

CITY COUNCIL REGULAR MEETING CITY OF NEW PORT RICHEY NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS 5919 MAIN STREET, NEW PORT RICHEY, FLORIDA January 7, 2025

6:00 PM

AGENDA

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

ORDER OF BUSINESS

- 1. Call to Order Roll Call
- 2. Pledge of Allegiance
- 3. Moment of Silence

4. Approval of December 17, 2024 Work Session and Regular Meeting Minutes	Page 3	
5. Proclamation Arbor Day	Page 23	
6. Proclamation Hot Tea Month	Page 24	

- 7. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda
 - a. Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.
- 8. Consent Agenda

	a.	Cultural Affairs Committee Minutes - October and November 2024s	Page 25
	b.	Library Advisory Board Minutes - August-October 2024	Page 30
	c.	Purchases/Payments for City Council Approval	Page 37
9.	Public	e Reading of Ordinances	
	a.	Second Reading, Ordinance No. 2024-2313: Vacation of Right-of-Way for High Street	Page 39
	b.	First Reading, Ordinance No. 2024-2314: Amendments to Floodplain Ordinance	Page 103
10.	Busin	ess Items	
	a.	Cultural Affairs Committee Request for Funding RE: Riverside Cultural Concert Series	Page 108
	b.	Board Re-Appointment: Beverly Barnett, Land Development Review Board	Page 111
	c.	Board Appointment: Mike Peters, Land Development Review Board	Page 117
	d.	2024 Stormwater Master Plan 10-Year Update	Page 126
	e.	Resolution No. 2025-10: Adopting the Flood Risk and Preparedness Public Information Committee Report	Page 187
	f.	Fleet Maintenance/Utility Purchasing Warehouse Construction Project – Change Order No.2/Budget Amendment	Page 214
	g.	Resolution No. 2025-11: Ratifying the City Manager's Extension of the Permitting Fee Waivers	Page 235

11. Communications

12. Adjournment

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





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:	1/7/2025
RE:	Approval of December 17, 2024 Work Session and Regular Meeting Minutes

REQUEST:

The request is for City Council to approve the minutes from the December 17, 2024 work session and regular meeting.

DISCUSSION:

City Council conducted a work session to discuss the legislative priorities for the upcoming Florida Legislative Session before their regularly scheduled meeting on December 17, 2024. The minutes from those meetings are attached for Council's review and approval.

RECOMMENDATION:

Staff recommends that City Council approve the minutes from the December 17, 2024 work session and regular meeting as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Туре
D	December 17, 2024 Work Session Minutes	Backup Material
D	December 17, 2024 Regular Meeting Minutes	Backup Material



MINUTES OF THE CITY COUNCIL WORK SESSION CITY OF NEW PORT RICHEY

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

December 17, 2024 4:30 PM

ORDER OF BUSINESS

1 Call to Order - Roll Call

The meeting was called to order by Mayor Chopper Davis at 4:30 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, Councilwoman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler, IV.

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

DISCUSSION ITEMS

2

Discussion Regarding Legislative Priorities for the Pasco County Legislative Delegation Meeting and Appointment of Representatives - Page 2

City Manager Manns introduced the item to Council. She stated the purpose of this work session was to discuss the City's legislative priorities to be presented at the Pasco County Legislative Delegation meeting which will be held on Tuesday, January 7, 2025. She then highlighted the Florida League of Cities 2025 Legislative Platform. City Manager Manns then stated that although the Florida League of Cities does an extraordinary job in preparing its platform of priorities and policy positions there are several other bills which may be introduced during the current session that would impact the city and therefore warrant watching. They are as follows:

Advanced Wastewater Treatment

HB 1153 and SB 1304 narrowly failed last session and would have required the Department of Environmental Protection in consultation with water management districts and wastewater facilities to submit to the Governor and Legislature reports containing specified information on sewage disposal facilities with a permitted capacity greater than 1 million gallons per day. The city staff recommends that we do not support

the bill because completing the report would require the advanced treatment of wastewater which would require a larger footprint upon which to establish a facility. Therefore, the existing plant would need to be relocated at an estimated cost of between \$300,000,000 to \$500,000,000. This legislation would have devastating effects on our General Fund.

Municipal Utilities

The proposed bills HB 1277 and SB 1510 would have imposed restrictions on the use of municipal water, wastewater, gas or electric utility revenues to fund general government services and imposed restrictions on the imposition of water and wastewater extraterritorial surcharges. The city staff recommends against any proposed legislation that potentially may lead to an increased cost to utility customers as well as to the city's general fund that receives transfers from the fund.

City Manager Manns stated there could also be grant opportunities for the recruitment and retention of public safety employees as well as imposing steeper fines for incidents that occur against them.

City Manager Manns then introduced the proposed project of the sanitary sewer project for Town and Country Villas. The purpose of the proposed project is to improve resiliency of public infrastructure against future storms, rising sea levels and other disasters; to improve water quality, reduce public health risks, and environmental contamination. The City's goal is to remove the septic tanks and move the residents to a sewer system. The estimated cost of the project is \$4,800,000. Proposed financial resources for this project are \$2,800,000 in legislative grant funds leveraged with \$2,000,000 in local matching funds. The source of the matching funds will be from the city's water and sewer fund. If approved for funding, the project could commence construction during the next year.

Public Works Director Robert Rivera then presented the 2024 Resiliency Improvement Project. He stated the project was identified in the City's 2013 Stormwater Master Drainage Plan, 10-Year Update due to continual street flooding and repetitive flooding of homes in this area during storm events. The project involves the installation of approximately 1,500 lineal feet of 36" stormwater pipe and outfalls. The proposed stormwater improvement flood control elements for this project includes inlet installation on Astor Drive intersections at Berkley Road, Carlton Road, Dartmouth Road and Palmetto Road. The estimated project cost is \$1,530,000. If this project is funded the city is prepared to provide \$400,000 in funds to match the request \$1,130,000 in grant funds.

Mr. Rivera then presented the Schreiber Process Modification at the City of New Port Richey's Wastewater Treatment Facility Project. He stated the Schreiber treatment unit, constructed in the early 1980s, provides a treatment capacity of 1.5 MGD and was initially intended as an advanced activated sludge processing unit to increase biological nutrient removal of Nitrogen from the waste stream. This unit has been in operation for 40 years and is beyond the typical lifespan for its intended design. The Schreiber Unit is currently limited in operational capacity due to deterioration of the mechanical equipment. Without the Schreiber process on-line, the plant is rated for a capacity of 6.0 MGD. The proposed Schreiber to Oxidation Unit conversion cost has been estimated by our consultant, Stroud Engineering, to be seven million, six hundred thousand dollars, \$7,600,000.00. Incidentally, the city imposes a 4% rate increase to its customers on an annual basis and if funded the city is prepared to commit to participate in the funding requirement with a contribution of 25% which is 1,900,000.00.

Councilman Butler asked about Habitat for Humanity and City Manager Manns stated she has had conversations with them and they are not looking to come back to the project and in fact wish to sell the lots they currently own. Council then had a brief discussion regarding septic.

City Council then held a brief discussion on who would represent the City at the delegation

meeting. It was determined that Mayor Davis would choose someone to speak out of those who will be present the day of the delegation meeting.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:13 p.m.

Approved: _____ (date)
Initialed: _____

Judy Meyers, MMC, City Clerk

____(signed)



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 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.

ORDER OF BUSINESS

1. Call to Order – Roll Call

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

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

- 2 Pledge of Allegiance
- 3 Moment of Silence
- 4 Approval of December 3, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

- 5 Special Recognition of Library Reading Challenge Winners
- 6 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:

• Patty DeVinney, 5037 Meadowlark Ln., New Port Richey came forward to commend public

works crews during the hurricane cleanups.

• Cyndy Bailey, 3553 Landmark Trail, Palm Harbor spoke regarding millennial renters and comments made about renters in the city.

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

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.
- 7 Consent Agenda

Motion was made to accept the Consent Agenda.

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

- a Purchases/Payments for City Council Approval
- 8 <u>Public Reading of Ordinances</u>
- a First Reading, Ordinance No. 2024-2314: Amendments to Floodplain Ordinance

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns asked to have this item tabled until the January 7, 2025 meeting. Motion was made to table the item until the January 7, 2025 regular meeting.

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

b Second Reading, Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres)

City Attorney Driscoll read the proposed ordinance by title only and stated that an updated legal description has been handed out and will be attached to the final signed ordinance. City Manager Manns introduced Senior Planner Lisa Algiere who then presented the item to Council. She stated the powerpoint presentation would cover the next three agenda items. She stated the purpose of this agenda item was 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). The proposed use would be for 453 apartments and single-family townhomes. She then highlighted the site plan for the property. She then highlighted the development standards for the property. Parking for the apartments would be 1.7 spaces per unit and heigh would not exceed 60ft.Ms. Algiere stated that the land use amendment is consistent with the City's Comprehensive Plan. Staff did utilize the criteria for rezoning. The Land Development Review Board did review this matter and recommended approval.

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

• Patricia Allen, 5108 Allamanda Dr., New Port Richey spoke about flooding issues and the proposed traffic issues.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Butler asked about barricades during hurricane season and Mr. Rivera stated he would look into that matter and report back. Councilman Butler stated he received corrections from Nikolle Smith. Councilman Altman stated he attended a breakfast with the new Superintendent and spoke about the loss of

enrollment on the west side. He stated that there is a spring back in that area and there is an upcoming stormwater project on Beach St. He stated we received trip counts when the hospital was there. The construction of the Grand Blvd. Bridge will move a lot of traffic to Madison. Deputy Mayor Mothershead stated there are a lot of people looking for rental property right now. Councilman Murphy stated infrastructure is something they speak about on the MPO. He stated that it is very prevalent on how we are working on these things. He asked about amenities and City Manager Manns stated our multi-family ordinance outlines them and they are at the discretion of the developer. Mayor Davis stated that he has been in town for over forty years and we support the rentals and landlords. Mayor Davis stated when a development comes in they will need to take care of their own water. Motion was made to approve the ordinance upon its second and final reading.

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

c 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)

City Attorney Driscoll read the proposed ordinance by title only. He stated the handout would be attached to the final signed ordinance. Upon opening the floor to public comment, no on came forward therefore Mayor Davis returned the floor to Council. Councilman Butler disclosed ex-parte communications he had on this matter. He then spoke about questions he had on section 7.16.03 of the Land Development Code. City Manager Manns provided answers for the traffic on Grand, Ridgewood Drive, drainage detail, and Madison & Cecelia. Mr. Rivera stated that Ridgewood Drive and the surrounding streets are in the county and not the city. Councilman Altman spoke about resilience and the CRA. Councilman Butler asked about beds serviced and Ms. Algiere stated there is an organization that do studies of traffic with different methods and provide estimates. Councilman Butler then spoke regarding drainage and infrastructure. Councilman Murphy stated we have to remember what was there in the past and there was high traffic volume when it was an operating hospital. He also spoke about drainage. Deputy Mayor Mothershead spoke about her concerns regarding traffic on Madison and Grand. Councilman Butler asked for an amendment to the motion for drainage. City Attorney Driscoll stated he was unsure how that could be set up as an objective standard. Motion was made to approve the ordinance upon its second and final reading.

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

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

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to vacate a 35-foot portion of right-of-way on High Street from Grand Blvd. to Aspen St. She then highlighted the five conditions that are being proposed which were as follows:

- 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");
- 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");
- Applicant obtaining Certificates of Occupancy from City for all structures and improvements in the Development;
- 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
- 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.

She stated that 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 Land Development Review Board reviewed this matter and recommended approval. 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 ordinance upon its first reading with the five conditions as presented.

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

- 9 <u>Business Items</u>
- a Recommendation for In-Kind support for Special Events

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was 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 and subsequent budget amendment in the amount of \$10k. She stated that 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. She stated that once again the amount being requested by the event organizers exceeds the amount of funding that was budgeted to support the special events. The recommendations are as follows:

		2024 Request	2025 Request	2025 Recommendations
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

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Councilman Altman spoke about the Chasco Fiesta and how it is different from other events. Motion was made to approve the item and subsequent budget amendment as presented.

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

b 2025 Waste Hauler Special Permit Applications

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to consider for approval the waste hauler permit applications for the 2025 calendar year submitted by Waste Pro of Florida, Inc. dba JD Parker & Sons, Republic Services of Florida LP dba Seaside Sanitation, Waste Connections Inc., and Peterson's Service Corporation. He stated that four 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 vendor's special permit applications contain C&D services only, as this type of service is not restricted under current Florida Statutes. He stated that all existing vendors are currently collecting the 10% franchise fee mandated by the city to operate a waste hauling business within the city limits. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 4-1. Ayes: Altman, Davis, Mothershead, Murphy Nays: Butler

c Approval of the 2025-2029 Combined Law Enforcement Mutual Aid Agreement w/City of Tarpon Springs.

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 2025-2029 Combined Law Enforcement Mutual Aid Agreement with the City of Tarpon Springs that will expire on January 31, 2029. He stated 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. He stated 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. 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 Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

d Acceptance of the City of New Port Richey Red-Light Camera Traffic Safety Program Annual Report

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

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

e ITB24-008 RAC Locker and Restroom Improvements Project Close Out

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to approve a deductive change order in the amount of \$9,192.28 and a final pay request in the amount not to exceed \$384,603.31 for Qualis General Contractors for the Recreation and Aquatic Center Locker and Restroom Improvements Project. 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 Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

f Discussion Regarding Screened Front Porches

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was 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 suggestion of Councilman Butler. She stated that she provided some legislative background on the matter beginning back in April of 2016 when City Council approved the ordinance. She stated 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. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Councilman Butler stated that staff has suggested an ordinance change to allow for screened porches to prevent mosquitos and insects without enclosing the space altogether. He stated there should be some aesthetically appearing elements. Deputy Mayor Mothershead stated that people would utilize their porch more if it was screened. Allowing it to be screened is different than enclosed and development standards need to be created. Councilman Murphy stated he agreed with everyone's comments. Councilman Altman stated he also agrees and he would like to add that accessory dwellings are something we have been asking for as well. He also spoke regarding setbacks and the missing middle. Mayor Davis asked what kind of screens are they looking for. Councilman Butler stated he would like to see options. Mayor Davis spoke regarding the different kinds of screens. Councilman Butler stated he was looking for something sociable and regulating mesh may be narrow. He stated if the porch structure meets code then it should be able to be screened. Council then had a brief discussion regarding the different types of mesh.

10 Communications

Councilman Murphy spoke about Councilman Altman's comments regarding the Chasco Fiesta. He spoke about establishing a rainy day fund if events get rained out. He wished everyone Merry Christmas and Happy New Year. Deputy Mayor Mothershead wished everyone Merry Christmas and Happy New Year and that the street parade was great. Councilman Altman wished everyone Merry Christmas and Happy New Year. Councilman Butler spoke about Ms. Figart's comments about future leaders. He stated Senator Hooper sponsored a bill last session about electric vehicles and is a top priority of the FLC. Senator Hooper's proposal is a registration fee. He stated there is a good chance that this will move forward this session since Senator Hooper is now the Appropriations Chair. Mayor Davis stated he went to the FLC Legislative Conference and there was a great speaker who spoke about relationships. It is all about doing work locally with the legislators before they go to Tallahassee. He stated it was a good conference overall.

11 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:47 p.m.

(signed) _____

Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed:

REVISED EXHIBIT "A" FOR ITEMS 8B&C

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: MARCH 1, 2023 AT 7:30 AM FILE #: 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 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 254.08 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" 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 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 10.736 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.

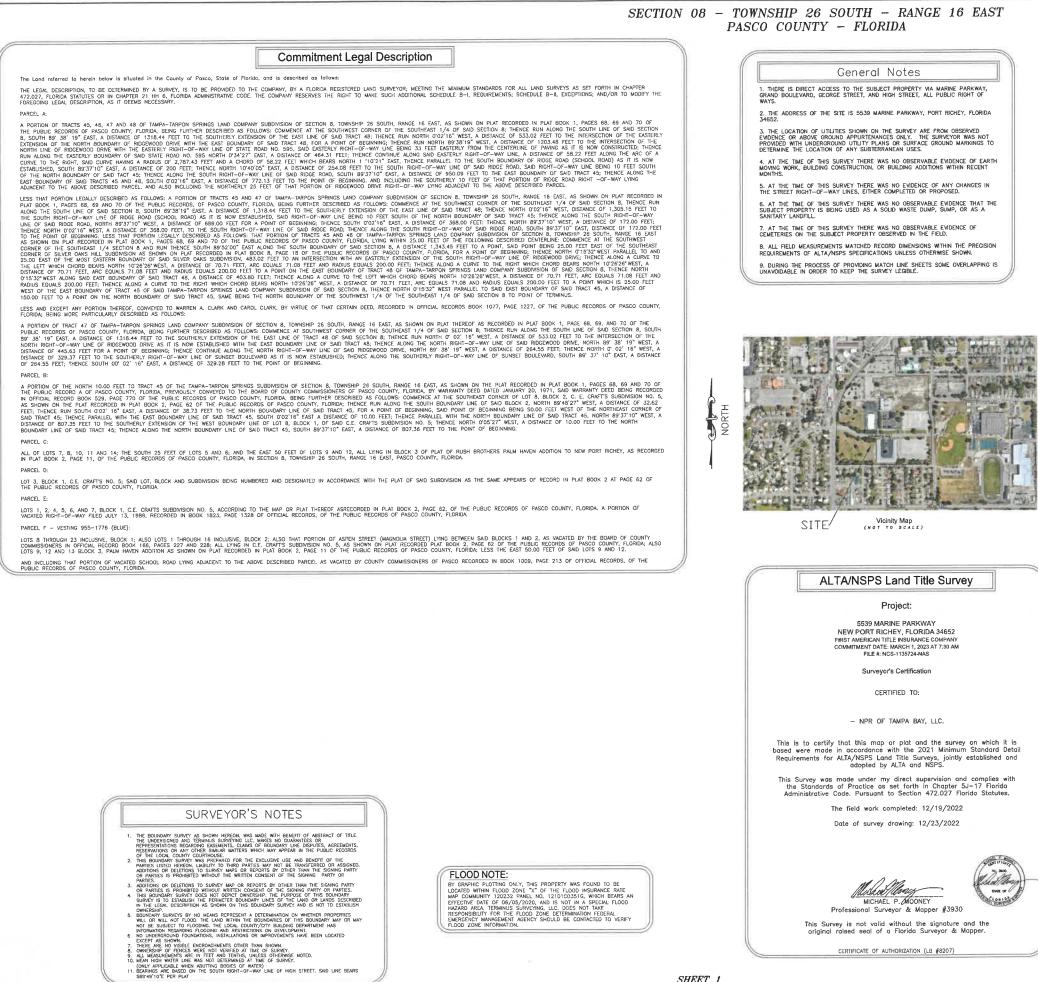
PARCEL E:

LOTS 1, 2, 4, 5, 6, AND 7, BLOCK 1, C.E. CRAFTS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF ASRECORDED 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.



NOT VALID WITHOUT SHEETS 2, 3, 4, & 5

Notes Corresponding	to	Schedule	B-II
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DEFECTS, LIENS, ENCOMBRANCES, ADVEASE CLAMS OR OTHER MATTERS, IF, ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NUT A SURVEY MATTER

ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, NOT A SLRVEY MATTER

ANY LIEN OR RIGHT TO A LIES FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF FOLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. NIT A SUBVEY MATTER ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT

TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER NOT AS REVEY MATTER TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY NOT A SURVEY MATTER

COLLECTING AUTHORITY, AT DATE OF POLICY NOT A SURVEY MATTER ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS, WITHOUT RIGHT OF ENTRY. NOT A

8. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT A SURVEY MATTER

9. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER 10. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAMING THROUGH THE LESSEE(S) UNDER THE LEASE(S), NOT A SURVEY WATTER

MATTERS SHOWN ON THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, RECORDED IN PLAT BOOK 1, PAGE 68. (AS TO PARCEL A). NOTHING TO PLOT, PLAT ILLEGIBLE

12. MATTERS SHOWN ON THE PLAT OF RUSH BROS. PALM HAVEN ADDITION TO NEW PORT RICHEY, RECORDED IN PLAT BOOK 2, PAGE 11; AS AFFECTED BY CLERKS CERTIFICATE, RECORDED IN BOOK 1779, PAGE 982 OF OFFICIAL RECORDS. (AS TO PARCELS C AND 5, PLOTTED. AS SHOWN HERENO

13. MATTERS SHOWN ON THE PLAT OF C. E. CRAFTS SUBDIVISION NO. 5, RECORDED IN PLAT BOOK 2, PAGE 62, (AS TO PARCELS D AND E), PLOTTED, AS SHOWN HEREON

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

16. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

17. RESERVATIONS CONTAINED IN COUNTY OF PASCO DEED NO. 1015 RECORDED IN DEED BOOK 113, PAGE 425. (AS TO PARCEL CLAOTHING TO PLOT. FALLS OF SUBJECT PROPERTY.

18. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN CERTIFICATE OF ESTABLISHING WATER BASIN BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN BOOK 190, PAGE 91 OF OFFICIAL RECORDS. (AS TO PARCEL A).NOT A SURVEY MATTER

19. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 531, PAGE 384 OF OFFICIAL RECORDS, (AS TO PARCEL F), UNABLE TO PLOT, DESCRIPTION ILLEGIBLE

20. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

21. RESTRICTIONS AGAINST USE AS FILLING STATION, MOBILE HOME USE, AND INDUSTRIAL USE AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 645, FAGE 53 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREPRENENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAF, PAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AS TO PARCELS A), NOI ASVEY MATLER

22. RULES AND REGULATIONS OF THE WEST COAST REGIONAL WATER SUPPLY AUTHORITY AND TAMPA BAY WATER F/K/A WEST COAST REGIONAL WATER SUPPLY AUTHORITY AS CREATED BY THAT CERTAIN AGREEMENT FOR WEST COAST REGIONAL WATER COAST WATER SUPPLY AUTHORITY (NK/A TAMPA BAY WATER) RECORDED IN BOOK 773, PAGE 57 OF OFFICIAL RECORDS: (AS TO PARCEL A).NOT A SURVEY MATTER

23. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NUMBER 731 BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA. RECORDED IN BOOK 940, PAGE 1253 OFFICIAL RECORDS.(AS TO PARCELS A), NOT A SURVEY MATTER

24. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

25. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 962, PAGE 1460 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION NDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICA, FAMILLA L'ATATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (AS TO PARCELS A AND F), NOT A SUEVEY MATTER

26. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 962, PAGE 1464 OF OFFICIAL RECORDS, AS AFFECTED BY WARRANTY DEED, RECORDED IN BOOK 962, PAGE 1467 OF OFFICIAL RECORDS, BUT DELETING ANY COVENING OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3664(C). (AS TO PARCEL A), PLOTTED, AS SHOWN HEREON 27. THIS TEM HAS BEEN INTENTIONALLY DELETED.

28. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

29. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

30. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

31. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

32. TERMS AND CONDITIONS OF THE DRAINAGE SYSTEM AGREEMENT BETWEEN COMMUNITY HOSPITAL AND CITY OF NEW PORT RICHEY RECORDED IN BOOK 1116, PAGE 1869 07 OFFICIAL RECORDS. (AS TO PARCELA), NUT A SURVEY MATTER 33. THIS TIFE MAS REEN INTENTIONALLY DELETED.

34. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

35. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

36. TERMS AND CONDITIONS OF THE FERFETUAL DRAINAGE EASEMENT AGREEMENT BETWEEN CITY OF NEW PORT RICHEY, FLORIDA AND NEW PORT RICHEY HOSPITAL, INC., DBA HCA NEW PORT RICHEY HOSPITAL RECORDED IN BOOK 1717, PAGE 1826 OF OFFICIAL RECORDS, IGS TO PARCEL APPLICITED. AS SHOWN HEREIN.

37. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 89-9 BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA, RECORDED IN BOOK 1823, PAGE 1328 OF OFFICIAL RECORDS. (AS TO PARCELS E AND F.)PLOTTED. AS SHOWN HEREIN

38. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

39. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 1457 BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA, RECORDED IN BOOK 3983, PAGE 1332 OF OFFICIAL RECORDS. (AS TO PARCEL FL. NOT A SURVEY MATTER

40. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 4069, PAGE 1492 OF OFFICIAL RECORDS. (AS TO PARCELS A, D, E AND F). PLOTTED. AS SHOWN HEREON.

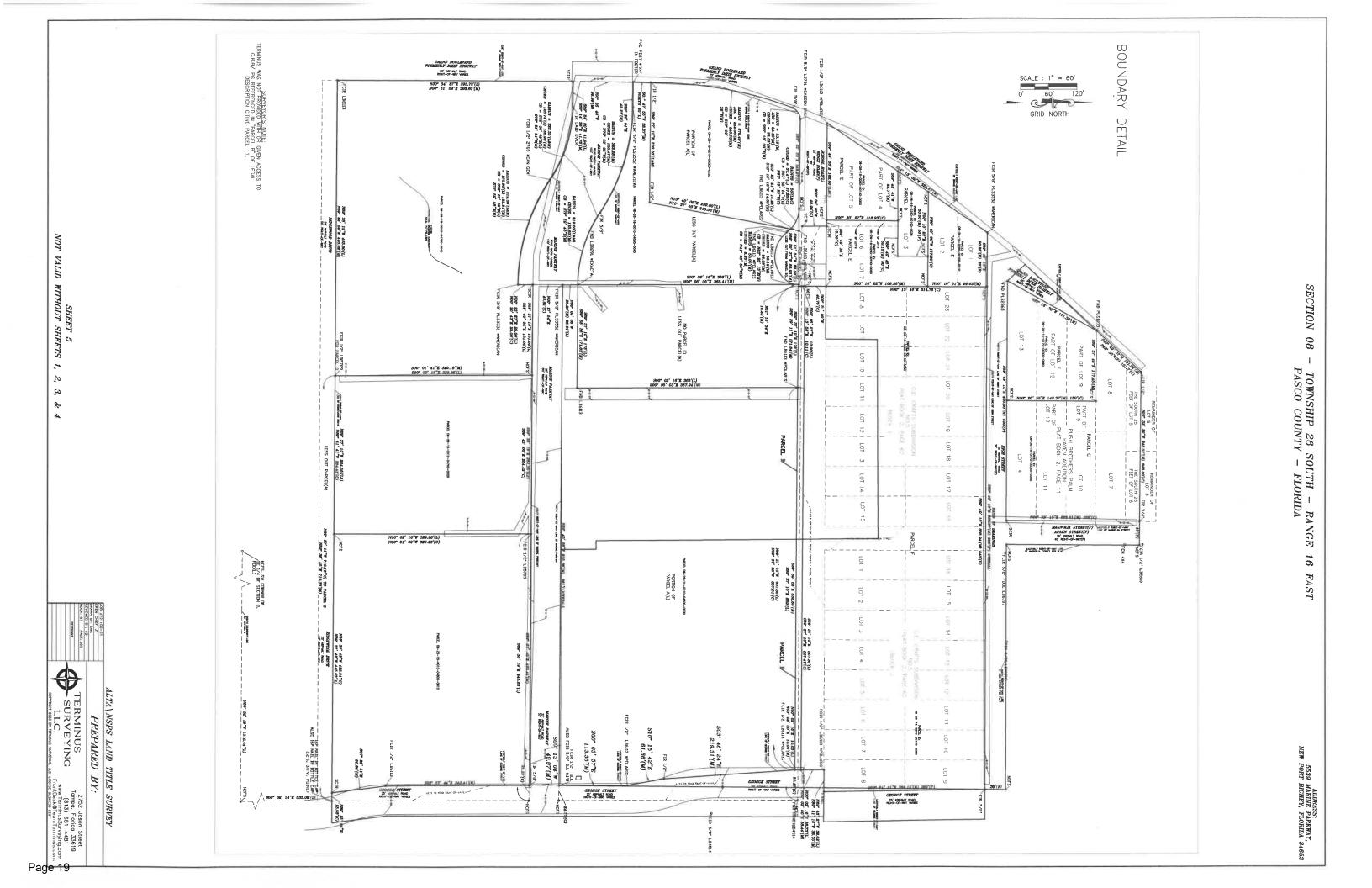
41. TERMS AND CONDITIONS OF THE NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN THE CITY OF NEW PORT RICHEY, A DULY INCORPORATED MUNICIPALITY OF THE STATE OF FLORIDA ACTING THROUGH ITS CITY COLUNCIL AND NEW PORT RICHEY HOSPITAL, DNC. D/B/A COMMUNITY HOSPITAL, A HOSPITAL DULY INCORPORATED IN THE STATE OF FLORIDA RECORDED IN BOOK 4931, PAGE 1260 OF OFFICIAL RECORDS, (AS TO PARCELS D. E AND F.NOI A SURVEY MATTER

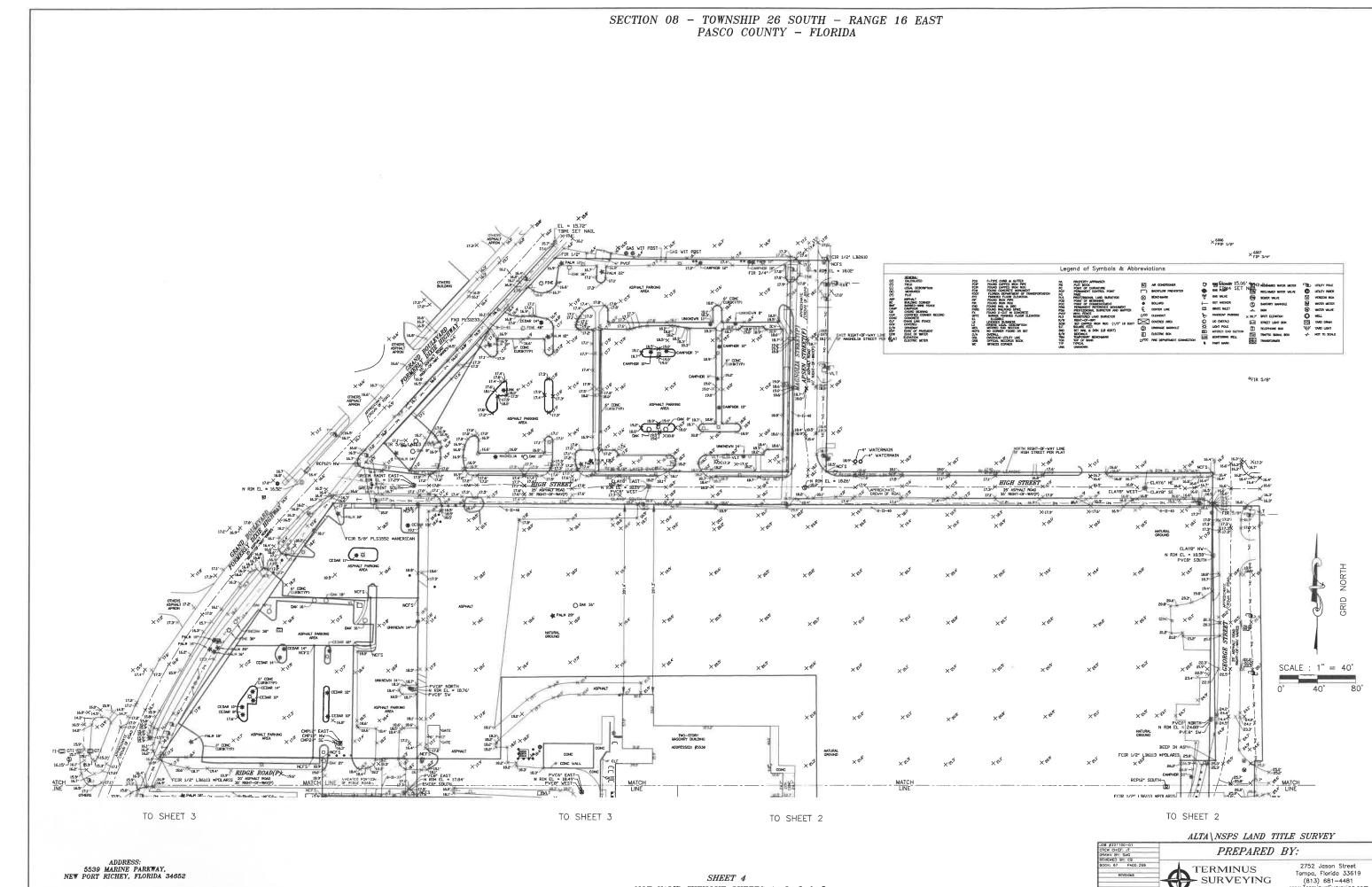
42. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN BOOK 9369, PAGE 131 OF OFFICIAL RECORDS. (AS TO PARCELS A)NOT SLIVLEY MAITLER

43. TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN NEW PORT RICHEY HOSPITAL, INC., A FLORIDA CORPORATION AND RADIFL LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED FIFTY PERCENT TENANT-IN-COMMON INTEREST, AND RADZEL LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED FIFTY PERCENT TENANT-IN-COMMON INTEREST RECORDED IN BOOK 16506, PAGE 2691 OF OFFICIAL RECORDS. (AS TO PARCELS A AND DLPI OTHE DA S SHOWN HEREON.

44. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 22-033 BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, RECORDED IN BOOK 10538, PAGE 3571 OF OFFICIAL RECORDS. (AS TO PARCEL D), NOT A SURVEY MATTER

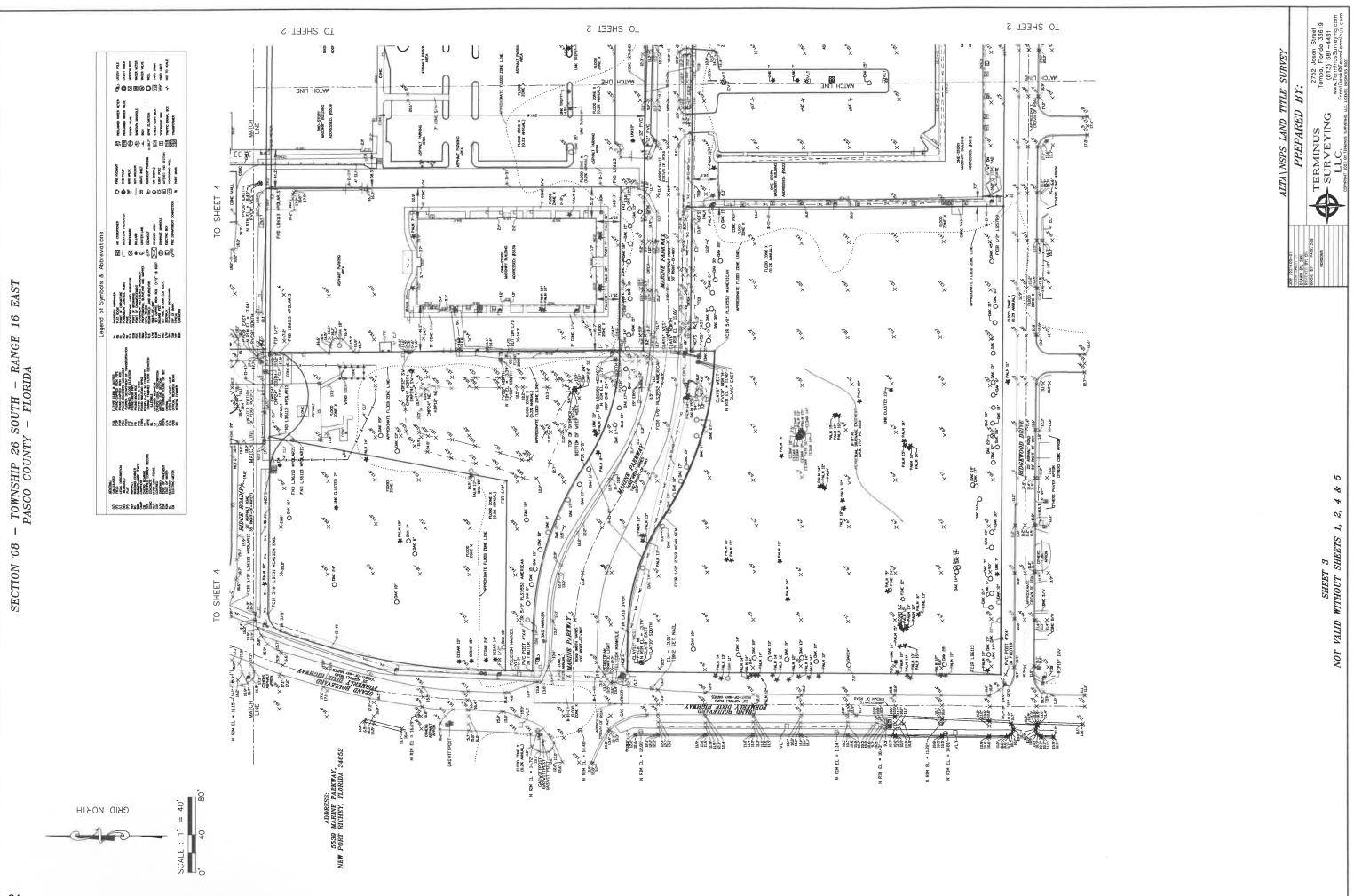


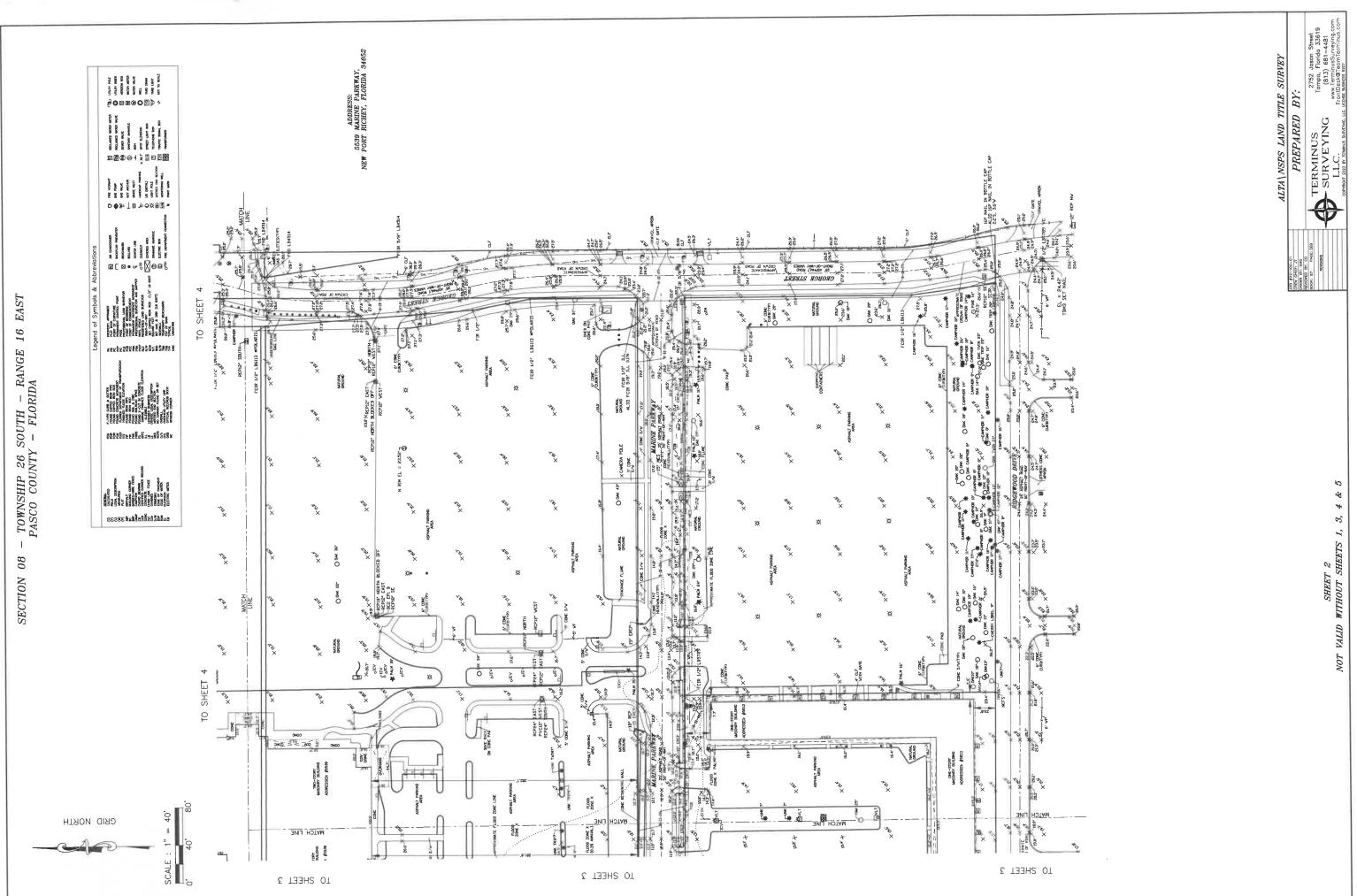






LLC.







Office of the Mayor City Of New Port Richey

Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, reduce the impact of climate change, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource and responsible forestry is an important part of a sustainable economy; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the City of New Port Richey has celebrated Arbor Day since 1989 and remains an active participant in National Arbor Day's Tree City USA Program; and

WHEREAS, over the years, the City of New Port Richey has promoted tree giveaways and plantings in partnership with others in the community, such as Garden Clubs, and Genesis School; and

WHEREAS, this year's event will include the annual tree planting at two o'clock in the afternoon at Frances Avenue Park, and in cooperation with Keep Pasco Beautiful, a tree giveaway at three o'clock in downtown New Port Richey.

NOW, THEREFORE, I, Chopper Davis, Mayor of the City of New Port Richey do hereby proclaim Friday, January 17, 2025, as

Arbor Day

in the City of New Port Richey and urge all citizens to celebrate Arbor Day to support efforts to protect our trees and woodlands and to plant and care for trees to gladden the heart and promote the well-being of this and future generations.



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

ATTEST:

DATE:__



Office of the Mayor City Of New Port Richey

Proclamation

WHEREAS, tea has been consumed for thousands of years, and the long-standing tradition of enjoying a cup of hot tea is still as relevant today as it was when it was discovered; and

WHEREAS, tea is a versatile beverage that is enjoyed on cold winter days to provide warmth and comfort, in addition to natural health and wellness benefits; and

WHEREAS, today, tea continues to be the second most consumed beverage in the world; and

WHEREAS, in 2023, global tea production amounted to an estimated 6,604 million metric tons, a twenty-six percent increase of the past ten years. The largest tea producers worldwide are China, India, Kenya, Sri Lanka, and Indonesia.); and

WHEREAS, the Camellia Sinesis plant produces all of the following types of teas from the same bush: White, yellow, Green, Oolong, Black and Pu-erh. 84% of tea consumed in the United States is black tea followed by 15% green tea; and

WHEREAS, in 2023, Americans enjoyed 85 billion servings of tea equating to over 3.9 billion gallons of tea consumed. 159 million people in the United States drink tea every single day, and tea has become an essential part of peoples' lives; and

WHEREAS, The White Heron Tea & Gifts, an award-winning tearoom located in historic downtown New Port Richey, and their award-winning tea brand, Driftwood Tea Company, have developed a unique collection of teas focusing on historic New Port Richey, which includes: The Hacienda Hotel, Sims Park, The Richey Suncoast Theatre, The West Pasco Historical Society, and Downtown New Port Richey

NOW, THEREFORE, I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim the month of January 2025 as

National Hot Jea Month

and January 12, 2025 as National Hot Tea Day in New Port Richey and urge all residents of our community to visit The White Heron Tea & Gifts to enjoy their delicious selection of teas and to learn more about the wonderful health benefits of this internationally enjoyed beverage.



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

ATTEST:

DATE:





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

TO:	City of New Port Richey City Council
FROM:	Andrea Figart, New Port Richey Public Library Director
DATE:	1/7/2025
RE:	Cultural Affairs Committee Minutes - October and November 2024s

REQUEST:

The request before City Council is to review and consider approving the attached minutes from the October 16 and November 20, 2024, Cultural Affairs Committee Meetings.

DISCUSSION:

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

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

For your consideration and review, please find the attached minutes and agenda packet from the October 16 and November 20, 2024, Cultural Affairs Committee Meeting. The minutes were reviewed and approved at the Committee's most recent meeting held on December 18, 2024.

The Cultural Affairs Committee will meet next Wednesday, January 15, 2025. The 6:30 pm meeting will be in the Avery Room at the New Port Richey Public Library. The public is invited to attend.

RECOMMENDATION:

The recommendation before City Council is to review and accept the minutes from the October 16 and November 20, 2024, Cultural Affairs Committee Meetings.

BUDGET/FISCAL IMPACT:

none

ATTACHMENTS:

	Description	Туре
D	Cultural Affair Committee Minutes: 10.16.2024	Backup Material
D	Cultural Affairs Committee 11.20.2024 Approved Minutes	Backup Material

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

October 16, 2024 - 6:30 p.m. NPR Public Library

MINUTES

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

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

- WELCOME and ROLL CALL Members present Kim Brust, Eric Mullins, Vincent Gaddy, Kelly Smallwood, Richard Melton, Dave Folds, City Liaison - Andi Figart, Library Administrative Assistant- Joyce Haasnoot, Potential New Member - Susie Saxe. Beth Fregger & Anna Mae McNally were absent.
- 2. REVIEW and APPROVAL OF MINUTES from September 18, 2024 minutes were approved as read. Motion to approve Kim Brust. Second David Folds. The board unanimously approved.
- 3. VOX POP- No one came forward

4. NEW BUSINESS

- A. Elections were discussed and voted on. Chair, Vice Chair, and Secretary were all positions to be voted upon. Eric Mullins and Beth Fregger both declined being considered for any position.
 - Rich Melton volunteered to continue as Chair, no one came forward to challenge. Kim Brust made a motion to approve, Eric Mullins seconded the motion. The board unanimously approved.
 - Kim Brust volunteered to be the Vice Chair, no one came forward to challenge. Eric Mullins made a motion to approve, David Folds seconded the motion. The board unanimously approved.
 - No one volunteered for the Secretary position. The vote was tabled to a later date and it was agreed that in absence of a secretary there will be a round robin format, where each member takes a turn to record minutes for one meeting. Minutes only need to include discussion topics and key information, without any specific formatting. Completed minutes can be forwarded to Library Administrative Assistant Joyce Haasnoot, who will format and proofread them to prepare for approval.

