputy Mayor Phillips approved of the Life Fitness equipment brand; Director Smith informed Councilwoman DeBella Thomas that the Center's Silver Sneakers program had approximately 600

enrollees, of whom 541 were active users.

Motion was made to approve the award.

Motion made by Bill Phillips and seconded by Judy DeBella Thomas. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

e 2013 Sewer Improvements Project Close-Out

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Motion was made to approve the deductive change order and final pay request.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

f Notice of Intent to Purchase Utilities

None coming forward for public comment, Mayor Marlowe returned the floor to Council. Deputy Mayor Phillips voiced several concerns; Public Works Director Rivera responded that he would respond to Mr. Phillips and address the various points.

- Well closures or citations.
- The system was 30-48 years old, and no maintenance records were supplied.
- The return on investment (ROI) would commence in 11 years, by which time some equipment would need to be replaced, incurring additional debt instead of a return. The ROI needed to occur sooner if possible.
- Fire hydrants.

Councilwoman DeBella Thomas also expressed her concern with the existing older equipment. She stated that its useful life was either expired or in question, and she did not want to make an assumption regarding its effectiveness, given so many unknown factors. Director Rivera responded that the equipment was examined by Public Works and deemed sufficient; his stated ROI was a maximum timeframe, and he expected the actual date to occur sooner. In response to Councilman Davis's query, Director Rivera stated that if sewer lines were to be added, they would be mandated throughout all three areas.

Motion was made to approve the Notice of Intent.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

g City Manager Performance Evaluation

The item was tabled until the May 3, 2016 Regular City Council Meeting.

h Three-Minute Report: Finance

i Three-Minute Report: Fire

12 Communications

The item was tabled until the close of the subsequent Community Redevelopment Agency Board of Directors meeting.

13 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:54 pm.

(signed) _____

Approved: _____ (date)

Initialed: _____