- Susie Saxe was invited to apply as an alternate member on the Board. Her completed application will be presented to City Council for approval at the November 6th meeting. Vince Gaddy made a motion to approve, Kim Brust second the motion. The board unanimously approved.
- B. Project ideas for the 2025 Fiscal Year were discussed as follows:
 - Highlight cultural events that celebrate specific ethnic groups and holidays. For example, feature Irish dance performances for St. Patrick's Day or festivities within the Asian American community during Lunar New Year.
 - Work with established groups and rather than pick a random event, find out from them what they would like to see or possibly partner with CAC. Invite them to a CAC meeting. Share ideas for what would help both groups.
 - Explore working with a group to enhance something already on their schedule. Can we partner with them to add additional resources? How we can support them beyond a monetary donation.
 - Location should matter. CAC should not automatically focus on hosting an event at the library or a specific groups location. Look into the Richey Suncoast Theater, Peace Hall, or other available venues within the city.
 - The goal of the CAC should be to highlight what makes a group or performer unique. What insights can we gain into their culture?

5. CONTINUING BUSINESS

- A. The Cultural Affairs Committee brochure was reviewed. Andi Figart requested a photo of the Committee Members for use in the brochure.
- 6. NEXT MEETING: Wednesday, November 20, 6:30 pm
- 7. **ADJOURNMENT** Meeting was adjourned at 7:40 p.m. Eric Mullins made a motion to adjourn, second by Kim Brust.

NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

November 20, 2024 - 6:30 p.m. NPR Public Library

MINUTES

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

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

- WELCOME and ROLL CALL Members present Kim Brust, Eric Mullins, Vincent Gaddy, Kelly Smallwood, Richard Melton, Dave Folds, City Liaison - Andi Figart, Susie Saxe, Youth Librarian Jessica Meredith, Adult Programming Specialist Tori Ladd. Anna Mae McNally was absent.
- 2. REVIEW and APPROVAL OF MINUTES from October 16, 2024 minutes were approved as read. Motion to approve Kim Brust. Seconded Kelly Smallwood. The board unanimously approved.
- 3. VOX POP-

4. NEW BUSINESS

- A. Kim Brust made a motion to remove Anna Mae McNally from the board due to her lack of attendance. Beth Fregger seconded the motion. The board unanimously approved.
- B. Eric Mullins will not renew his membership on the Cultural Affairs Committee. New member, Susie Saxe, who is currently an alternate, will become a full board member with voting rights. C.A.C. will begin a search for a new member.
- C. Youth Librarian Jessica Meredith presented a proposal requesting \$750 to co-sponsor the Riverside Concerts presented by the library. Kim Brust made a motion to approve, David Folds seconded. The board unanimously approved.
- D. Ideas for Program ideas for the 2025 Fiscal Year were discussed as follows:
 - Greek Week
 - Latino Event
 - Chinese New Year Celebrations, David Folds will look into some ideas and events
 - African American Month
 - Gospel Music
 - R & B Night in February. Andi will look into Sims Park availability

Susie Saxe will confirm the dates that the theater is available for programs and events.

E. The Cultural Affairs Committee Funding Request Proposal was reviewed. Andi Figart requested that each member review the funding proposal and provide feedback.

F. Suggestions were made to create a digital format to include on the city website and possibly a budget breakdown.

5. CONTINUING BUSINESS

- A. Director Figart provided an update on the 24-25 FY budget.
- B. Committee photo was taken and will be incorporated into the new C.A.C. brochure. Director Figart would like the board to do one final review of the brochure.
- C. Beth Fregger agreed to remain Secretary. Kim Brust made a motion to approve, Kelly Smallwood seconded. The board unanimously approved.
- 6. NEXT MEETING: Wednesday, December 18, 6:30 pm
- 7. **ADJOURNMENT** Meeting was adjourned at 7:40 p.m. Beth Fregger made a motion to adjourn, seconded by Eric Mullins.



NEW PORT R*CIEY

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

TO:	City of New Port Richey City Council
FROM:	Andrea Figart, New Port Richey Public Library Director
DATE:	1/7/2025
RE:	Library Advisory Board Minutes - August-October 2024

REQUEST:

The request before City Council is to review and approve the attached minutes from the August 19, September 23, and October 28, 2024, Library Advisory Board meetings.

DISCUSSION:

The Library Advisory Board advises and assists the Library Director with library long-range planning, preparation of policies and procedures for the library, and submits reports to the Library Director and the City Council upon request.

For your consideration and review, please find the attached minutes from the August-October 2024, Library Advisory Board Meetings.

The Library Advisory Board holds regular meetings, and will review the November 25, 2024, minutes at their January 27, 2025 meeting. The meeting will begin at 9:30 a.m. *The public is invited to attend and should enter the building by way of the staff door located on the north side of the building.*

Please ring the doorbell and staff will escort attendees to the Magnolia Room.

RECOMMENDATION:

Staff recommends that the City Council review and accept the minutes from the August- October 2024, NPRPL Library Advisory Board Meetings.

BUDGET/FISCAL IMPACT:

None

ATTACHMENTS:

	Description	Туре
D	Library Advisory Board August 19, 2024, Meeting Minutes	Backup Material
D	Library Advisory Board September 23, 2024, Meeting Minutes	Backup Material
۵	Library Advisory Board October 28, 2024, Meeting Minutes	Backup Material

Library Advisory Board Meeting Minutes

August 19, 2024

In Attendance: Ron Becker, Nancy Cote, Nicholas Pacini, Renee Tyner, Jayne Brewin, Joyce Haasnoot, Joan Nelson Hook, Lewis Curtwright (Via Microsoft Teams), and Andi Figart.

- I. Call to Order: 9:35 a.m. by Ron Becker. A quorum was met.
- **II. Minutes:** The June 2024 minutes were unanimously accepted.
- III. Public Comment: None

IV. Officer/Committee Reports:

- Pasco County Library Advisory Board & Library Cooperative (Ron Becker)
 - There were no new updates as the Pasco Cooperative does not meet in the summer. Meeting will resume in September.
- The Friends of the New Port Richey Library (Nancy Cote)
 - Nancy updated the board on the Friends of the Library Masquerade Ball scheduled in October. Tickets are sold out and there is a waiting list for those who would like to still purchase a ticket.
- Library Director's Update (Andrea Figart)
 - Director Figart provided the board with updates on summer programming, and upcoming fall programs. The library is in the process of becoming a passport acceptance facility this year, the library will be doing renewals only.

V. Continuing Business:

- The Little Free Libraries are still doing well, and books are always needed.
- Nicholas Pacini reviewed the programming statistics and observed that the Riverside Concert Series concerts have had the highest engagement. He suggested focusing more on similar programming that drives higher audience interaction. Regarding youth engagement, while the views for the social media posts have increased, the number of follow-through clicks have declined.

VI. New Business:

- The libraries current Code of Conduct Policy was discussed. Director Figart requested that the board review it in preparation for a discussion on potential revisions at the September meeting. Several discussion points were raised in regards to loitering and sleeping in the library:
 - > City Attorney Driscoll, in a prior conversation, informed Director Figart that adding a loitering policy could be challenging, as it can be difficult to distinguish between someone loitering and someone simply reading a book.
 - > Director Figart stated that Pasco County has a no sleeping on premises rule for their patrons. It was suggested to consider enacting that rule for New Port Richey Public Library.

- > Currently the library will allow sleeping if the patron is not impeding any others access to the library, their ability to utilize library services, and as long as the patron does not interfere with staff's ability to perform their duties.
- The New Port Richey City Ordinance, Article VII, Section 221-223 was briefly discussed. Director Figart requested the board review it in preparation for a discussion on potential revisions at future meetings.

VII. Communications:

• The next meeting will be September 23rd at 9:30 a.m. at the library.

VIII. Adjournment

• The meeting was adjourned at 10:53 a.m.

Library Advisory Board Meeting Minutes

September 23, 2024

In Attendance: Ron Becker, Nancy Cote, Nicholas Pacini, Marci Mihall, Renee Tyner, Bonnie Martin, Lewis Curtwright, City Liaison Andi Figart, Library Administrative Assistant Joyce Haasnoot. Joan Hook and Jayne Brewin were absent.

- I. Call to Order: 9:33 a.m. by Ron Becker. A quorum was met.
- **II. Minutes:** The August 2024 minutes were unanimously accepted. Bonnie Martin made a motion to approve, and Marci Mihall seconded.
- III. Public Comment: None

IV. Officer/Committee Reports:

- Pasco County Library Advisory Board & Library Cooperative (Ron Becker)
 - Ron updated the board on the first meeting back after summer break. There has been challenges to 130 books within the county library system. Previously it was only occurring in the school system. Two librarians will review the books and forward their recommendation to Pasco County Library Director Sean McGarvey for his decision. The County Commissioners can appeal Director McGarvey's decision. In the case of is an appeal by the commissioners, the book challenge will then to go to the County Library Advisory Board for a final decision.
- <u>The Friends of the New Port Richey Library (Nancy Cote)</u>
 - Nancy shared with the board that FOL was invited to present to the State Division of Library and Information Sciences. Members of FOL and library staff are creating a slide show presentation to highlight FOL's accomplishments. The presentation will be recorded and used as a mentoring opportunity for other Friends groups to learn from.
- Library Director's Update (Andrea Figart)
 - Director Figart provided the board with updates on programs planned for the fall as well as centennial updates.

V. Continuing Business:

- The Little Free Libraries are still doing well, and books are always needed. The next one is ready to be installed in Frances Avenue Park.
- The library Code of Conduct Policy was discussed. Nicholas Pacini created a draft revised version of the original; some suggestions and recommendations following a discussion were:
 - Create a section on pets, specifically service animals.
 - Create a section on unattended children and the library policy
- The New Port Richey City Ordinance, Article VII, was discussed. Some recommendations for changes were:
 - Remove any outdated verbiage, for example Section 2-217, section (d) refers to microform print outs which is not used anymore.

- Section 2-217, Section (b), rewrite verbiage more specific. Clarify who pays a fee for a library card, is it non-city residents and 6-month residents? Clarify the price is \$12.50 for a card.
- Section 2-217, add in cost for meeting room rentals.
- Programming statistics for August were presented. All statistics look good and the board would like to see a yearly month to month comparison on the report.

VI. New Business:

• Matthew Ortmann, Marketing Specialist for the library, presented a sneak peek of the new city website. He highlighted the library's dedicated page on the website and the various sub-pages. He mentioned that after the new website is launched, anyone who visits the current address, nprlibrary.org, will automatically be redirected to the new site.

VII. Communications:

• The next meeting will be October 28th at 9:30 a.m. at the library.

VIII. Adjournment

• The meeting was adjourned at 10:56 a.m.

Library Advisory Board Meeting Minutes

October 28, 2024

In Attendance: Ron Becker, Nancy Cote, Nicholas Pacini, Marci Mihall, Renee Tyner, Bonnie Martin, Lewis Curtwright (via telephone), City Liaison Andi Figart, Library Administrative Assistant Joyce Haasnoot, Joan Hook, and Jayne Brewin.

- I. Call to Order: 9:33 a.m. by Nicholas Pacini. A quorum was met.
- **II. Minutes:** The September 2024 minutes were unanimously accepted. Renee Tyner made a motion to approve, and Bonnie Martin seconded.
- III. Public Comment: None

IV. Officer/Committee Reports:

- <u>Pasco County Library Advisory Board & Library Cooperative (Ron Becker)</u>
 Due to Hurricane Helene and Hurricane Milton, the board did not meet.
 - The Friends of the New Port Richey Library (Nancy Cote)
 - Nancy shared with the board the success of the Masquerade Ball and discussed upcoming events the Friends will be hosting and that there is currently a membership sale going on.
- Library Director's Update (Andrea Figart)
 - Director Figart provided the board with updates on programs planned for the fall, as well as various staffing updates. She asked that the board keep an eye out for possible locations that could benefit from the Mobile Library Branch within the city. The Mobile Library Branch would consider going outside the city to their regular community partners, such as Premier Health and Gulf Harbors Civic Association. The schedule planning is just in the beginning stages, so suggestions are welcome.

V. Continuing Business:

- The Little Free Libraries are still doing well, and books are always needed. The next one has been installed in Frances Avenue Park.
- The Code of Conduct Policy was discussed. One suggestion from the last meeting was to include no vaping and no smoking.
- The New Port Richey City Ordinance, Article VII, was discussed. There were no changes from the last meeting.
- Programming statistics for the last quarter were presented. All statistics look good.

VI. New Business:

- The Fiscal Year 2024 Annual Plan of Service was reviewed. The past year's activities were discussed.
- The Fiscal Year 2025 Annual Plan of Service was reviewed and several suggestions were made:
 - Explore low-cost advertising options by partnering with local groups to purchase ad space. For example, combine summer reading ad with the ad for classes at the art guild.
 - Utilize Friends of the Library to harvest e-mail addresses for additional promotional communications. They can share the lists they collect at various events with the library.
 - Explore utilizing local residents who have a long history in the city to speak on their experiences growing up in New Port Richey and the surrounding area.
 - Encourage public education on hurricane resources.
 - Offer educational opportunities to staff to continue to draw in top-notch employees.

VII. Communications:

• The next meeting will be November 25th at 9:30 a.m. at the library.

VIII. Adjournment

• The meeting was adjourned at 10:42 a.m.



NEW PORT R*CHEY

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:	1/7/2025
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

Purchases/Payments Listing

Type Backup Material

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

Augustine Construction, Inc. Grand Blvd. Multi-Use Pathway \$82,692.43

Thompson Consulting Services, LLC Monitoring Debris – Hurricane Helene \$29,794.36

RECURRING EXPENDITURES OVER \$25,000

Duke Energy November Usage	\$141,721.61
Tampa Bay Water City of New Port Richey October Usage	\$136,986.85
Enterprise FM Trust Lease for City Vehicles	\$86,856.95
SYNAGRO Disposal of Bio-Solids	\$41,245.80
Allied Universal Corp Water Treating Chemicals	\$25,754.40



NEW PORT R*CIEY

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:	1/7/2025
RE:	Second Reading, Ordinance No. 2024-2313: Vacation of Right-of-Way for High Street

REQUEST:

The request is for City Council to conduct a second and final reading of an ordinance to vacate a 35-foot portion of rightof-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.

At your first reading on December 17, 2024, there were five conditions being proposed with the ordinance which were as follows:

- 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");
- 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");
- Applicant obtaining Certificates of Occupancy from City for all structures and improvements in the Development;
- 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
- 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.

At your meeting some discussion took place in respect to the proposed conditions. Additionally, the applicant of the vacation application requested some consideration of relaxed language in specific regard to the conditions. Therefore, a revised ordinance has been prepared and it is attached. In short, the ordinance becomes effective upon the applicant obtaining titles to all properties in the development. Also, a reverter clause has been incorporated which requires that the right-of-way be deeded back to the City if other conditions are not met.

The proposal is otherwise 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 second and final reading as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Туре
D	Ordinance No 2024-2313 Vacation of High St. ROW	Ordinance
۵	Ordinance No 2024-2313 Vacation of High St. ROW *Revised*	Ordinance
D	Business Impact Estimate	Backup Material
D	Application - Villa Del Sol	Backup Material

ORDINANCE NO. 2024-2313

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, TO VACATE AND ABANDON THE RIGHT-OF-WAY LOCATED BETWEEN GRAND BOULEVARD AND ASPEN STREET AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, a rezoning request has been made to establish a Planned Development District that will require the vacation of a Right-of-Way on High Street;

WHEREAS, the Planned Development District will provide alternate routes available for public use;

WHEREAS, an application was received from Grady Pridgen, who is the buyer of the subject property, requesting the vacation and abandonment of the public street right-of-way located on High Street between Grand Boulevard and Aspen Street;

WHEREAS, the application for vacation of the public street right-of-way was reviewed by the City's Development Review Committee, which recommended approval of the request to vacate the public street right-of-way subject to relocation of all utilities;

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

SECTION 1. The City Council hereby vacates and disclaims all right, title, and interest, in the rightof-way, subject to relocation of all utilities, described and depicted in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 2. The effective date shall be when building permits are issued.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, then such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect upon its passage and adoption.

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

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor-Councilmember

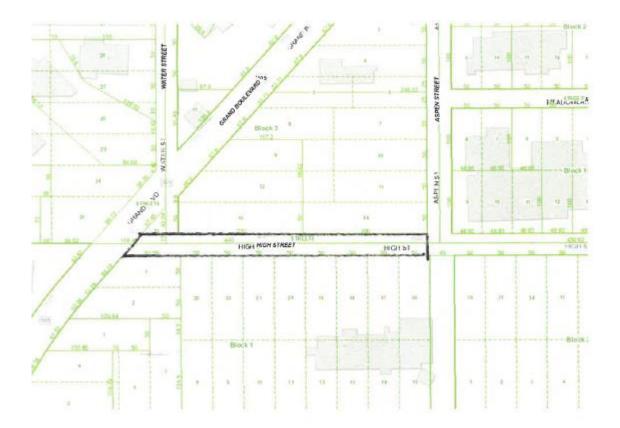
(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

City Attorney Form Approved _____

EXHIBIT A



Vacation of High Street generally described as the public right-of-way known as High Street located between the eastern side of Grand Boulevard and the western side of Aspen Street.

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 the 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

1

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:

<u>Section 1.</u> 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").

<u>Section 2.</u> 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 it 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");

2

- C. 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
- D. Applicant conveying to the City all right, title and interest in fee simple to 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, within ninety (90) days of Applicant's completion of the condition set forth in paragraph A hereof, in the form and manner provided by City.

<u>Section 4.</u> Reverter. All right, title and interest in the Right-of-Way shall revert to the City of New Port Richey upon the failure of Applicant or any successor in interest to comply with the conditions set forth herein in Section 3 hereof as determined by the City Manager of the City, and Applicant or any successor in interest to Applicant shall upon thirty days' notice from the City Manager convey all right, title and interest thereto in fee simple to the City of New Port Richey, Florida. The provisions hereof shall be enforceable through injunctive relief, specific performance or other legal remedy.

Section 5. 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 6. Laws Applicable. Nothing contained herein shall be construed to alter the application of all City laws, regulations and ordinances to the subject property.

<u>Section 7.</u> Effective Date. This Ordinance shall become effective immediately upon final passage as required by law and Applicant's completion of the condition set forth in Section 3A 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 condition as set forth hereafter.

3

Section 8. 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 9. 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 17th day of December, 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 7th day of January, 2025.

ATTEST:

By:

y: ______ 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 12-18-24

CERTIFICATION

I HEREBY CERTIFY that the condition in section 3A of this Ordinance has been met and

satisfied as set forth herein and this Ordinance is in full force and effect this _____ day of

_____, 2025.

Debbie L. Manns, City Manager



Business Impact Estimate

This form must be posted on the City's website by the time notice of the proposed ordinance is published.

The following Business Impact Estimate is hereby provided for the following ordinance in accordance with Florida Statute 166.041(4) and represents the City of New Port Richey, Florida's good faith estimate of the business impact of said ordinance.

Proposed ordinance's title/reference: 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

1. Summary of the proposed ordinance. The proposed ordinance serves the public health, safety, morals and welfare, and provides: The vacation of a portion of the High Street right of way in exchange for property allowing access to the city's fire station and providing for improvement of property located within the city.

2. An estimate of the direct economic impact of the proposed ordinance on private, forprofit businesses in the City, if any (check all that apply and fill in amount):

□ (a) An estimate of direct compliance costs that businesses may reasonably incur: \$_____;

 \Box (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: \qquad ; and

 \Box (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $_$.

*If an item is unchecked, no direct economic impact was found for that category.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

⊠ None.

□ 1200 (estimated total number of businesses operating within the city);

□ _____ estimated number of businesses in the ______ industry.

4. Additional information the governing body deems useful (if any):

The City has reviewed the impact of the proposed ordinance on businesses and has taken all measures deemed reasonable and advisable to reduce those impacts.

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.

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.

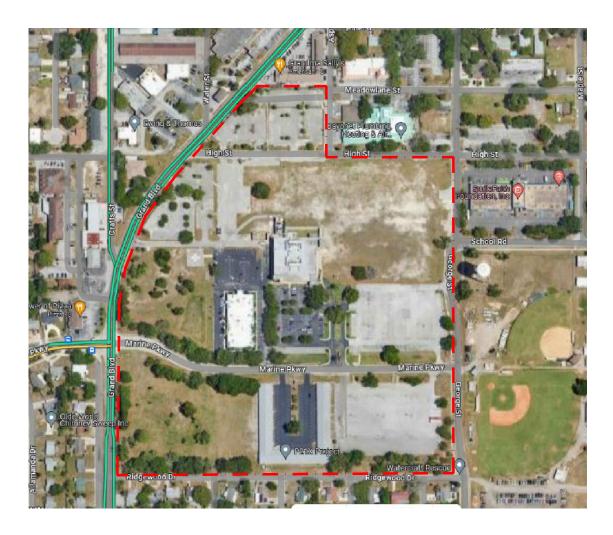
Villa del Sol is not just a place to live; it's a lifestyle—a community that embraces the joy of living where every day feels like a vacation. Welcome to your new home, where life is grand, and the living is easy.





Villa Del Sol Planned Development

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











0 100 200 400 600



DAVIS BEWS DESIGN GROUP

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

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 <u>Exhibit A.</u>

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 <u>Exhibit A.</u> 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 <u>Exhibit A.</u>

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 <u>Exhibit A</u>.

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 <u>Exhibit A</u>.

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 <u>Exhibit A</u> 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 <u>Exhibit A</u>.

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 <u>Exhibit A.</u>

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 <u>Exhibit B</u> 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. <u>See Exhibit B</u>.

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. <u>See Exhibit C</u>.

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. <u>See Exhibit A</u>.

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 <u>Exhibit C</u>.

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 <u>Exhibit C</u>.

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 <u>Exhibit C</u>.

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 <u>C</u>.

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 <u>Exhibit C</u>.

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

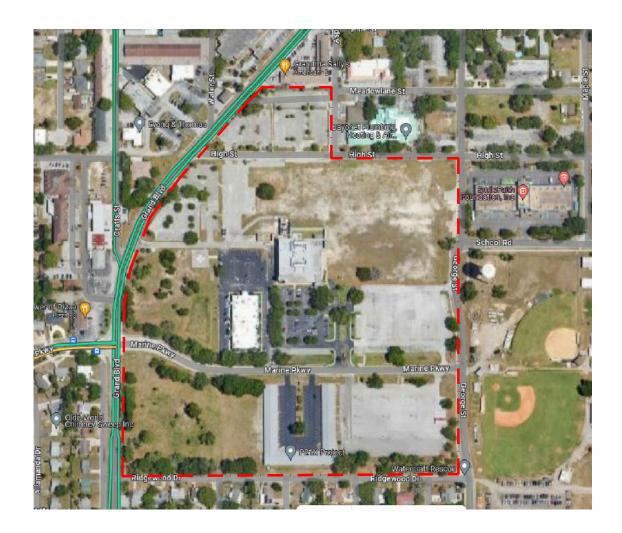
Overall Specs:	Totals:	
Total Acreage Maximum Density Allowed Units/Acre Maximum Units Allowed Proposed Unit Matrix	23.98 30 719	19.89 Proposed 453 Proposed
Apartment Units Single-Family Attached Homes Total Square Footage of Site Max Impervious Area SF Proposed SF of Green Space and % Total Impervious Area SF and %	300 153 1,044,430 835,544 446,350 598,080	(<i>80,00%)</i> (42,74%) (57,26%)
<u>Apartments:</u>		
Minimum Required Spaces per Unit Total Proposed Parking Spaces	1.5 546	(450 Total) (1.82 per Unit)
Proposed Parking Matrix Standard Accessible (w/ 5 ft Access Aisle) Tree Island Compact Compact One Story Garages Electric Charging On Street Parallel Parking	366 9 54 16 90 2 9	(9x 8) (12x 8) (9x 6 +/- depth) (8x 8) (10x20) (9x 8) (9x23)
Minimum Apartment Front, Side, Rear Setbacks Minimum Garage Front, Side, Rear Setbacks Minimum Parking Setback Maximum Building Height to Top of Roof Peak: Maximum Height of Additional Roof Elements Amenity list: Dog park Pool Clubhouse Gym Offices	10 ft 5 ft 5 ft 67 ft 75 ft	
Single-Family Attached Homes:	Totals:	
Total Units Minimum Parking Spaces Total Garage Spaces	153 23Ø 3Ø6	(1.5 per/unit)
On Street Parallel Parking (Not Including Ridgewood Drive)	62	(9x23 ea)
Total Parking	368	(2.4 per/unit)
Minimum Building Front, Side, Rear Setbacks Maximum Building Height to Top of Roof Peak: Minimum Lot Size:	5 ft 57 ft 16x60 ft	
Δ menitu list		

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



Villa Del Sol Planned Development

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







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



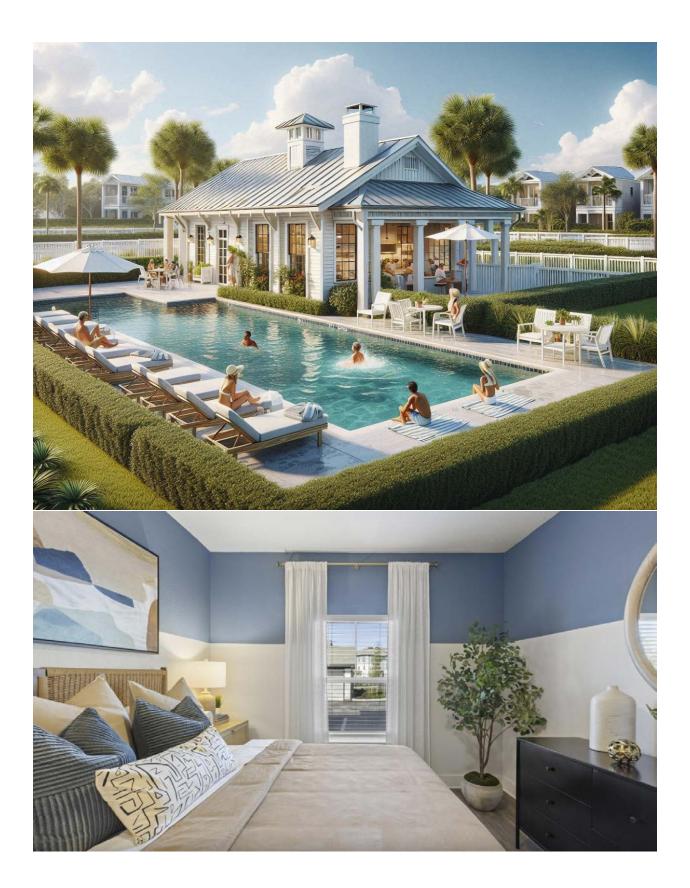


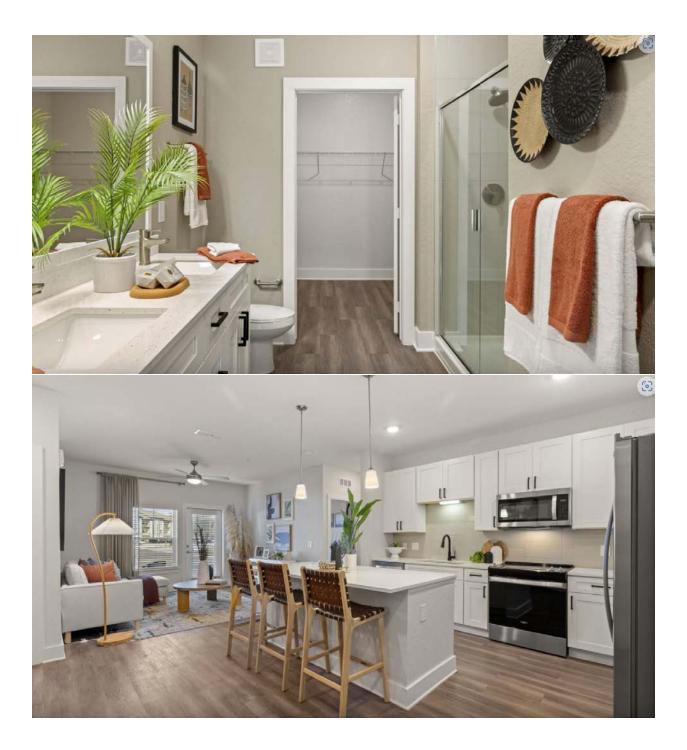
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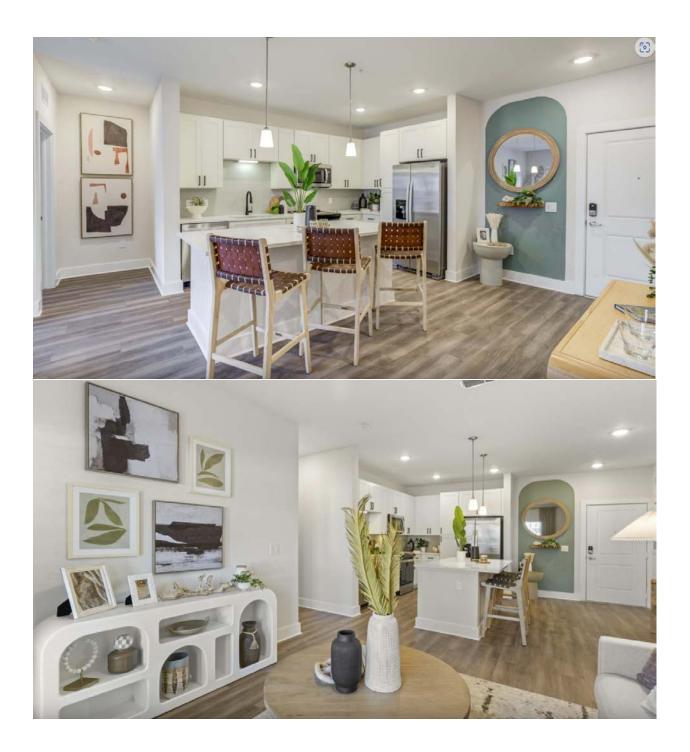
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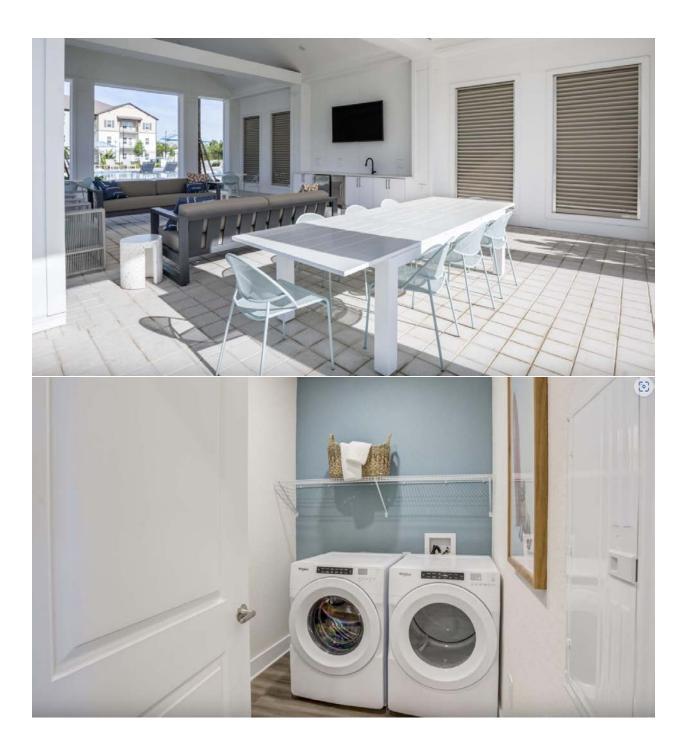
Villa del Sol

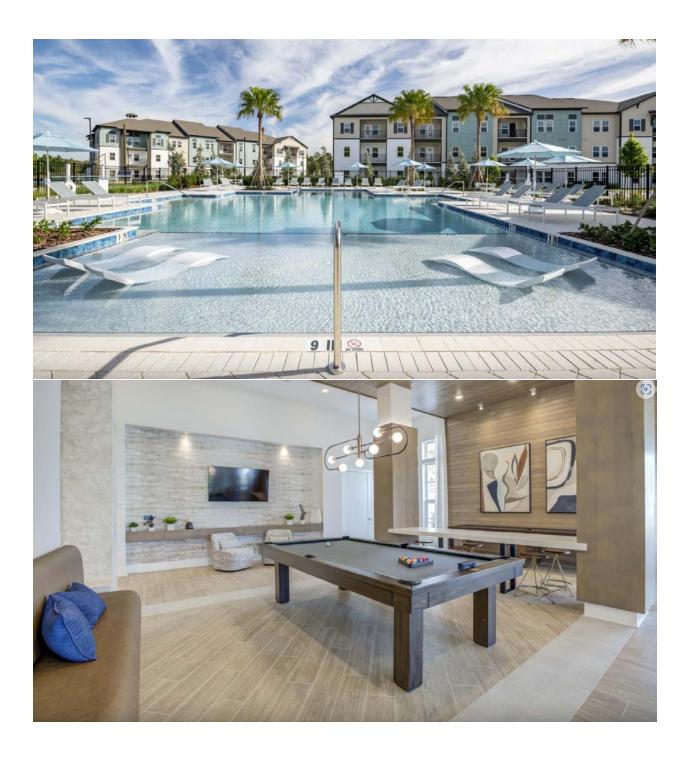
Exhibit B

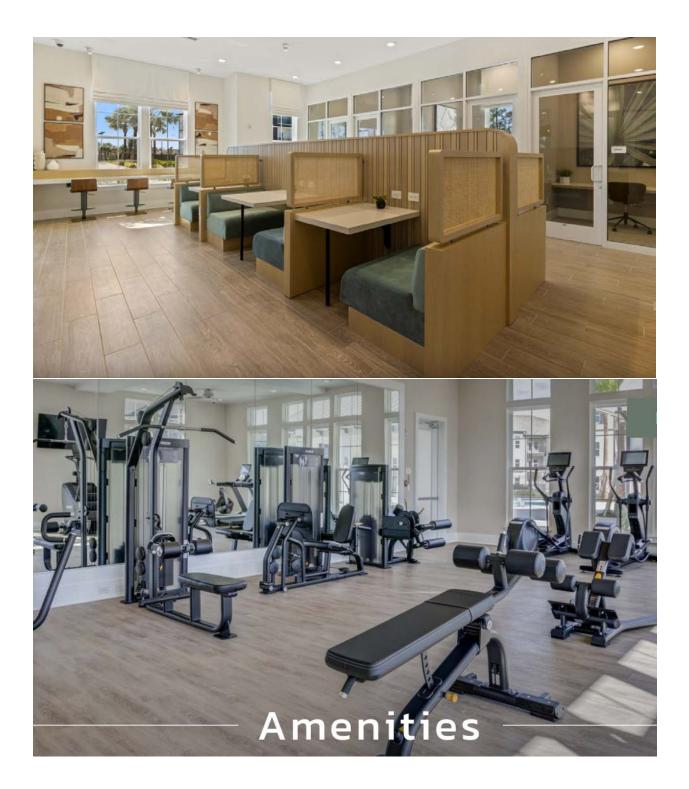


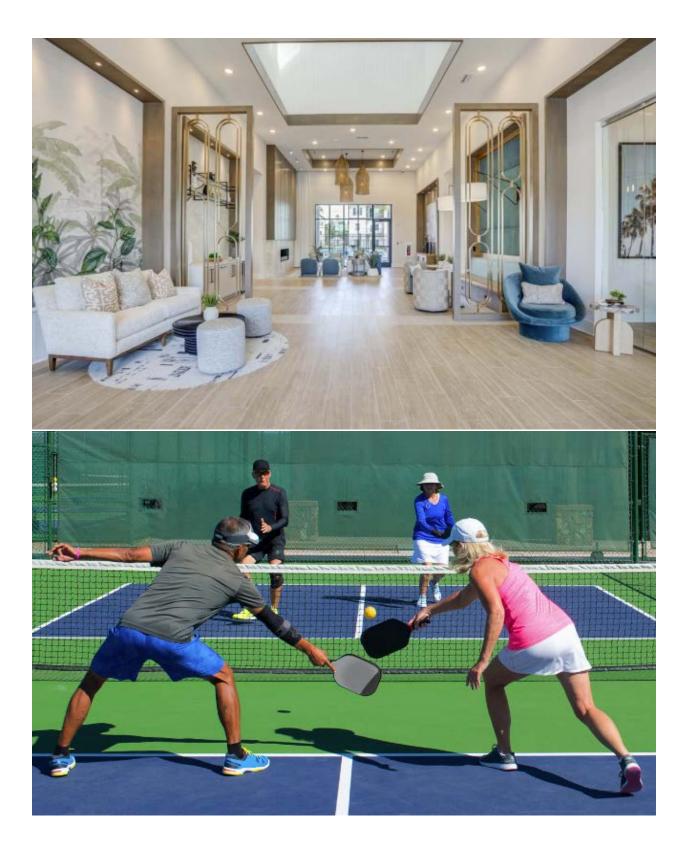


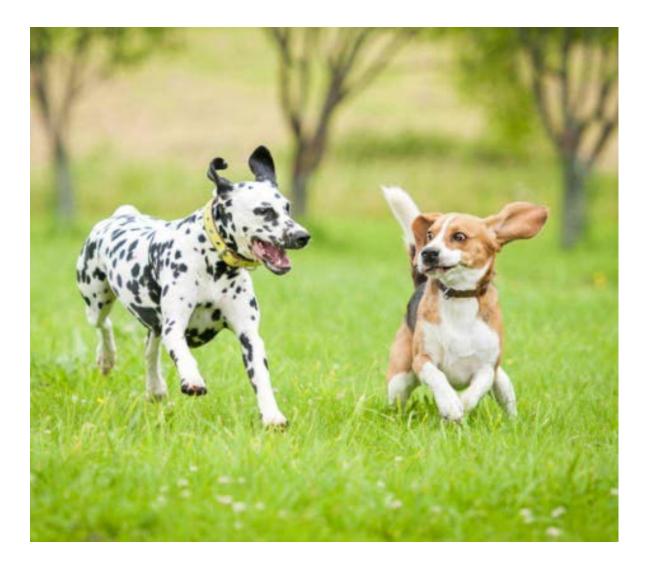














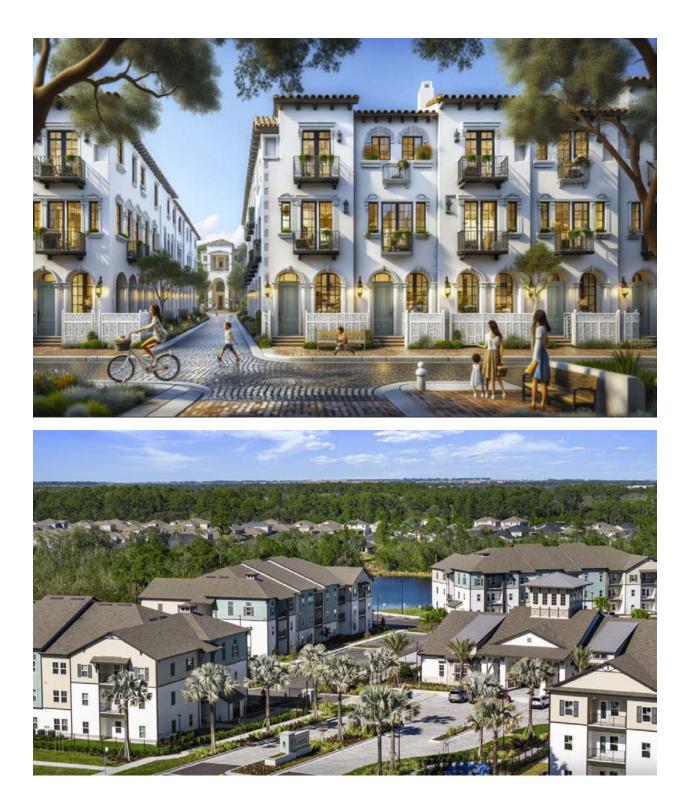






Villa del Sol

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

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.
 - An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.
- B. Conformance to FS § 163.3117(6)(a)9. This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.
 - 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.
 - а. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, lowdensity, or single-use development or uses.
 - Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial Ь distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating C. from existing urban developments.
 - Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, d. environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and e. silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - f. Fails to maximize use of existing public facilities and services.
 - Fails to maximize use of future public facilities and services. g.
 - Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of h. 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.
 - Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - k. Fails to encourage a functional mix of uses.
 - Results in poor accessibility among linked or related land uses. ١.
 - Results in the loss of significant amounts of functional open space. m.
 - Secondary indicators. The future land use element or plan amendment shall be determined to discourage the proliferation 2 of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.
 - Directs or locates economic growth and associated land development to geographic areas of the community in a а. 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.

20 Port Richey Hospital Inc /1	HCA Realty, Inc	. HCA Squared , 1	110	
Mailing Address	City	County	State	Zip
Phone Number	Email			
2. Representative of Owner Grady Pridgen, Ma Relationship to Dwnen Owner Contract	anager, NPF	R Brand 1,	LLC.	
Mailing Address 240 44 St. N. Phone Number	City St. Act	ersburg "Pinellas pridgen develupm	5 FL	Zip 3370
727.577.5390	grady@	pridgen developm	ent.com	n
3. Primary Contact {Phone Number & Email} SAML as 2.		,) 1		-
4. Site Address 5637 Marine Parle General Location Grand Baulevard Size of Site	+ Marine ?	Parkway		
Legal Description of Subject Property See attached	Square Feet	23.69		Ac
Tax Parcel Number(s) a Hached				
Future Land Use Category	Propose	ed 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 Single- family a Hou	ched homes a	and Apertme	ot he	mes

FUTURE LAND USE MAP AMENDMENT City of New Port Bichey, Florida & Community Development Department 979 Main Street & New Port Richey, FL 34652 & 727-855-1047 & www.citysinewsportinghey.org

Page 2 of 7 Revised 2/28/2024

"Located adjacent to the major roadwork network" and "readily accessible to commercial activities". "Stimulates both new and 4

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.

POTABLE WATER - Adopted level of service (LOS) = 152 WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted gal/day/capita (non-residential uses are included in the adopted LOS). LOS). Residential: Residential: Single Family: 152 gal x 2.12 persons/household x 160 units = Single Family: 114 gal x 2.12 persons/household x ______ units = 51,55 /day/capita (demand) 38/de gal/day/capita (demand) Multi-Family: 152 gal x 1.90 persons/household x 300 units = Multi-Family: 114 gal x 1.90 persons/household x ______ units = Bould Dgal/day/capita (demand) 91,98Dgal/day/capita (demand) Commercial: See Table I attached from the Land Development Code Commercial: See Table I attached from the Land Development for estimated water/sewage flows. Code for estimated water/sewage flows. SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita RECREATION/OPEN SPACE - Refer to the New Port Richey (non-residential uses are included in the adopted LOS). Comprehensive Plan for adopted level of service standards. Residential: **Residential:** Single Family: 6.3 lbs x 2.12 persons/household x 100 units = 21/3 gal/day/capita (demand) (population projection) <u>Multi-Family</u>: 6.3 x 1.90 persons/household x 300 units = 3694 gal/day/capita (demand) Multi-Family: 300 units x 1.90 persons/household = 570 (population projection) Commercial: See Table I attached from the Land Development Code for estimated solid waste. Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code. Stormwater Management, Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website. Transportation: Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the requirements of a Transportation Study. Determine the number of trips generated by the proposed project during the PM PEAK hour using the most recent edition of the 1 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. If no study is required, the applicant is required to provide only the existing directional PM PEAK hour traffic volumes and а. 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. Existing directional PM PEAK hour traffic volumes and LOS on all existing collectors/arterials in study area. Provide information 3. here: 4. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

FUTURE LAND USE MAP AMENDMENT

City of New Port Richey, Florida & Community Development Department 5919 Main Street & New Port Richey, FL 54652 & 727-853-9047 & www.cityofnew.port.pdf

> Page 3 of 7 Revised 2/28/2024

APPLICATION & HEARING PROCESS

<u>A pre-application meeting must be held with City Staff to ensure the application is complete</u>. 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.

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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)

____, the owner, hereby authorize ____to act as my representative(s) in all ____lagree to be bound by 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 Si	gnature	
Sworn to an	d 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.)

Owner or Representative's Name (Printed) Owner or Representative's Name (Printed) Owner or Representative's Signature Sworn to and subscribed before me by Triady Pridogn this 264 day of 504 2024 Personally Known OR 2 Produced Identification Type of Identification Produced FLDC	SUNAY PURIO * TROFFLORD	CASEY STINEMAN Commission # HH 274978 Expires June 12, 2026	
Notary Signature: FUTURE LAND USE City of New Port Richey, Florida e (Syly Man Street • New Port Richey, FL 34652	Community Development Depart	tment	Page 4 o Revised 2/28/20



REZONING APPLICATION

Date Reserved

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

Submittal 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:
- 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:
- 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;
 Whether haved upon the property is a character of the area where the property is located so that the proposed zoning district is now suitable;
- Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area:
 Whether the proposed zoning district is promotion that are an area in the proposed zoning district is proposed zoning district in area.
- 8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
- Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
 Any other factors that may be relevant to the accessing on the substantial public health.
- 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.

New Fort Richey Hospital, Inc. /	KA Realty, In		uared, L	LC.
Phone Number	Email	County	State	Zip
2. Representative of Owner Grady Pridgen Relationship to Owner ONTSACT				
Mailing Address H. St. N. 240 4H St. N.	St Petersbue	j Pinellas	State FL	Zip 33701
727.577.5390 3. Primary Contact (Phone Number & Email)	grady@ pri	dendeveli	PMent	.om
Same as 2.	0 1 1	0)	

Page 1 of 7 Revised 2/28/24

Site Addr 4. Macine. KWRY Bonlevard General Grand GAD arint Size of Site Square Feet Acres Legal Descripti Tax Parcel Number 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 rodowork 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. POTABLE WATER - Adopted level of service (LOS) = 152 WASTE WATER - Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted gal/day/capita (non-residential uses are included in the adopted LOS). LOS). Residential: Residential: Single Family: 152 gal x 2.12 persons/household x Single Family: 114 gal x 2.12 persons/household x 51, 55 Pal/day/capita (demand) do gal/day/capita (demand) Multi-Family: 152 gal x 1.90 persons/household x 500 units = Multi-Family: 114 gal x 1.90 persons/household x 10,610 gal/day/capita (demand) 51,980gal/day/capita (demand) Commercial: See Table I attached from the Land Development Code Commercial: See Table I attached from the Land Development for estimated water/sewage flows. Code for estimated water/sewage flows. SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita RECREATION/OPEN SPACE - Refer to the New Port Richey (non-residential uses are included in the adopted LOS). Comprehensive Plan for adopted level of service standards. **Residential: Residential:** Single Family: 6.3 lbs x 2.12 persons/household x units = Single Family: 100 units x 2.12 persons/household ,137 gal/day/capita (demand) (population projection) Multi-Family: 6.3 x 1.90 persons/household x Multi-Family: 300_ units x 1.90 persons/household = 3,59 gal/day/capita (demand) (population projection) Commercial: See Table I attached from the Land Development Code Sites over five acres in area and zoned MF-30 District shall provide for estimated solid waste. five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.

REZONING APPLICATION

City of New Port Richey, Flands & Community Development Department Syte Main Street & New Port Dichey, FL 34652 & 777-653-047 & www.sityof-ewport-ochey.org

Page 2 of 7 Revised 2/28/2024 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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, 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

____day of _____ . 20

Dersonally Known OR D Produced Identification

Type of Identification Produced:

Notary Signature: _

REZONING APPLICATION ly of New Port Richey, Florida & Community Development Department reet • New Port Richey, FL 34652 • 727-853-1047 • www.cityoloewoor

> Page 3 of 7 Revised 2/28/2024

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.)

> REZONING APPLICATION City of New Part Richey, Floride & Community Development Department Syste Main Street & New Part Richey, FL Sa651 & 777-855-1047 & Inner City Interport

hav or z

al 00 Owner or Rep entative' Owner or Represe nature Sworn to nd sub this 26th D Person & Produced Identification Type of Identification Notary Signatur

Care and

CASEY STINEMAN ••• ci;sion # HH 274978 Expires June 12, 2026



CASEY STINEMAN commission # HH 274978 Expires June 12, 2026

> Page 4 of 7 Revised 2/28/2024

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 <u>Exhibit A</u>, by this reference incorporated herein. The real property in question is depicted in <u>Exhibit B</u> 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 18 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

By:

Todd Maxwell, VP Real Estate

2

HCA REALTY, INC., a Tennessee corporation

HCA SQUARED, LLC a Delaware limited liability company

By:

Todd Maxwell, VP Real Estate

Seller_Owner Authorization Form(9926090.1).docx 7.18.24 (154991)

Joinder and Consent

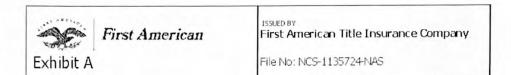
The undersigned join in the above-referenced owner authorization and agree to discharge the actions delineated therein Dated this Lore day of July. 2024.

3

NPR GRAND 1, LLC, a Florida limited liability company

By: Grady Manage L Grady C. Pridgen, III individually

Exhibit A



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 89º 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 89938'19" 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 NOR TH 0º34'27" EAST, A DISTANCE OF 464.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.22 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 NOR TH 1 º10'21" 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 10º40'05" 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 89937'10" 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°39'19" 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"

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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

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 AS IT IS NOW ESTABLISHED; THENCE ALONG 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 AS IT IS NOW ESTABLISHED; THENCE ALONG 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 AS IT IS NOW ESTABLISHED; THENCE ALONG 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 AS IT IS NOW ESTABLISHED; THENCE 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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ALTA Commitment for Title Insurance (8-1-16) with Florida Modifications	Page 7 of 18	Form 5030012 (5-16-17)
Rorida		

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 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 FEET WEST, A DISTANCE OF 10.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 45, SOUTH 600 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 8, BLOCK 1, OF SAID C. E. CRAFTS SUBDIVISION NO. 5; 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.

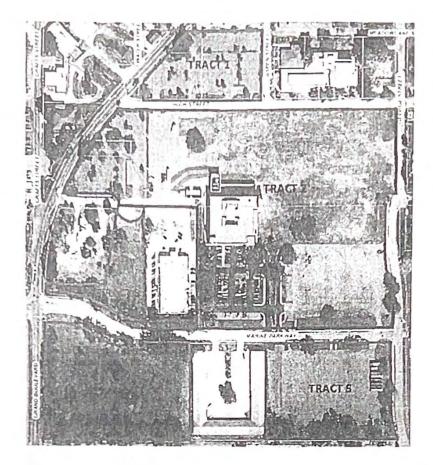
This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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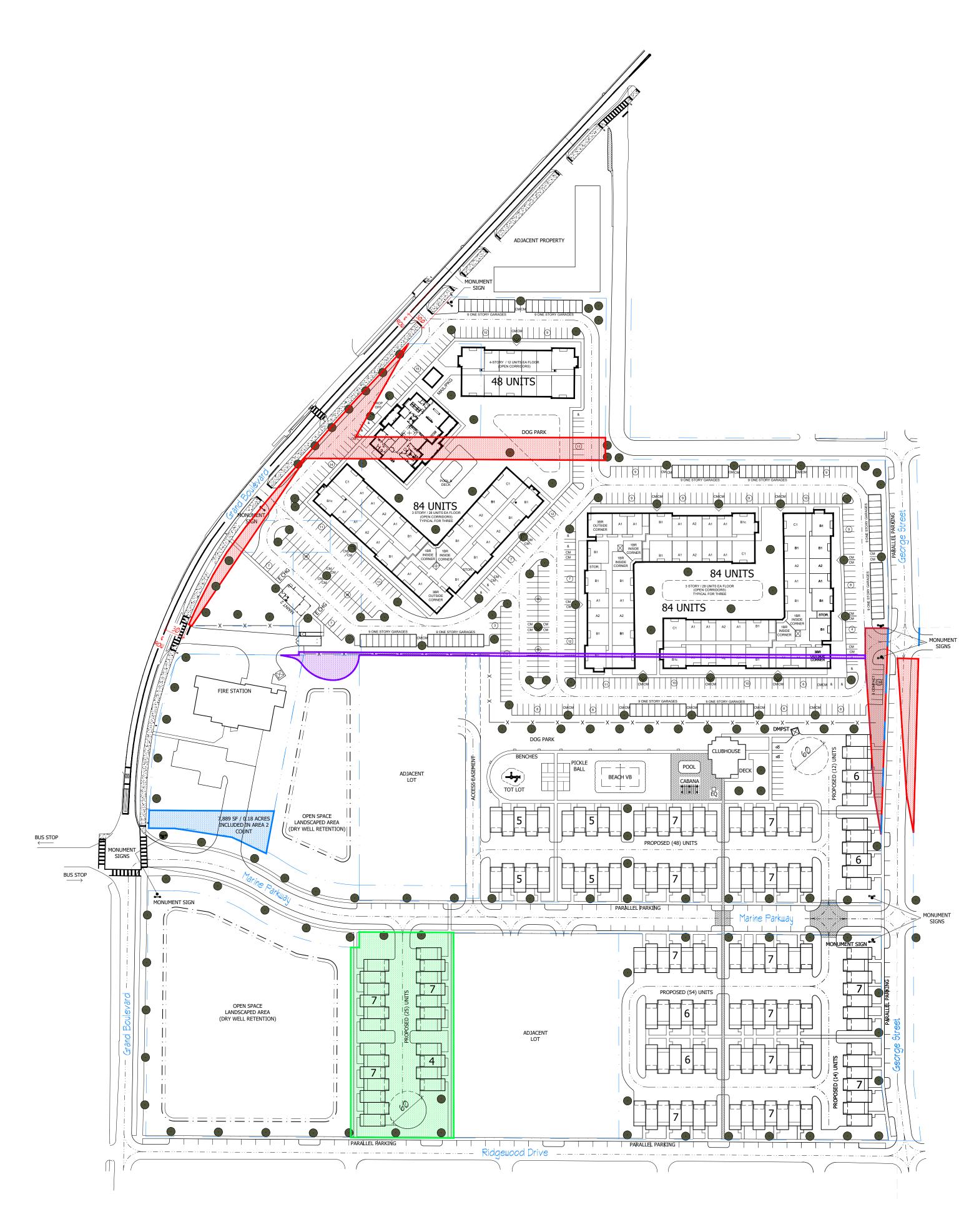
Exhibit B



Villa del Sol

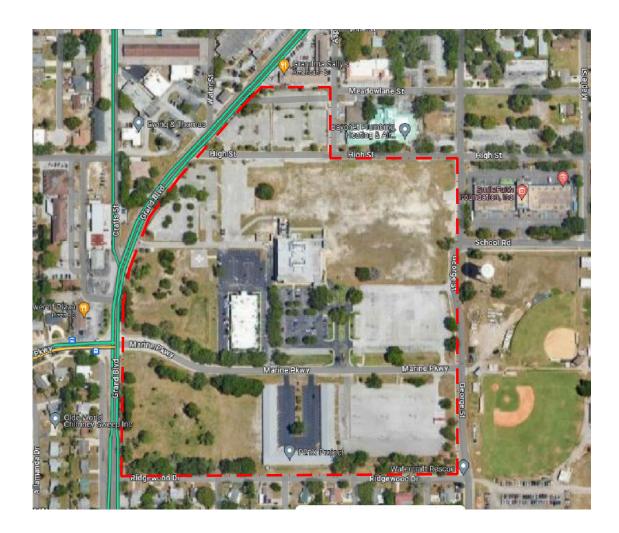
Deed Transfers/Easement Modification/Right of Way Vacations

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



Villa Del Sol Planned Development

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



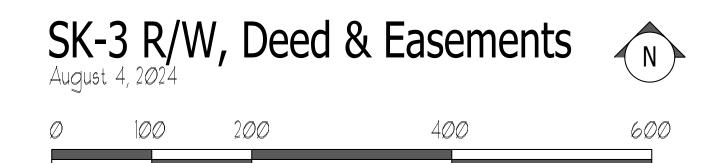




GRAPHICS LEGEND

GRAPHICS LEGEND

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





DAVIS BEWS DESIGN GROUP

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

Chary Coty of N.P.R. 115-030

PERPETUAL DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT was entered into the <u>17th</u> day of June, 1988 by and between the GITY 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 considersations, 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 tol CITY OF NEW FORT OFFICE OFFICE OF THE CITY OFFICE 320 E. M. STREET NEW PORT RICHEY, FLATE 652

1826

0.R. 1717 PG

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That this Agreement shall be executed in recordable 3. 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 ______ day of June, 1988.

CITY OF NEW PORT RICHEY, FLORIDA A Municipal Corporation cha

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)

The

NEW PORT RICHEY HOSPITAL, INC., d/b/a hca new Port Richey Hospital

D

ndren strator

ATTEST

STATE OF FLORIDA COUNTY OF PASCO

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: 0 "":E

Notary Seal

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 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.

By

WITNESS my hand and official seal in the State and County last aforesaid, this <u>17th</u> day of June, A.D. 1988. -- 7

7 Notary Public

My Commission Expires:

LOTAN FOCLIC STATE OF FLORTDA Re LITE IN F.P. MAR 24,1990 B. T. L. C. TAL 146. UND.

ON THIS DAY, personally sppeared 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 BIGHEY OFFICE OF THE CITY CLOW 320 E. MAL, STR.CT NEW PORT RICHEY, FLA 3. 11.1. · · · · · · 4 97

RICHEY HOSPITAL, INC., d/b/a HCA NEW PORT RICHEY HOSPITAL, who first being duly aworn, 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 ______ day of June, A.D. 1988.

Alu . Dumek Notary Public

* * * *

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My Commission Expires: Ny Commission Expires: Ny Commission of Florida Ny Commission of Flori

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Return to: CITY OF NEW PORT FICHTY OFFICE OF THE CITY OF CARAN 320 E. MAN STGTET NEW PORT RICHEY, FLA D 1.

0.R. 1717 PB 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:

70 Of the Public Records of Pasco County, Florida, being her 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 319.00 feet and a chord of 182.96 feet which bears South 72° 50' 49" East; 185.56 feet along the arc of a surve 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.

EXHIBI

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Return to: CITY OF NEW PORT SICHCY OFFICE OF THE CITY OFCA 320 E, MAIN STRULT NEW PORT RICHCY, SLA 3465 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 Bort Richey Hospital, Inc (HCA Realty Inc. (HCA Squared, L.C.
company c/o Grady Pridgen, authorized Representative
Address 240 4/4 St. N. St. Petersburg, FL 33701
Phone 727.577.5390 Fax 727.547.5391
E-mail Address grady & pridgendevelopment. com
) ())

REQUESTED INFORMATION:

Legal description of easement/public right-of-way (ROW) to be vacated

Charter Spectrum Communications (855) 243-8892 Frontier Communications (800) 921-8101 Letters from the following utilities stating they have no objection to the vacation of easement or public ROW

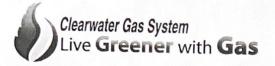
- Duke Energy Florida (877) 372-8477
- Н Clearwater Gas (727) 562-4900

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 <u>– Vacation of ROW</u>

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.

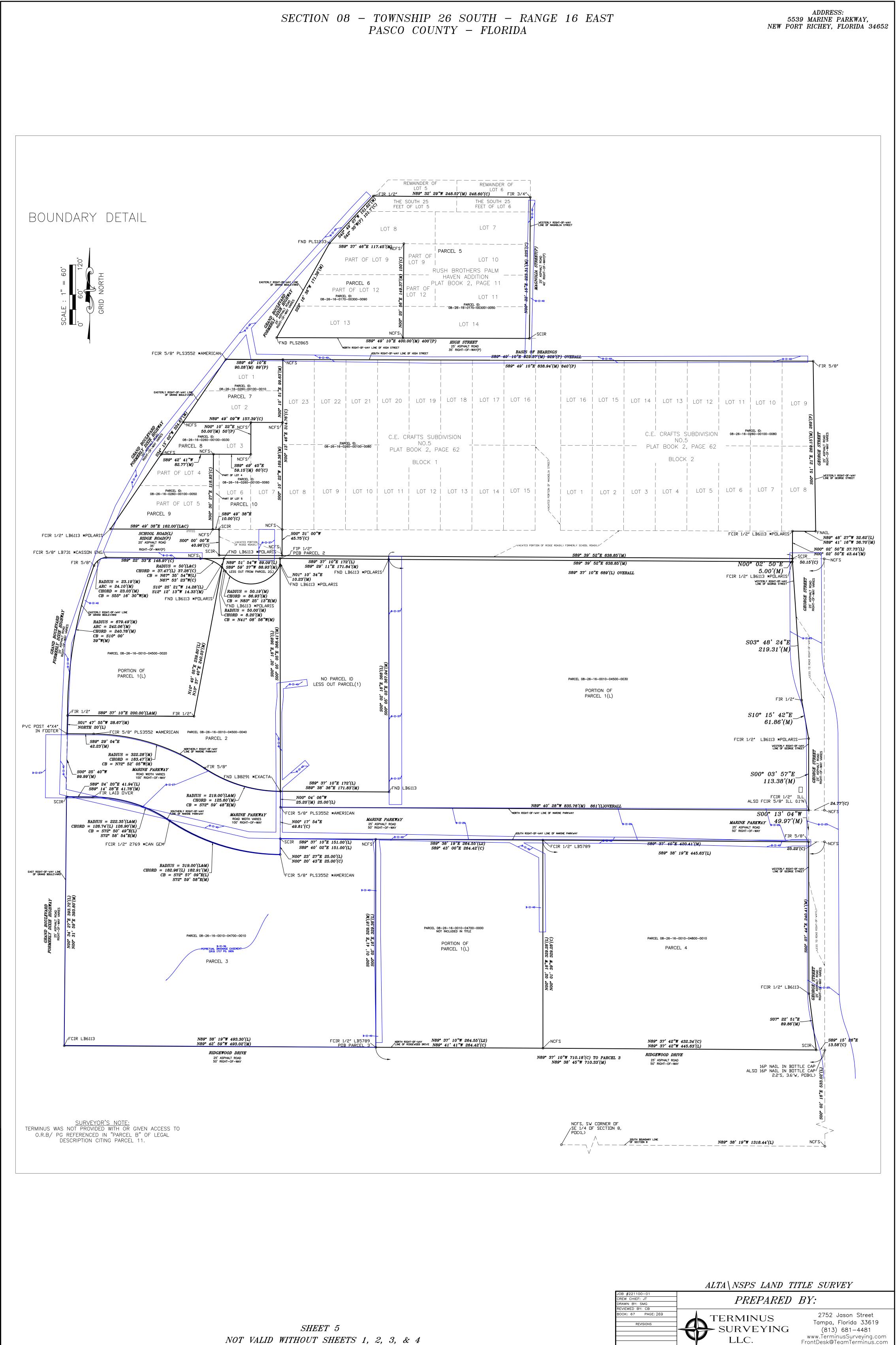
Sincerely,

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



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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:	1/7/2025
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	Туре
D	Ordinance No. 2024-2314: Amendments to Floodplain Ordinance	Ordinance
D	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** Π OF CHAPTER 22 OF THE LAND DEVELOPMENT CODE, PERTAINING TO DEFINITIONS OF TERMS IN THE FLOOD **DAMAGE PREVENTION CODE; PROVIDING FOR** OF DEFINITION AMENDMENT THE 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

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

law;

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.

<u>SECTION 4.</u> 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.

2

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 Algiere stated the following persons were in attendance constituting a quorum.

<u>Members in Attendance</u> John Grey Don Cadle Alan Safranek George Romagnoli <u>Staff in Attendance</u> Lisa Algiere, Sr. Planner

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

Lisa Algiere 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 R*CIEY

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

TO:	City of New Port Richey City Council
FROM:	Andrea Figart, New Port Richey Public Library Director
DATE:	1/7/2025
RE:	Cultural Affairs Committee Request for Funding RE: Riverside Cultural Concert Series

REQUEST:

The request before City Council is to approve funding support in the amount of \$750.00, for a spring Riverside Concert Series featuring culturally significant performers and performances.

DISCUSSION:

At their November 20, 2024, meeting, the Cultural Affairs Committee reviewed a cultural programming proposal for the Riverside Concert Series and unanimously voted to recommend this proposal be forwarded to City Council for its consideration.

Originally presented by the Library, the Riverside Concert Series is an outdoor music series that takes place in Sims Park by Grassin Bridge, overlooking the Cotee River. Once a month, local musicians or original songwriters that showcase a variety of instruments and music genres originating from various cultures, perform free of charge for the enjoyment of the community.

The proposed lineup for the spring Riverside Concert Series lineup features a curated collection that showcases the diverse traditions, music, and artistry of different cultures:

- The Shaelyn Band touches on the roots of Black history
- Garbage Men is an Earth-conscious musical group that uses instruments made from repurposed items
- Hungrytown is a folk duo with original folk ballads
- Rene Schlegal is an original artist with unique local flavor

Funding support in the amount of \$750 has also been matched by the Friends of the New Port Richey Public Library as well as the New Port Richey Public Library which will also provide promotional, staffing, and coordination assistance.

RECOMMENDATION:

The recommendation before City Council is to approve funding in the amount of \$750.00, including in-kind services for the Spring Riverside Concert Series to be held at Sims Park from January-April.

BUDGET/FISCAL IMPACT:

Funding for this request is available in line item 44810 set aside for "Cultural Affairs Events" in City Council's FY 2025 Budget which spans October 1, 2024- September 30, 2025.

ATTACHMENTS:

Description

D Proposal for Riverside Concert Spring Series

Туре

Backup Material



REQUEST FOR FUNDING

As part of a robust selection of classes and events, the New Port Richey Public Library presents a monthly Riverside Concert near the Grassin Bridge. Past performers have shared folk, jazz, and even Celtic music with a captivated audience, all featuring the beautiful backdrop of the Cotee River at sunset.



Our Spring Concert Series will feature Hungrytown, a perennial folk duo favorite, and three musical performances new to the library lineup: **The Shaelyn Band**, **Rene Schlegel** and **The Garbage Men**. This curated collection of live performances will showcase the diverse traditions, music, and artistry of different cultures and passions — touching on the roots of Black history, highlighting an Earth- conscious musical group, sharing unique folk ballads and spotlighting an artist with local flavor.

The total cost for all performers for the Spring Concert Series comes to \$2,250. The Library respectfully requests the Cultural Affairs Committee consider sponsoring a third of the cost, which would be \$750. As a part of this partnership, the Library would highlight the Cultural Affairs Committee as a concert series sponsor on all marketing and promotional materials.



NEW PORT R*CIEY

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:	1/7/2025
RE:	Board Re-Appointment: Beverly Barnett, Land Development Review Board

REQUEST:

The request is for City Council to approve the re-appointment of Beverly Barnett as member to the Land Development Review Board.

DISCUSSION:

Beverly Barnett has been a member of the Land Development Review Board since 2018. Her current term expired on June 1, 2024 therefore she has submitted her application seeking re-appointment to the board. If approved, Ms. Barnett's term will be for three years and will be up for renewal on January 7, 2028.

RECOMMENDATION:

Staff recommends that City Council approve the re-appointment of Beverly Barnett as member to the Land Development Review Board as submitted and accept the attached updated membership roster.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

	Description	Туре
D	Application - Beverly Barnett	Backup Material
D	Updated Land Development Review Board Roster	Backup Material



5919 Main Street || New Port Richey, FL 34652 || (727) 853-1016 || www.cityofnewportrichey.org

City Board and Committee Re-Appointment Application

1, Beverly	<u><i>R. Barne ff</i></u> do hereby submit my request for re-appointment to	the:
	Cultural Affairs Committee (term length 2 years)	
	Environmental Committee (term length 2 years)	s t
	Firefighters Pension Board (term length 4 years)	
depending	Flood Risk and Preparedness Public Information Committee (term length 1 or 2 year on appointment)	8
	Historic Preservation Board (term length 2 or 3 years depending on appointment)	
\square	Land Development Review Board (term length 3 years)	t.
	Library Advisory Board (term length 3 years)	
	Parks and Recreation Advisory Board (term length 3 years)	t
	Police Pension Board (term length 4 years)	

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

Signature

19/2 Date

Printed Name

.

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

•	
FOR	INTERNAL USE ONLY
DATE CURRENT TERM EXPIRES/EXPIRED:	6/1/24



CITY OF NEW PORT RICHEY BOARDS/COMMITTEES Land Development Review Board

(7 members, 2 alternates, all City residents and registered voters. Three-year term.)

Purpose is to offer advisory opinions and recommendations to the City Council on matters involving the development of land in the City, including preparation and amendment of the Comprehensive Plan, the City's Land Development Code, and variances granted thereunder.

<u>3-Year Term through:</u>

1. Donald Ivan Cadle, Jr.

P.O. Box 2101 New Port Richey, FL 34652 (h) 727-849-6272 (w) 727-842-6052 (f) 727-843-8338 dicadlejr@hotmail.com

2. John R. Grey

6728 River Road New Port Richey, FL 34652 (h) 727-992-9800 (w) 727-849-2424 (f) 727-842-6596 john@figrey.com

3. Daniel Maysilles

6134 Oakridge Avenue New Port Richey, FL 34653 (h) 727-848-6315 (c) 727-514-3234 gatorx1@msn.com

4. Robert (Bob) Smallwood

7124 Meighan Ct. New Port Richey, FL 34652 (C) 267-5863 Smallwood.bob@gmail.com 04/06/2026

09/01/2026

09/01/2026

07/05/2025

6. Beverly Barnett

7327 Burns Point Circle New Port Richey, FL 34652 (h) 727-845-0864 (w) 727-841-6878 beverlvbarnettlaw@gmail.com

7. Allan Safranek, III

5431 Foley Square New Port Richev, FL 34652 (h) 727-992-1292 allan3@tampabay.rr.com

8. George Romagnoli

04/16/2027

6235 Florida Avenue New Port Richey, FL 34653 727-992-2755 pascohouser@qmail.com

New Port Richey, FL 34652

01/07/2027

2 OPEN

Alternates: 1. Mike Peters

6446 River Road

727-992-8709 Mike6318@me.com

Staff Liaison: Dale Hall, Development Director Lisa Algiere, Senior Planner

3.06.00 - Creation of land development review board

The city council hereby creates the land development review board.

The purpose of the land development review board is to offer advisory opinions and recommendations to the city council on matters involving the development of land in the city, including preparation and amendment of the Comprehensive Plan, the city's Land Development Code, and variances granted thereunder.

(Ord. No. 1374, §§ 4, 5, 9-5-95)

3.06.01 - Duties and responsibilities.

The duties and functions of the land development review board are as follows:

The land development review board shall recommend to the city council the 1. adoption of ordinances promoting orderly development in conformance with the adopted Comprehensive Plan. Such ordinances may include, but are not limited to, amendments to the adopted comprehensive plan, amendments to the city's

01/07/2027

12/03/2027

Land Development Code, and changes to the Future Land Use and Zoning Map of the city. The land development review board shall fulfill all responsibilities bestowed on other sections of the Code on the board of adjustments and appeals or the planning and zoning board.

- 2. The land development review board shall serve as the New Port Richey Local Planning Agency, pursuant to the requirements of Florida Statutes and the Florida Administrative Code. The board shall fulfill the responsibilities of the local planning agency as set forth in the Florida Statutes and in the city's adopted comprehensive plan.
- 3. The land development review board shall conduct such public hearings as may be required in order to gather information necessary for the preparation of recommendations regarding the city's adopted comprehensive plan and its Land Development Code.
- 4. The land development review board shall fulfill all of the functions and responsibilities previously bestowed upon the board of adjustments and appeals concerning petitions for variances from the requirements of the Land Development Code or appeals of administrative decisions rendered by the city manager, the director of development services, the building official, or other administrative staff charged with the responsibility of interpreting and enforcing the New Port Richey Code. The land development review [board] shall have the power to conduct hearings and recommend decisions to the city council where it is alleged there is an error in any order requirement, decision, or determination by an administrative official in the enforcement of the Land Development Code. In conducting any hearing and in preparing any recommendation to the city council regarding the granting of variances, the board shall adhere to the procedure and guidelines set forth in chapter V of the city's Land Development Code.

(Ord. No. 1374, §§ 4, 5, 9-5-95)

3.06.02 - Membership.

- 1. There shall be seven (7) regular and two (2) alternate members comprising the land development review board. The two (2) alternates shall serve as a member in the absence of a regularly appointed member and shall attend all meetings. All members of the land development review board shall be resident electors of the City of New Port Richey. A quorum shall consist of four (4) members.
- 2. The initial appointment of members to serve on the land development review board will be completed so that four (4) members of the land development review board shall serve an initial term of two (2) years and three (3) members shall serve an initial term of one (1) year. Thereafter, all appointments shall be for three (3) year terms.
- 3. The city council shall select the members of the board by a majority vote of the city council. The city council, by a majority vote, may remove any member with, or without cause. Vacancies shall be filled from the alternate positions, if available. Any board member or alternate who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence is excused by the chairman prior to the meeting. The chairman shall notify the city clerk in writing of the member's resignation.

4. All members and alternates, as well as the public, shall have a voice pertaining to the business brought before the land development review board. Only members are entitled to vote on all proceedings. Alternate members may not vote unless taking the place of an absent member. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.03 - Meetings.

The land development review board shall meet as needed to fulfil its responsibilities concerning hearings on variances and appeals of administrative decisions. In addition to scheduled hearings on variances and appeals, the land development review board will meet to conduct any public hearing required to fulfill the functions of a local planning agency as set forth in Florida Statutes or in the city's adopted comprehensive plan. In no event, shall the land development review board meet less frequently than once every ninety (90) days. Meetings shall be open to the public pursuant to section 286.001, Florida Statutes. The time, date, place and agenda of the meeting shall be placed by the city clerk in City Hall one (1) week prior to the meetings unless an emergency exists. All meetings shall be conducted in accordance with Robert's Rules of Order.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.04 - Officers.

The voting members of the land development review board shall elect one (1) of their members to serve as chairman, one (1) of their members to serve as vice chairman, and one (1) of their members to serve as ex officio secretary. The secretary shall record minutes for each meeting of the committee. The secretary shall keep the original copy of the minutes and furnish a copy of the minutes to the city clerk. The chairman shall submit an annual report to the city council.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.05 - Compensation.

The members of the board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with the Florida Statutes.

(Ord. No. 1374, §§ 4, 5, 9-5-95)



NEW PORT R*CHEY

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:	1/7/2025
RE:	Board Appointment: Mike Peters, Land Development Review Board

REQUEST:

The request is for City Council to approve the appointment of Mike Peters as first alternate member to the Land Development Review Board.

DISCUSSION:

On December 11, 2024, Mike Peters submitted an application seeking membership on the Land Development Review Board. Mr. Peters faithfully served the residents of the City of New Port Richey during his time on City Council therefore I have no doubt that he will continue to serve the City well as first alternate member for the board. If approved, Mr. Peters' term will be for three years and will be up for renewal on January 7, 2028. With this appointment, that leaves one alternate member position open on the board.

RECOMMENDATION:

Staff recommends that City Council approve the appointment of Mike Peters as first alternate member to the Land Development Review Board as submitted and accept the attached updated membership roster.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description

- **D** Application Mike Peters
- D Updated Land Development Review Board Roster

Type Backup Material Backup Material

Board and Committee Membership Application

City of New Port Richey 5919 Main Street New Port Richey, FL 34652 (727) 853-1016 www.citynpr.org



Applicant Information

Name	Mike Peters
Street Address	6446 River rd
City, State, Zip	New Port Richey, fl 34652
Home Phone	727-992-8109 - cell
Alternate Phone	727-862-3519- work
E-Mail Address	Mike6318@me.com
(attach copy of DL for residency verification)	

Boards and Committees

Please describe why you are interested in serving on a board or committee for the City of New Port Richey:

The City has made great strides in the last 10-12 years in recovering from previous financial struggles. Most obvious is that of the redevelopment of the downtown core which has become a center piece of pride for the City and it's residents. Progress can continue to expand to the City's other commercial corridors and it's neighborhoods through careful planning of development and redevelopment. I want the City to be an example of what's possible for the benefit of all west Pasco residents and businesses.

Please choose which board or committee you are interested in serving on:

__Cultural Affairs Committee (meets on the third Wednesday of each month)

Environmental Committee (meets on the second Monday of each month)

Firefighters Pension Board (meets on a quarterly basis)

Flood Risk and Preparedness Public Information Committee (to be determined)

Historic Preservation Board (to be determined)

Land Development Review Board (meets on the fourth Thursday of the month)

Library Advisory Board (meets on the fourth Monday of the month)

Parks and Recreation Advisory Board (meets on the second Tuesday of the month)

___Police Pension Board (meets on the fourth Tuesday of the month)

Have you attended any meetings of the board or committee on which you want to serve?

Previous Board or Committee Experience

Have you ever served on a board or committee with any governmental unit? If so, please describe:

Pasco County Citizens Advisory Committee Pasco County Sign Ordinance Review Committee Pasco County Tourist Development Committee City of New Port Richey City Council City of New Port Richey Citizens Flood Risk and Preparedness Public InformationAdvisory Committee

Previous Volunteer or Community Service Experience Summarize your previous volunteer or community service experience.

Board member & Chairman Pasco County Protection Team (now Kids First) Hudson Rotary Gulf Coast estate Planning Council Local, State, National leadership rolls in National Association of Insurance and Finacial advisors Citizens Advisory Committee for Congressman Gus Bilirakis

Special Skills, Interests and/or Qualifications

Summarize special skills, interests and/or qualifications you possess which you feel would be beneficial to the board or committee you are applying for membership to.

38 years of living and operating a business in west Pasco County seeing first hand how planning or the lack of planning have long term effects on quality of life of residents and economic impact on governmental entities. Understanding the considerable rights of property owners and balancing those rights with County and City comprehensive land use plans.

Employment/Experience	
Job Title:	Employer:
Insurance and Financial Professional	Mike Peters Insurance Agency Inc
Address Line 1:	Address Line 2:
11315 Little rd	
City:	State:
New Port Richey	FI
Zip Code:	County:
34654	Pasco
Work Phone:	
727-862-3519	

Professional licenses held:

220 property and casualty insurance license 215 life and health insurance license Series 6 securities license

Previous employment or experience:

Accounting Education & Training

Memberships in professional, civic organizations or government boards or committees:

Hudson Rotary National Association of Insurance and Financial Advisors Gulf Coast Estate Planning Council

Personal References

Please provide three (3) references other than relatives. List name, phone number and relationship to you.

Name (printed)		Phone Number R	elationship
Tim Holladay	727-243-7988	Friend/ Fellow Ir	surance Proffessional
Al Renedo	727-735-4672	Friend	
Wayne Coulter	727-848-3404	Friend/Attorney	1

Eligibility Verification

To serve on the majority of the City's Boards or Committees you must either be a current resident of the city or own a business within the city limits, and a current registered voter. The qualifications to serve on the Flood Risk and Preparedness Public Information Committee and Historic Preservation Board are outlined in their specific ordinance located at https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances. Please check all that apply.



I currently live within the city limits.

I am a registered voter in Florida

I meet the qualifications to serve on the Flood Risk and Preparedness Public Information Committee

I own a business within the city limits (attach copy of voter identification card) I meet the qualifications to serve on the Historic Preservation Board Have you ever been convicted, pleaded guilty or no lo contendere to any criminal offense? (A yes answer to the above question does not automatically preclude you from being considered. The circumstances, timeframe and relevant factors are considered on an individual basis.)

Yes I√ INo

If yes, please explain (including date):

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a Board or Committee member, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Mike Peters (James Michael Peters)
Signature	Mike Peters
Date	12/11/2024

Selection Process

Once your application has been reviewed and your eligibility to serve has been verified, you will be contacted by the City Clerk to appear at an upcoming City Council meeting so that Council may address any questions they may have regarding your application.

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to <u>meyersj@cityofnewportrichey.org</u>. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY:

Date Application Received:

Type of Application: New Member

Renewal



CITY OF NEW PORT RICHEY BOARDS/COMMITTEES Land Development Review Board

(7 members, 2 alternates, all City residents and registered voters. Three-year term.)

Purpose is to offer advisory opinions and recommendations to the City Council on matters involving the development of land in the City, including preparation and amendment of the Comprehensive Plan, the City's Land Development Code, and variances granted thereunder.

<u>3-Year Term through:</u>

1. Donald Ivan Cadle, Jr.

P.O. Box 2101 New Port Richey, FL 34652 (h) 727-849-6272 (w) 727-842-6052 (f) 727-843-8338 dicadlejr@hotmail.com

2. John R. Grey

6728 River Road New Port Richey, FL 34652 (h) 727-992-9800 (w) 727-849-2424 (f) 727-842-6596 john@figrey.com

3. Daniel Maysilles

6134 Oakridge Avenue New Port Richey, FL 34653 (h) 727-848-6315 (c) 727-514-3234 gatorx1@msn.com

4. Robert (Bob) Smallwood

7124 Meighan Ct. New Port Richey, FL 34652 (C) 267-5863 Smallwood.bob@gmail.com 04/06/2026

09/01/2026

09/01/2026

07/05/2025

6. Beverly Barnett

7327 Burns Point Circle New Port Richey, FL 34652 (h) 727-845-0864 (w) 727-841-6878 beverlvbarnettlaw@gmail.com

7. Allan Safranek, III

5431 Foley Square New Port Richev, FL 34652 (h) 727-992-1292 allan3@tampabay.rr.com

8. George Romagnoli

04/16/2027

6235 Florida Avenue New Port Richey, FL 34653 727-992-2755 pascohouser@qmail.com

01/07/2027

1. Mike Peters 6446 River Road New Port Richey, FL 34652 727-992-8709 Mike6318@me.com

2 OPEN

Alternates:

Staff Liaison: Dale Hall, Development Director Lisa Algiere, Senior Planner

3.06.00 - Creation of land development review board

The city council hereby creates the land development review board.

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(Ord. No. 1374, §§ 4, 5, 9-5-95)

3.06.01 - Duties and responsibilities.

The duties and functions of the land development review board are as follows:

The land development review board shall recommend to the city council the 1. adoption of ordinances promoting orderly development in conformance with the adopted Comprehensive Plan. Such ordinances may include, but are not limited to, amendments to the adopted comprehensive plan, amendments to the city's

01/07/2027

12/03/2027

Land Development Code, and changes to the Future Land Use and Zoning Map of the city. The land development review board shall fulfill all responsibilities bestowed on other sections of the Code on the board of adjustments and appeals or the planning and zoning board.

- 2. The land development review board shall serve as the New Port Richey Local Planning Agency, pursuant to the requirements of Florida Statutes and the Florida Administrative Code. The board shall fulfill the responsibilities of the local planning agency as set forth in the Florida Statutes and in the city's adopted comprehensive plan.
- 3. The land development review board shall conduct such public hearings as may be required in order to gather information necessary for the preparation of recommendations regarding the city's adopted comprehensive plan and its Land Development Code.
- 4. The land development review board shall fulfill all of the functions and responsibilities previously bestowed upon the board of adjustments and appeals concerning petitions for variances from the requirements of the Land Development Code or appeals of administrative decisions rendered by the city manager, the director of development services, the building official, or other administrative staff charged with the responsibility of interpreting and enforcing the New Port Richey Code. The land development review [board] shall have the power to conduct hearings and recommend decisions to the city council where it is alleged there is an error in any order requirement, decision, or determination by an administrative official in the enforcement of the Land Development Code. In conducting any hearing and in preparing any recommendation to the city council regarding the granting of variances, the board shall adhere to the procedure and guidelines set forth in chapter V of the city's Land Development Code.

(Ord. No. 1374, §§ 4, 5, 9-5-95)

3.06.02 - Membership.

- 1. There shall be seven (7) regular and two (2) alternate members comprising the land development review board. The two (2) alternates shall serve as a member in the absence of a regularly appointed member and shall attend all meetings. All members of the land development review board shall be resident electors of the City of New Port Richey. A quorum shall consist of four (4) members.
- 2. The initial appointment of members to serve on the land development review board will be completed so that four (4) members of the land development review board shall serve an initial term of two (2) years and three (3) members shall serve an initial term of one (1) year. Thereafter, all appointments shall be for three (3) year terms.
- 3. The city council shall select the members of the board by a majority vote of the city council. The city council, by a majority vote, may remove any member with, or without cause. Vacancies shall be filled from the alternate positions, if available. Any board member or alternate who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence is excused by the chairman prior to the meeting. The chairman shall notify the city clerk in writing of the member's resignation.

4. All members and alternates, as well as the public, shall have a voice pertaining to the business brought before the land development review board. Only members are entitled to vote on all proceedings. Alternate members may not vote unless taking the place of an absent member. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.03 - Meetings.

The land development review board shall meet as needed to fulfil its responsibilities concerning hearings on variances and appeals of administrative decisions. In addition to scheduled hearings on variances and appeals, the land development review board will meet to conduct any public hearing required to fulfill the functions of a local planning agency as set forth in Florida Statutes or in the city's adopted comprehensive plan. In no event, shall the land development review board meet less frequently than once every ninety (90) days. Meetings shall be open to the public pursuant to section 286.001, Florida Statutes. The time, date, place and agenda of the meeting shall be placed by the city clerk in City Hall one (1) week prior to the meetings unless an emergency exists. All meetings shall be conducted in accordance with Robert's Rules of Order.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.04 - Officers.

The voting members of the land development review board shall elect one (1) of their members to serve as chairman, one (1) of their members to serve as vice chairman, and one (1) of their members to serve as ex officio secretary. The secretary shall record minutes for each meeting of the committee. The secretary shall keep the original copy of the minutes and furnish a copy of the minutes to the city clerk. The chairman shall submit an annual report to the city council.

(Ord. No. 1374, §§ 4, 5, 9-5-95; Ord. No. 1476, § 1, 2-2-99)

3.06.05 - Compensation.

The members of the board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with the Florida Statutes.

(Ord. No. 1374, §§ 4, 5, 9-5-95)



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:	1/7/2025
RE:	2024 Stormwater Master Plan 10-Year Update

REQUEST:

The request of staff for City Council is to consider for approval, the adoption of the 2024 Stormwater Utility System Master Plan Update for the City of New Port Richey's Stormwater Utility.

DISCUSSION:

The City's existing Stormwater Utility Master Plan was last updated by Florida Design Consultants January 2014. Over the past 10 years the city has constructed a number of Capital Improvement Projects which were identified in the 2014 Master Plan. These projects included the construction of the Heights neighborhood retention/detention ponds, Florida Avenue Drainage Improvements in the Downtown area, Orange Lake Outfall and installation of flood gates project, Missouri Avenue drainage improvements, Riverview drainage improvements, Tanglewood Terrace drainage improvements, Tropic Shores drainage improvements, 7230 Grand Boulevard drainage improvements, and Richey Drive drainage improvements.

The 2024 Stormwater Utility System Master Plan 10-year update re-examined the City's stormwater system by identifying and analyzing the existing drainage information collected over the past 10 years, as well as information collected during the update process. Proposed projects included in the 10-year update plan are categorized as known flooding areas, water quality treatment areas, repetitive loss areas, and finally projects that have not been completed in the City's previous Stormwater Master Plan.

Mr. Robert Johnson P.E. with Environmental Consulting and Technology, Incorporated is in attendance to present the master plan 10-year update.

RECOMMENDATION:

Approval to adopt the Stormwater Master Plan 10 Year Update is recommended.

BUDGET/FISCAL IMPACT:

Funds are allocated in the Stormwater Utility Operating Budget Professional Services line-item account number 002103.43199.

ATTACHMENTS:

	Description	Туре
۵	2024 Stormwater Master Plan 10-Year Update	Backup Material

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December 2024

1715 North Westshore Blvd., Suite 175 Tampa, Florida 33607 www.ectinc.com

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1.0 Introduction

1.1 <u>Background</u>

This is the 2024 10-Year Update of the City of New Port Richey Stormwater Master Drainage Plan Update. This plan updates the prior stormwater master drainage plans prepared for the City of New Port Richey (City) in 2013 and May 2002.

New Port Richey has identified the following key issues and concerns that are being addressed to meet the stormwater management needs of the citizens and to comply with regulatory requirements of Federal and State agencies:

- **Current Master Plan Update** This update is based upon current needs within the City and increasingly stringent regulatory constraints. The *2024 Master Drainage Plan 10-Year Update* provides information on the scope and cost of constructing the projects identified in this update. Ten drainage improvement projects have been identified based on input from the City and local residents. In addition, public meetings were held to 1) review current flooding and water quality issues within the City and 2) Review the proposed flood control and water quality projects.
- **Funding** A major source of funding will be from the stormwater utility billing. Additional funding may be obtained from City secured grants.

1.2 <u>Study Goal and Objectives</u>

The goal of the *2024 Stormwater Master Drainage Plan 10-Year Update* is to provide estimated preliminary cost information needed by City Staff to make their long-term decisions regarding the most effective approach for reducing flooding conditions and improving water quality in the City.

1.3 <u>Authorization</u>

The City of New Port Richey has authorized the 2024 Stormwater Management Drainage Plan 10-Year Update as Task Order No. 2023-002, as approved on December 5, 2023.



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2.0 Assessment of Regulatory Constraints

The objective of this Chapter is to assess current Federal, State, and Regional regulations that may impact the City's stormwater management activities with respect to completion of the projects identified in the 2024 Master Drainage Plan 10-Year Update. The implementation of these projects is dependent on existing regulations currently impacting the City's stormwater management and pending regulations which may impact the future implementation of stormwater projects.

The City's stormwater management activities are currently subject to direct or indirect regulation by:

- The U.S. Army Corps of Engineers (USACE) Dredge and Fill Permitting Program. The 404 program was previously administered by the Florida Department of Environmental Protection (FDEP).
- The U.S. Fish and Wildlife Service (USFWS) and its sister agency, the National Marine Fisheries Service (NMFS).
- The U.S. Environmental Protection Agency (EPA), National Pollutant Discharge Elimination System (NPDES) stormwater regulation program for Municipal Separate Storm Sewer Systems (delegated in 2001 to the FDEP).
- The Federal EPA NPDES stormwater regulation program for Construction activities disturbing land area of 5.0 acres or greater (delegated in 2001 to the FDEP).
- The Southwest Florida Water Management District (SWFWMD) Statewide Environmental Resource Permit (SWERP) Regulations.
- The Florida Fish and Wildlife Conservation Commission (FWCC).

2.1 Existing Federal Regulatory Programs

Several Federal programs regulate stormwater management or related construction activities directly through issuance of permits, or indirectly through commenting authority. Federal programs having potential to impact the City's stormwater management activities over the next 10 years are described below.

2.1.1 USACE Dredge and Fill Permitting

The USACE has authority to regulate activities in waters of the U.S. under the Clean Water Act (CWA) and the Marine Protection, Research, and Sanctuaries Act of 1972, as amended. The USACE regulates all dredging, excavation and filling activities taking place in or adjacent to Waters of the United States (generally including canals, streams, wetland floodplains and coastal plains). Projects are reviewed by USACE for impacts to navigation and environmental resources (wetlands). On December 22, 2020, the EPA delegated the CWA Section 404 (Dredge and Fill) permitting to the FDEP for assumed waters (e.g., not traditionally navigable waters or immediately adjacent Waters of the United States [WOTUS]). On February 15, 2024, a federal court in the District of Columbia issued a ruling formally vacating EPA's December 2020 decision



to allow the state of Florida to assume permitting authority for Section 404 of the CWA. Following the court's decision, anyone seeking a Section 404 permit in the state of Florida will need to work with the USACE instead of the FDEP. This ruling could increase the amount of time and resources spent on acquiring a permit.

The regional USACE office for Dredge and Fill Permit reviews is located in Tampa, Florida, although other regional USACE offices are also performing reviews of Florida projects. The review process is most often carried out concurrently with the SWFWMD Environmental Resource Permit (ERP) review (described in Section 4.2.2).

The completion of some of the current proposed projects in the *2024 Stormwater Master Drainage Plan 10- Year Update* will require USACE/FDEP Section 404 permits, especially those discharging to the Gulf of Mexico, west of U.S. 19 or with an outfall into the Pithlachascotee River.

2.1.2 Federal Fish & Wildlife Service and National Marine Fisheries Service

The USFWS and the NMFS share responsibility for administration of the Endangered Species Act (ESA), which requires that all Federal agencies undertake programs for the conservation of endangered and threatened species.

A species may be classified as endangered when it is in danger of extinction within the foreseeable future throughout all or a significant portion of its range. A threatened classification is provided for those animals and plants likely to become endangered within the foreseeable future throughout all or a significant portion of their ranges. Critical habitat is defined as the geographic area containing the physical or biological features essential to the conservation of a listed species, or as an area that may require special management considerations or protection.

Generally, the NMFS deals with those protected species occurring in marine environments, while the USFWS is responsible for terrestrial and freshwater species and migratory birds. Both agencies most commonly exert their protection authority through commenting prerogatives associated with the USACE/FDEP Section 404 Dredge and Fill Permit process.

USFWS

The USFWS does review and issue its own Federal "Incidental Take" Permit, where applicants propose to destroy critical habitat or protected species as an unavoidable Impact sufficiently justified by the "public's best interest". Implementation of the remaining and new stormwater management projects within the City should not require USFWS "Incidental Take" permits.

The terrestrial and freshwater species concerns of this agency will need to be addressed in conjunction with any required USACE Dredge and Fill permits associated with freshwater wetlands, freshwater portions of the Pithlachascotee River or upland areas which may provide



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"critical habitat" for protected species. USFWS approvals will require the following actions:

- Inquiry to the regional office of the USFWS (located in Vero Beach, FL) prior to submittal of USACE Dredge and Fill Permit applications, to determine the potential for the presence of threatened or endangered species in proposed project areas.
- Where protected species are potentially present, the actual presence/absence of the species should be verified if possible. If protected species are reasonably expected to be present, impacts from proposed project activities must be evaluated.

NMFS

Although the NMFS does not issue permits for, or have direct regulatory authority over, impacts to protected marine species and habitats, the concerns of this agency are addressed through commenting prerogatives associated with required USACE Dredge and Fill permits. In addition to the protection of nationally listed species, recent enactment of the Magnuson-Stevens Fishery Conservation and Management Act (16 USC 1801 et seq. Public Law 104-208) has provided authority and responsibility for the protection of essential fishery habitat (EFH). EFH is broadly defined by the Act as "those waters and substrate necessary to fish for spawning, breeding, or growth to maturity." EFH is regionally identified and described as representative managed fish species by regional fishery management councils.

The City's Gulf of Mexico outfalls are within the Gulf of Mexico Fishery Management Council's area of jurisdiction, which extends from the Texas/Mexico border to the Florida Keys. The Gulf of Mexico Fishery Management Council separates EFH into estuarine and marine components. For the estuarine component, EFH is defined as all estuarine waters and substrates (mud, sand, shell, rock, and associated biological communities), including sub-tidal vegetation (seagrasses and algae) and adjacent inter-tidal vegetation (marshes and mangroves).

Any future drainage or water quality improvement projects with associated dredging, filling or sea grass removal/destruction activities in estuarine portions of the Pithlachascotee River or the Gulf of Mexico will need to address the concerns of this agency by:

- Inquiry to the regional office of the NFMS (located in St. Petersburg, FL) prior to submittal of USACE Dredge and Pill Permit applications, to determine the potential for the presence of threatened or endangered species or EFH in proposed project areas.
- Where protected species are potentially present, the actual presence/absence of the species should be verified if possible.
- If protected species are reasonably expected to be present, impacts from proposed project activities must be evaluated.

Copies of NFMS agency correspondence and subsequent site evaluations and mitigation plans should be included in the USACE Dredge and Fill permit application.



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2.1.3 Federal NPDES Permits

The 1972 CWA was amended (refer to Federal Register No. 64, No. 235) to prohibit the discharge of any pollutant to waters of the United States from a point source, unless the discharge is authorized by a NPDES permit. Initial efforts to improve water quality under the NPDES program primarily focused on reducing pollutants from industrial process wastewater or municipal sewage. In 1987 the CWA was amended to require implementation of a comprehensive national program for addressing stormwater discharges. Phase I was promulgated by the EPA in 1990, and required the development and Issuance of general NPDES permits for storm water discharge from a large number of priority sources.

These priority sources included several categories of industrial activity, including construction sites that disturb five or more acres of land, and municipal separate storm sewer systems (MS4s) generally serving populations of 100,000 or more. Implementation of Phase II of the Federal NPDES program was initiated in 2000. Phase II expanded the Phase I program to include smaller municipalities in MS4 permitting, provide certain exclusions for industrial stormwater discharge permitting, and expanded construction permitting to include smaller sites with disturbed area between one and five acres. The NPDES program was subsequently delegated to FDEP and is described in greater detail in Section 2.2 below.

The City has coverage under the Phase I MS4 program as a co-permittee with Pasco County and is currently operating under Permit FLS000032-004. The FDEP still has not issued the new permit, and the City is currently under Cycle 4 Year 8. Specific activities associated with that permit are currently managed and enforced by the FDEP and are described in Section 2.2.

2.2 Existing State Regulatory Programs

State regulatory programs with authority over stormwater management projects within the City of New Port Richey include:

- NPDES Permitting Program, implemented and enforced by the FDEP (Tallahassee Office).
- ERP Permitting Program, implemented and enforced by the Brooksville service office of the SWFWMD.
- FDEP NPDES Construction General Permit (CGP) for Small Construction Activities.
- Threatened and Endangered Species protection, implemented by the FWCC.

Each of these programs and potential impacts to the city stormwater management activities, are described below.

2.2.1 Florida NPDES Permits

Municipal Separate Storm Sewer (MS4) Permitting

The Tallahassee office of the FDEP has responsibility for management and enforcement of the City's MS4 Permit (FLS000032-0004). The Federal rules and requirements through which



the original EPA permit was governed remain the same. There have been no significant functional changes to general stormwater management operations as a result of the State delegation of the program. The MS4 permit requirements mandated the following key stormwater management activities for the City.

- The Inventory (GIS) and Assessment of the structural elements of the City's MS-4 System.
- Develop a stormwater master plan as it relates to the NPDES program. This will include all SOPs and plans implemented by the City.
- Formal record-keeping of stormwater maintenance and inspection activities.
- Monitoring and inspection of high-risk facilities (municipal waste transfer, industrial).
- Road maintenance activities (litter control, street sweeping, CDS devices in stormwater inlets).
- Controlled application of pesticides/herbicides.
- Illicit connection identification and elimination.
- Construction site inspections (turbidity, erosion control).

The City prepares an annual report that documents the City's progress toward permit goals and summarizes permit-related activities. Annual reports and permit correspondence for the City's NPDES MS4 permit are now handled through the FDEP Tallahassee office.

As the City completes improvement projects, the following compliance activities should occur:

- Improvement project facilities must be included/updated in the City storm system inventory, as they are constructed.
- Appropriate maintenance activities and schedules should be developed for any new elements (ponds, new pipe networks, filtration inlets, etc.).
- All new outfall locations must be identified and reported in the NPDES MS4 Annual report.

2.2.2 NPDES Construction General Permit (CGP) for Small Construction Activities

The Phase II expansion of the NPDES program extends the current regulation for construction activities to include "small' construction sites defined as 1 acre up to 5 acres of disturbed land area. The intent is to issue small construction CGPs, to be managed and enforced by the FDEP.

General requirements of the permit to include:

- The submission of a Notice of Intent and a \$250 processing fee to FDEP (Tallahassee) and copied to owners of any receiving MS4.
- Previous procurement of a FDEP stormwater discharge permit under Chapter 62-25, F.A.C., or a SWFWMD ERP.
- The development of a Stormwater Pollution Prevention Plan (SWPPP) that describes the design and utilization of project-specific erosion/turbidity control measures.



- Stormwater discharge monitoring after significant rainfall events (to verify the effectiveness of site controls) by qualified inspection personnel.
- Execution and documentation of site erosion control Best Management Practices (BMP) compliance inspections.
- Retention of SWPPPs and inspection records for a specified period after site stabilization.
- Submission of a Notice of Termination to FDEP (Tallahassee) when stabilization of the site has been achieved.

NPDES Construction General Permitting (CGP) or Disturbed Areas Greater than 5 Acres

Under Phase I of EPA's stormwater discharge permitting program, CGPs were required for all construction activities that disturbed 5 acres or more of land area. This program is now implemented and enforced by FDEP. Permit coverage applies only to discharges composed entirely of stormwater (with specific uncontaminated non-stormwater exceptions such as potable waterline flushing, irrigation water, etc.). The permit specifically excludes discharges resulting from groundwater dewatering activities. The focus of permitting requirements has been to protect State Waters through control of sediment transport from clearing, grading, and excavation activities during construction by intentional application of erosion control BMPs. General requirements of the permit include:

- The submission of a Notice of Intent (application for permit coverage) a \$400 fee to FDEP (Tallahassee) and copied to owners of any receiving MS4.
- Previous procurement of a FDEP stormwater discharge permit under Chapter 62-25, Florida Administrative Code (FAC.), or a SWFWMD ERP.
- The development of a Stormwater' Pollution Prevention Plan that prescribes the design and utilization of project-specific erosion/turbidity control measures.
- Stormwater discharge monitoring after significant rainfall events (to verify the effectiveness of site controls) by qualified inspection personnel.
- Execution and documentation of site erosion control BMP compliance inspections.
- Retention of stormwater pollution prevention plans and inspection records for a period of three years after site stabilization.
- Submission of a Notice of Termination to FDEP (Tallahassee) when stabilization of the site has been achieved.
- The period of coverage is limited to five years.

Although the design and use of erosion/turbidity control measures have long been a part of Florida's regional storm water management permitting process through SWFWMD, additional budget allocation for the inspection and monitoring elements of the NPDES program should be included in future project cost projections.

2.2.3 Southwest Florida Water Management District (SWFWMD)

Florida's SWFWMD regulates activities related to State water resources under the authorizations provided in Chapter 373, Florida Statutes, and the ERP review process is defined under Chapter 62-330 F.A.C. Permits are required from SWFWMD for construction. alteration, operation or abandonment of most real property improvements that can control surface waters, affect



stormwater pollution, or impact wetlands. An applicant for an ERP must demonstrate that the proposed construction or alteration of the surface water management system will not be harmful to the water resources of the SWFWMD and will not adversely impact adjacent properties, in terms of flooding. Applications for permits to reconstruct existing systems which, over time, have been taxed by surrounding land development beyond their design capacities (municipal retrofit projects) are reviewed under the ERP criteria.

Prevention of Water Quality Degradation. On June 28, 2024, Governor Ron DeSantis signed Senate Bill 7040 into law, which updates Florida's stormwater rules and water quality design criteria to protect the state's waterways. Under the new rule, applicants for stormwater management systems will continue to have flexibility to choose from a range of design options, including a variety of BMPs, when designing systems to meet the performance-based design criteria.

The amendments to this rule will also ensure that future permitted systems will be better maintained. Operation and maintenance entities will be required to submit estimates for the expected routine maintenance costs and to certify that they have the financial capability to maintain the stormwater system over time. The rule will also provide for more consistent oversight through a required periodic inspection routine and reporting on the inspection results to the permitting agency.

- Attenuation for Increased Peak Discharge Rates Increasing the capacity of the City's stormwater conveyance systems will inevitably increase the peak rate of discharge to the receiving water. Chapter 62-330 requires demonstration that proposed activities will not adversely impact downstream systems or receiving waters. This criterion is typically addressed for new development through a pre- versus post-construction assessment of peak system discharge for the 25-year, 24-hour design storm event. SWFWMD typically requires that the post construction discharge rate does not exceed the pre-construction rate. The SWERP rules make allowances for tidal systems and large waterbodies, which have virtually unlimited receiving capacities (e.g., the Gulf of Mexico) and cannot be flooded by increased discharge rates. It is up to the applicant, however, to demonstrate that the system discharges to the tidal system at a point where unlimited receiving capacity applies. Not all Stormwater Master Plan projects will qualify for a waiver of the pre-construction discharge rate limit.
- **Protection of Sensitive Receiving Waters** Increased rates of discharge as a result of enlarged conveyance systems, even if allowed, can produce concentrated flow at erosive velocities. Stormwater Master Plan projects which discharge to wetlands, tidal marshes or the Pithlachascotee River must demonstrate that the selected outfall location(s), and structural designs are protective of the receiving systems. In some cases, energy dissipaters, spreader swales, or similar end-pipe designs will be required to protect the receiving system from adverse impacts.



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2.2.4 Florida Fish and Wildlife Conservation Commission (FWCC)

The FWCC serves, at the State level, a function similar to the Federal USFWS agency, which is to ensure the protection and propagation of endangered and protected species, including species of special concern. The FWCC does not issue regulatory permits for construction of water resource projects but has commenting authority for USACE Dredge and Fill permit applications in Florida and SWFWMD ERP applications. The Southwest regional office of the FWCC is located in Lakeland, Florida. The FWCC posts a listing of protected species and has GIS mapping of documented species locations and habitat, with a search engine that can be accessed through the internet site http://myfwc.com.

The concerns of this agency will need to be addressed in conjunction with any required USACE Dredge and Fill permits or SWFWMD ERP applications associated with wetlands, portions of the Pithlachascotee River, or upland areas which may provide "critical habitat" for protected species. FWCC approvals will require the following actions:

- Inquiry through the official website to determine the potential for the presence of threatened or endangered species in proposed project areas. Where species are potentially present, the actual presence/absence of the species should be verified if possible.
- If protected species are reasonably expected to be present, impacts from proposed project activities must be evaluated. This includes potential impacts to the Florida manatee from larger stormwater outfall pipes constructed into the Pithlachascotee River. The FWCC will likely require manatee grates on any pipes larger than 6 inches to prevent entrapment of the manatees.
- Copies of FWCC coordination and subsequent site evaluations and mitigation plans should be included in the USACE Dredge and Fill permit/ERP application.

2.3 <u>Pending Regulations</u>

In addition to the existing regulations described above, there are a number of pending regulations that may impact the City's implementation of improvement projects recommended for the next ten years. Pending regulations for water resources in the State of Florida are described below.

2.3.1 Section 303(d) Impaired Waters TMDL Programs

Section 303(d) of the CWA requires Florida to develop a list of surface waters that do not meet applicable water quality standards or designated uses, after implementation of technologybased effluent limitations and state water resource protection regulations. Florida is required to establish "total maximum daily loads," or TMDLs, for impaired waters. Once TMDLs are established, regulated discharges to any impaired waterbody will be subject to additional water quality controls, designed to reduce annual pollutant discharges and bring the waterbodies back into compliance with State standards. The State's proposed TMDL Allocation Rule is designed to fairly apportion the total allowable load among all identified stakeholders. The anticipated





impact to the City is as follows:

• The only applicable waterbody identified near the City is the Gulf Of Mexico (Pasco County; Pithlachascotee River) (WBID 8044E), which was specifically identified as waters not attaining standards for nutrients (Total Nitrogen). This waterbody is not impaired for this parameter but cannot be delisted because the delisting requirement of three consecutive years of Annual Geometric Mean (AGM) values below the Estuary Nutrient Region (ENR) criteria has not been met. This parameter will remain on the Verified List and the 303(d) List. As a discharger to the Pithlachascotee River, the City's *Stormwater Master Drainage Plan* projects may be subject to higher scrutiny to meet future TMDL requirements.



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3.0 Review of Stormwater Technologies

The objective of this section is to review technological advancements in stormwater management.

3.1 Identifying Stormwater Technologies

Low Impact Design (LID)

In an effort to control stormwater runoff and improve water quality, the City is striving to use many of the concepts of LID. LID is a principle of design aimed at using a combination of engineered and natural systems to control and utilize rainwater water runoff. The use of porous pavement, permeable paving for the whole street section or just parking lanes, bioretention bump outs (lawn area between sidewalk and curb), bio swales, turf pavement, rain cisterns, etc., are just a few of the technologies used in LID.

3.2 <u>Stormwater Quality Enhancements</u>

A number of new products have entered the market to reduce the amount of sediment and debris transported to storm sewer systems and discharges to surface waters. Designs include stormwater filters, pervious pavement and stormwater inlet modifications, attachments, or custom inlet designs. The use of these products can reduce the total suspended solids load discharged from storm sewer pipes, reduce siltation and clogging problems in low velocity systems, and greatly improve the aesthetic quality of open waters by removing unsightly floatables.

The FDEP has published the Statewide Best Management Practice (BMP) Efficiencies for Crediting Projects in Basin Management Action Plans (BMAPs) and Alternative Restoration Plans Draft – September 2021. This document provides alternative water quality BMPs, BMP efficiencies, and calculation methods for typical BMP performance in Florida, which may be useful to stakeholders when selecting BMPs to achieve nutrient load reductions related to the development and implementation of BMAPs, 4e plans, and 4b/reasonable assurance plans (RAPs). FDEP assigns nutrient removal efficiencies and nutrient credits to BMPs on a case-by-case basis, using the information in this document as a guide during the decision-making process.



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4.0 Evaluation of Stormwater Maintenance Needs

The City's stormwater utility division maintains five (5) miles of ditches/canals, forty (40) miles of stormwater pipes, over 800 stormwater structures, and twenty-five (25) detention/retention ponds. In addition, this Division cleans, and repairs catch basins, storm pipes, and ditches, while rebuilding or adding new structures, as needed. Primary drainage systems east of U.S. 19 typically discharge to the Pithlachascotee River. Drainage systems west of U.S. 19 typically discharge through drainage canals and pipe systems to the Gulf.

The performance of a drainage system is directly related to the maintenance level of the conduits and structures from which the system is composed. Failure to adequately maintain pipes, ditches, structures and outfalls can frequently cause local flooding during minor storm events. The effects of inadequate system maintenance are greatly magnified during larger, more significant storm events.

The objective of this Chapter is to update the stormwater maintenance plan for the City, so as to be in compliance with the City's MS-4 Permit (FLS000032-004). The Stormwater Maintenance Plan was developed by:

- Investigating current maintenance practices and frequencies;
- Investigating the adequacy of the current maintenance program; and
- Recommending enhancements to the program.

4.1 <u>Current Maintenance Practices</u>

The current stormwater maintenance consists of the following program elements:

Structural Controls Element - Addresses the inspection of major control structures, maintenance of detention ponds, inspection of major system components, and maintenance of major channels. Major control structures include fifteen (15) detention ponds that are inspected semi-annually. Other structures include outfalls, pipes and culverts, ditches and canals. For ponds and open channels or ditches, erosion damage is noted during inspection and scheduled for repair. Pipes and inlets reported or observed to be functioning poorly, or noted in the field as needing maintenance, are reported to the Stormwater Utility Division. Debris is typically removed from pipes and catch basins using a Vac-Con vacuum truck or SMC pressure wash equipment. Hydraulic capacity of channels and ditches is maintained by removal of accumulated sediment using the Street & Right-of-Way Maintenance Division's tractor equipment with a clam-shell bucket, and major channels are routinely mowed, or cleared of vegetation by other means. Maintenance activities are logged by the Stormwater Utility Division.

Road Maintenance and Street Sweeping Element - Consists of street sweeping and roadside litter collection. Downtown area streets are swept weekly or as needed, whereas residential area streets are swept bi-weekly or as needed. Roadway maintenance is conducted as needed.



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Combined Monitoring Element - Applies to monitoring of municipal waste transfer; storage and disposal facilities, industrial facilities, and "high risk" industrial facilities. There are no municipal waste treatment systems or designated "high risk" industrial facilities within the City. Thirteen (13) industrial facilities have been identified that discharge to the New Port Richey MS4. These facilities are inspected by fire safety inspectors each year. Any anomalies related to stormwater pollution prevention or illicit discharges are reported to the Public Works Department.

Pesticide/Herbicide Element - In 2013, the City adopted the FDEP's Model Ordinance for Florida Friendly Fertilizer Ordinance. The City requires that all employees or contractors that spray pesticides/herbicides on City owned or maintained property, must be certified (FDACS).

Illicit Discharges Element - Focuses on the identification and elimination of illicit (unallowable, non-stormwater) discharges to the City MS4. Illicit discharges are controlled through regulations, citizens' complaints, inspection of industrial facilities, and establishment of public awareness programs. The regulations are to protect MS4s by:

- Controlling the quality of industrial discharge;
- Prohibiting illicit discharges; and
- Controlling spilling, dumping and disposal of materials other than stormwater.

Citizens' complaints on suspected illicit discharge may be received by the Public Works Department as frequently as observed. Public awareness programs include issuing newsletters, scheduling annual "River Clean-Up Day" events, and stenciling inlets with "No Dumping" markers. The public awareness program is an ongoing effort.

Construction Element - Addresses construction sites within the City limits. As per the MS4 Permit, construction sites must be inspected a minimum of (3) three times; pre-, mid- and post-construction. Also, sites may be routinely visited by the City's Building and Public Works construction inspectors to ensure that stormwater erosion and sedimentation are effectively controlled.

Some of the accomplishments in FY23 for the stormwater utility division include:

Storm Pipe Maintenance:

- Inspected over 13 percent of stormwater pipes and reactively performed required maintenance on 2 percent.
- Removed sediment accumulation from the detention pond on Kentucky Avenue.
- Removed and replaced broken pipe on Green Key Road.

NPDES Maintenance Activities:

- Inspected and cleaned all 3 CDS units quarterly for fiscal year.
- Surpassed the minimum frequency for inspections of stormwater system and maintained the litter control and street sweeping programs.



• Inspected over 17 percent of inlets/catch basins/grates and reactively performed required maintenance on over 9 percent.

Flood Control:

- Performed inspections and maintenance by cleaning and clearing debris from inlets/catch basins/grates prior to potential flood events.
- Removed 4,446 tons of yard debris from City residents.

4.2 Adequacy of the Current Maintenance Program

This subsection presents an evaluation of the adequacy of the current maintenance program relative to maintaining the hydraulic characteristics and properties of conveyances and structures. The evaluation is based on a review of the current maintenance program specified in the NPDES Permit FLS000032-004, and interviews with City staff.

4.2.1 Maintenance Practices

The maintenance program outlined in the NPDES MS4 Permit (Part II), described in the previous section and confirmed through interviews with City staff, complies with minimum recommended practices, published in EPA guidance manuals, for municipal systems. The inspection and upkeep of structural elements - storm pipe networks, surface water ponds, ditches, and channels appears to be occurring in accordance with permit requirements. The current inspection program could be expanded to be less reactive (complaint or problem-area based) and more pro-active, with a more formal rotating inspection/maintenance schedule. An expanded, pro-active maintenance program will require that the City allocate additional funding or personnel expenses in the Stormwater Utility Operating Budget. In addition, the street sweeping programs and litter control campaigns conducted by the City are recognized as highly effective source controls.

4.2.2 Staffing

The Stormwater Utility Division currently employs six full-time personnel funded from the Stormwater Utility Division fee-based budget. The staff includes: Streets and Stormwater Field Supervisor, Administrative Clerk, two (2) Equipment Operators and two (2) Utilities Mechanics.

The current level of staffing appears to be adequate for the inspection and maintenance of the existing system, which is currently in a mode of prioritized inspection of known problem areas and complaint driven maintenance activity. Additional man-hours may be needed to implement a regular schedule of inspection for all structural elements or to provide a more pro-actively scheduled maintenance program.

Implementation of the next 10-year list of improvement projects is anticipated to add more surface water facilities, storm sewer/inlets and special water quality controls (such as new water quality inlets and baffle boxes) that will require more frequent inspection, at least initially, and potentially more frequent clean-out and maintenance.



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To pro-actively maintain the existing stormwater management system and to meet the maintenance demands of future stormwater management facility construction, additional staff will likely be required. The current level of Stormwater Utility Division funding will not support additional staff.

4.2.3 Equipment

The Stormwater Utility Division has primary control/responsibility for the following stormwater maintenance equipment (FY23/24):

- Vacuum Line Cleaning Truck #73;
- NEW HOLLAND Flail Mower;
- 113 2014 FORD F250 3/4 TON SUPERCAB 114 2015 F550 CRANE TRUCK (old 58) #238 2020 F250 SERVICE BODY TRUCK;
- 150 Gallon Gas Diesel;
- #238 2020 F250 SERVICE BODY TRUCK #262 2020 F250 SERVICE BODY TRUCK 2020 F250 SERVICE BODY TRUCK;
- 278 F550 2022 DUMP TRUCK (SMALL) HIWAY STAR Enclosed Trailer SCORPION CRASH TRAILER;
- Thompson 6" trash pump;
- #350 2019 THOMPSON 6" PUMP;
- 7130 John Deere Slope Mower;
- 5 Gallon Can Unleaded;
- 1989 24" Pontoon Boat;
- 96 2013 FORD F450 FLAT BED;
- Aluminum John Boat w/ Trailer;
- JOHN DEERE 4X6 GATOR;
- SCAG MOWER 72 ";
- SCAG MOWER 72"; and
- 2014 Tyco Street Sweeper.

The current inventory of equipment is reported to be adequate for the existing system and current maintenance schedule. However, implementation of a more proactive maintenance program and implementation of the next 10-year list of improvement projects may add more surface water facilities and special water quality controls that will require more frequent maintenance and clean-out. The City has identified additional equipment to be acquired/replaced through FY27-28 that includes:

- GMC C6500 Water Tanker Truck #6;
- New Holland Flail Mower #11 (R&R);
- John Deere Slope Mower #41 (R&R);
- TYCO 600 Street Sweeper #102 (R&R);
- S30 Mid-Size Rider Sweeper (R&R);
- Portable Pumping System (R&R); and
- Sandbagger Machine.



4.3 <u>Recommended Enhancements to the Stormwater Maintenance</u> <u>Program</u>

The current level of pollution prevention and stormwater conveyance system maintenance activity meets the needs of the City at this time. It is expected that the overall performance of the system would be improved by moving toward a more pro-active inspection and maintenance program.

Historically, the City's flood control projects were largely composed of replacing existing pipe networks with larger diameter pipes, which did not substantially increase the maintenance burden on the Stormwater Utility Division. Future improvement projects, for the most part, will be required to include water quality enhancements, such as new stormwater treatment facilities or installation of water quality inlets/baffle boxes, all of which will increase the maintenance burden. As the recommended improvement projects are constructed and brought into operation, additional staff and/or equipment will be required to maintain the current standards and comply with the City's NPDES MS4 permit conditions.

The following recommendations are made for the enhancement of the current stormwater maintenance program:

- 1. A similar scheduled maintenance program should be developed with defined clean out, mowing, bank stabilization, weed/exotic plant removal schedules for various element types.
- 2. It is recommended that the City attempt to obtain maintenance easements or permission to access/maintain any open channel or ditch that is believed to be causing upstream flooding of residences or publicly maintained streets.
- 3. The City should anticipate a Stormwater Utility fee increase sufficient to support one to two additional Stormwater Utility Division staff members over the next 10-year period.

4.4 Recent Enhancements That Have Been Implemented

Some FY24 stormwater maintenance initiatives that have been implemented include:

Storm Pipe Maintenance:

- Remove debris and sediments identified during stormwater inspections.
- Tag and stencil remaining catch basins in Cycle 5.
- Ensure all major outfalls are fully operational and clear of debris.

Stormwater Permit:

- Perform inspections on the remaining pipes and catch basins in Cycle 5.
- Perform quarterly Water Quality Sampling at Sims Park Outfall.
- Complete review of Cycle 5 Permit and Annual Report Form

Flood Control/Storm situations:

- Ensure inlets and pipes are clear of debris and sediments during rain events.
- Perform maintenance on detention ponds, ditches, and swales for proper flow.



- Distribute sandbags as needed during Hurricane Season.
- Barricade flooded roads for vehicle and pedestrian safety.

A formal scheduled inspection program has been developed for each structural element type in the City's MS4 (See Part II of MS4 Permit). An appropriate inspection interval and rotation have been assigned for different element types, such as:

- Quarterly inspections for catch basins with high sedimentation potential. All catch basins will be inspected for functional and structural defects a minimum of once every 10 years. Semi-annual inspections for catch basins with low sedimentation potential. All catch basins will be inspected for functional and structural defects a minimum of once every 10 years.
- Monthly or bi-monthly inspections of ponds during the rainy season, and once during the dry season. All ponds will be inspected for functional and structural defects a minimum of once every 3 years.
- Bi-monthly inspections for ditches and channels. All ditches and channels will be inspected for functional and structural defects a minimum of once every 10 years.
- Quarterly inspections for water quality inlets and subsurface filtration units. All underdrain filter systems will be inspected for functional and structural defects a minimum of once every 3 months.
- Major outfalls are to be inspected for functional and structural defects annually.

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5.0 Evaluation of Levels of Service

The objective of this section is to review the Level of Service (LOS) standards established by the City to determine whether they should be revised, given the City's long-term stormwater management objectives.

5.1 Existing Levels of Service

The concept of establishing a LOS for a municipal storm water system involves the formulation of operational goals for that system. The operational goal sets the target demand load and the desired performance level.

For stormwater management, the demand load is generally defined by a design storm. An established storm return frequency (such as a 10-year or 25-year design storm) is selected and an acceptable level of system performance defined. LOS criteria may allow for some level of road or yard flooding, for passable depths and reasonable durations. Different criteria can be applied to existing versus proposed systems, and for different elements of stormwater management (such as ponds, open ditches, closed conveyances) or various service areas (residential, major transportation corridors, emergency routes, etc.).

Table 5.1 presents a summary of the current LOS utilized by the City. This is taken from the City of New Port Richey Stormwater Management and Erosion Control Policy Procedures Criteria Manual.

Element	Criteria						
Transportation Network	Primary Roadways: Maintain at least one						
	passable lane for all City roads for a 10-year, 24-						
	hour design storm event						
	Secondary Roadways: When local conditions preclude attaining the goal above, a minimum goal of one passable lane for a 5-year, 24-hour						
	event will be applied.						
Open Ponds	All retention/detention ponds should operate						
	such that banks are not overtopped during a 25-						
	year, 24-hour design storm event.						

Table 5.1Level of Service Summary



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Criteria
Primary: Peak flood elevations produced from a 100-year; 24-hour design storm event should remain below the pad elevation of adjacent habitable structures.
Secondary: Where local conditions preclude attaining the goal above, non-structural options such as purchasing property or flood proofing structures may be considered.
Maintain at least one passable line for vehicular traffic up to and including 100-year, 24-hour design storm event.

5.2 <u>Recommended Level of Service</u>

The current LOS, as referenced in Section 5.1 and Table 5-1, are recommended to remain in place. However, there will be additional costs for future project alternatives associated with achieving a 25-year LOS for existing ponds or providing a new/upgraded storm sewer system to the 10- year frequency design. While these LOS are enforced for new development, it significantly impacts the cost of flood abatement projects serving retrofits of fully developed areas.

It is recommended that the City:

- 1. Retain the current 10-year LOS for non-emergency roadway protection.
- 2. Retain the current 100-year LOS for protection of habitable structures.
- 3. Retain the current elevated LOS (100-year) for evacuation routes.
- 4. Apply the 100-year LOS to critical community facilities and emergency (hospital, fire, police) entrance/exit routes.
- 5. Retain the current 25-year LOS for open channels and ponds associated with all new construction.
- 6. Apply the 25-year LOS selectively, on a case-by-case basis, for existing ponds and open channels where road LOS and habitable structure LOS is being met.
- 7. Continue to place high priority on construction of CIP projects associated with stormwater systems discharging directly to the Pithlachascotee River or the Gulf of Mexico currently lacking treatment.
- 8. Provide, at a minimum, sediment sump/oil skimming modifications to the downstream inlets of all untreated stormwater systems.
- 9. Apply SWFWMD water quality treatment design standards to all stormwater management facilities serving new development or re-development.
- 10. Apply SWFWMD water quality treatment design standards to newly constructed surface detention/retention facilities, even when not serving new development.



6.0 Existing Conditions

This proposed stormwater master drainage plan update did not include development of an overall City-wide model to identify potential flood prone areas. However, the SWFWMD and the Federal Emergency Management Agency (FEMA) have produced watershed models and floodplain mapping for the areas within the City.

6.1 Existing Watershed Models & Floodplain Mapping

The SWFWMD has developed watershed models for all areas within the City and Pasco County. The models were developed to provide peak flood stages for various design storm events and identify the 100-year floodplain limits for each watershed. The models were developed in ICPR4 and do not include coastal storm surge. The following watershed models include areas within the City of New Port Richey:

- Anclote West: completed in 2018;
- Lower Coastal: completed in 2019;
- Pithlachascotee River / Bear Creek: completed in 2018; and,
- Port Richey: completed in 2013.

The watershed sub-basin delineations from the models within the City are shown in Figure 6-1. The 100-year floodplain delineations from the models for areas within the City are shown in Figure 6-2.

6.2 Federal Emergency Management Agency Mapping

FEMA has also completed floodplain mapping within the City. The FEMA maps are used for flood insurance purposes and include coastal flooding conditions. The FEMA floodplain limits for areas within the City are included in Figure 6-3.

6.3 Existing Drainage Systems

The City provided the location of existing City stormwater drainage structures including manholes, catch basins, pipes and retention and detention ponds which are shown in Figure 6-4. Detailed information on pipe sizes, pipe types, and invert elevations are available from the City GIS system.

6.4 Historical Flooding & Complaints

The City provided the location of historical flooding caused by rain only, rain and tidal and tidal only along with recent flooding complaint locations, which are shown in Figure 6-5. This map does not include recent flooding complaints from Hurricanes Debby, Helene or Milton in 2024.



7.0 Recommended Ten-Year Stormwater Management Plan

The objective of this section is to present an integrated stormwater management plan that provides the necessary information for the City to complete the implementation of the *2024 Stormwater Master Drainage Plan - 10-Year Update* and continue the development of the City's stormwater management program.

7.1 <u>Proposed Projects</u>

A listing of the ten (10) proposed *2024 Stormwater Master Plan- 10-Year Update* project is included below. These projects were developed with City staff utilizing their knowledge of the storm water issues within the City. The proposed projects address flood reduction, water quality improvements and reducing impacts of sea level rise and tidal surge at various locations throughout the City. The text includes a project description, conceptual design and conceptual cost estimate for each project. Detailed cost estimates for each project are included in Appendix A. The projects are not in any order of implementation; implementation of the projects will be determined based on funding availability (including grants), easements and City assets.

 Tanglewood Drainage Area- This area includes an existing developed subdivision area that drains via gutters and inlets to an existing retention pond area. The retention pond is located east of Rosewood Drive and west of Maplewood Drive. The existing pond has no outfall except for percolation. During periods of prolonged rainfall, the pond fills beyond capacity and impacts adjacent yards and roadways. The City has implemented interim measures to reduce flooding including temporary pump stations, small force mains and sluice gates to block flow into the pond during high water conditions.

The proposed improvements include expanding the pond footprint to increase the storage volume and providing an outfall from the pond to reduce pond stages during major storm events. Due to elevation issues, gravity pipe outfalls are not feasible and an outfall via pump station/force main would be required. The pump station (permanent or temporary) would be located adjacent to the pond's south access location at Maplewood Drive. The pump force main would extend approximately 2,400 feet under local roadways south to Cecelia Drive and then east to a pond located east of Brookside Lane. While the pump station would not be sized to handle the runoff from major storm events, it would allow for drawdown of the pond prior to or after an event. The proposed concept design is shown in Figure 7-1.

The estimated cost is \$1,312,410.

2. **Grand Boulevard (Tennessee Avenue and Georgia Avenue Intersections) Georgia Avenue and Franklin Street Storm Sewer System Drainage Upgrades** (Road Flooding) -There are already small inlets located at each quadrant of the Tennessee Avenue, Georgia Avenue and Oak Ridge Avenue intersections with Grand Boulevard. These existing inlets tie into a trunkline that flows south along the west side of Grand Boulevard through pipes that



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vary in diameter from 15 to 30 inches. The trunkline pipe ultimately discharges into the Pithlachascotee River at Grand Boulevard Park. This is the primary outfall that serves the southern portion of the City. The existing inlets and pipe sizes are undersized to convey the runoff from larger storm events, resulting in street flooding.

The proposed improvements include inlet upgrades and increased pipe sizes. The inlets would be upgraded to FDOT curb inlets at each quadrant of the intersections. The pipes from the inlets would be upgraded to a minimum diameter of 18-inch. The stormwater trunkline to the river would be increased from a 30-inch to a 48-inch pipe at the outfall. To meet water quality requirements a baffle box is included in the project. The proposed concept design is shown in Figure 7-2.

The estimated cost is \$2,566,490.

3. **Congress Street and Emerson Drive Drainage Improvements** (Road Flooding)- This intersection is in a topographic low and experiences flooding during storm events. There are several small inlets and an undersized 24-inch outfall pipe at the intersection that flows east and then north to the Sunshine Lake Estates Mobile Home Park detention pond and then north under Bandura Avenue to a large wetland area. In addition, some runoff from the roadway flows west into an existing pond adjacent to Congress Street within the Pines development.

Upgrading the existing 24-inch pipe outfall to the west was considered. However, there are numerous issues with directing additional flow north into the Sunshine Lake Estates Mobile Home Park detention pond. Therefore, a new outfall from the area to the west was identified. Due to elevation issues, gravity pipe outfalls are not feasible and an outfall via pump station/force main would be required. The pump station (permanent or temporary) would be located adjacent to the Congress Street and Emerson Drive intersection within the roadway right-of-way. The pump force main (8-inch) would extend approximately 1,400 feet east under local roadways of the Pines development and outfall into an existing wetland area located west of the Pines development. An easement would be required from the Pines development for construction of the outfall. While the pump station would not be sized to handle the runoff from major storm events, it would allow for drawdown of the pond prior to or after an event. The proposed concept design is shown in Figure 7-3.

The estimated cost is \$771,580.

4. **Massachusetts Avenue and Van Buren Street Drainage Improvements -** Currently stormwater flows down Van Buren Street from the north to Massachusetts Avenue. There are no existing inlets at the Massachusetts Avenue and Van Buren Street intersection and shallow flooding occurs along the roadway and adjacent properties.

The proposed drainage improvements include constructing inlets at the Massachusetts Avenue and Van Buren Street intersection and installation of a 24-inch outfall pipe along the north side of Massachusetts Avenue. The pipe would flow west approximately 1,340 feet and



tie into an existing 34"x 53" pipe at Madison Street. This pipe then flows north into an existing wetland area. To meet water quality requirements a baffle box is included in the project. Several driveways and commercial parking areas may be impacted during construction. The proposed concept design is shown in Figure 7-4.

The estimated costs is \$1,872,820.

5. **Maple Street and Meadowlane Street Drainage Improvements** – The Maple Street and Meadowlane Street area (including portions of Pine Street) currently drains west along Meadowlane Street in an 18-inch pipe to the existing 24-inch Maple Street outfall pipe. The Maple Street outfall pipe is currently undersized, and flooding has occurred at the intersections of Maple Street and High Street, and Maple Street and Meadowlane Street. To reduce flooding in these areas modifications to the existing drainage system are proposed.

The proposed improvements include plugging the existing 18-inch pipe to Maple Street and re-routing the Maple Street and Meadowlane Street areas to the east via an 18-inch pipe, which would tie into the Beach Street drainage system that flows north to the Pithlachascotee River. The proposed concept design is shown in Figure 7-5.

The estimated cost is \$399,570.

6. Install Backflow preventers on selected outfalls to the River for Sea Level Rise and King Tides. The City has prioritized the Cotee River Drive area for improvements. Currently, this area is located adjacent to the river, and during king tides and storm events, water from the river backs up into the existing storm system and inundates the area.

The proposed improvements include upgrading the existing pipes and inlets along Cotee River Drive and installation of a backflow preventer at the outfall along Belleview Avenue to prevent water from flowing back into the stormwater system from the river. However, during major surge events (Tropical Storms or Hurricanes) the area may still be inundated due to water from the river tidal surge exceeding the existing seawall elevations along the river in the area.

In addition, a portion of the existing triangular undeveloped area along Cotee River Drive and Bellview Avenue will be regraded into a shallow pond area to provide stormwater storage and treatment capabilities. The proposed concept design is shown in Figure 7-6.

The estimated cost is \$632,140.

7. Adams Street and Illinois Avenue Drainage Improvements- The existing intersection at Adams Street and Illinois Avenue currently does not have any inlets to collect stormwater and experiences shallow flooding during major storm events.

The proposed improvements include adding inlets at the Adams Street and Illinois Avenue intersection and a low spot to the west along Illinois Avenue. A new 18-inch pipe outfall to the north will be tied into the existing 24-inch storm system on Adams Street and Delaware



Avenue. The proposed concept design is shown in Figure 7-7.

The estimated cost is \$523,130.

8. **Rio Drive (road flooding)-** The existing inlets and outfalls along Rio Drive are undersized to handle the volume of stormwater draining to them, which results in shallow road flooding.

The proposed improvements include adding new larger inlets and upsizing the outfall pipes to the river at the Rio Drive and Tennessee Avenue intersection to accommodate the existing drainage from the east. In addition, the existing inlets on Rio Drive north of the Lafayette Street intersection will be upgraded. Both outfalls include the installation of backflow preventers to prevent water from flowing back into the stormwater system from the river during king tides and storm events. The proposed concept design is shown in Figure 7-8.

The estimated cost is \$422,850.

- 9. **Grand Boulevard from Sea Turtle Alley to Louisiana Avenue (road flooding)-** This area is included in the Area 2 Grand Boulevard to River Improvement alternative. The proposed concept design is shown in Figure 7-2. The estimated costs are included in the Area 2 costs.
- 10. **George Street from Elm Street to High Street (road flooding)** The existing intersection at High Street and George Street currently does not have any inlets to collect stormwater and experiences shallow flooding during major storm events.

The proposed improvements include adding inlets at the High Street and George Street and the Meadowlane Street and George Street intersections. A new 18-inch to 24-inch pipe outfall to the north will tie into the existing system on George Street south of Gulf Drive which ultimately drains to the river. To meet water quality requirements a baffle box is included in the project. The proposed concept design is shown in Figure 7-9.

The estimated cost is \$1,369,270.

7.1.1 Other Future Projects

As future redevelopment occurs or additional funding is obtained, these projects could be developed and constructed. Descriptions of the projects have been provided, and estimated construction costs could be developed following refinement of the projects with City input.

Downtown Redevelopment Area Outfall Improvements- The City wants to consider upgrading the existing drainage systems in the downtown redevelopment area to increase conveyance and/or add stormwater treatment capacity for redevelopment areas in lieu of the redevelopment projects individually providing onsite stormwater attenuation and treatment. This would require upsizing outfalls and adding selected inlets.



A. West 1 (W1) to River - Along Main Street to just north of Bridge at Sims Park and the River (24" outfall)

This outfall system drains approximately 4.0 acres along Main Street between the Pithlachascotee River Bridge and just east of Bank Street. All of the drainage area is within the Downtown Redevelopment East Area, and the drainage basin also includes the southern portion of Sims Park and the Hacienda Hotel. The area drains from the east to the west through pipes ranging from 18 to 24 inches at the outfall and the pipe system outfalls to the Pithlachascotee River. The system could be upgraded by increasing pipe sizes from 24" to 30" RCPs (Main St. – Bank St. to River)

B. West 2 (W2) to River - Inlets at Lincoln Street and adjacent to Beef 0'Brady's to the River (15" outfall)

This outfall system drains approximately 2.2 acres between the Pithlachascotee River to the west, Bank Street to the east, Main Street to the north and Missouri Avenue to the south. The area includes an existing restaurant and several undeveloped parcels. All of the drainage area is within the Downtown Redevelopment East Area. The area drains from the east to the west through 15" pipes and the pipe system outfalls to the Pithlachascotee River. System upgrades could include upsizing from 15" to 24" RCPs(Lincoln St. to River)

C. West 3 (W3) to River - North along Grand Blvd to Missouri Avenue west to the River (30" outfall)

This outfall system drains approximately 34.0 acres between Lafayette Street to the west, Adams Street to the east, Nebraska Avenue to the north and Wyoming Avenue to the south. Approximately 28 acres of the W3 drainage area (84%) is outside of the Downtown Redevelopment East Area. The area drains from the south to north and then to the west. Pipe sizes range from 15 to 30 inches and the pipe system outfalls to the Pithlachascotee River. Pipe sizes could be upgraded from 30" to 48' RCPs (North along Grand Blvd to Missouri Avenue west to the River

Water Quality Improvements (Baffle Box, Green Stormwater Infrastructure (GSI) in Selected Areas- If new development or drainage retrofits are proposed, the City should consider including baffle boxes or other water quality improvement measures on upsized outfalls and outfalls with larger drainage areas that discharge directly to the river. Also, the City should consider GSI on downtown development / roadways and parking areas.

Main Street West Outfall Improvements- The City should evaluate upsizing of the existing 18" RCP outfall pipe for the Main Street sidewalk drainage outfall. This pipe ties into the County outfall pipe system so coordination with Pasco County will be required.

7.2 Sea Level Rise & Tidal Surge

Due to the location of the City near the Gulf of Mexico and the tidally- influenced Pithlachascotee River, low-lying portions of the City near these water bodies are vulnerable to tidal and storm surge flooding. This section includes descriptions of available mitigation options to address tidal and storm surge flooding.



7.2.1.1 Vulnerability Assessment

The City obtained an award from FDEP's Resiliency Grant to assess and prepare a Vulnerability Assessment, Sensitivity Analysis, and Adaptation Plan (GHS, September 2024). The vulnerability assessment identified critical assets, tidal information, sea level rise projections and identified potential sea level rise scenarios and critical asset impacts from the sea level rise scenarios. The study also identified potential City Comprehensive Plan amendments to address sea level rise and adaptation action areas in the City.

7.2.1.2 Seawall Analysis and Improvements

Raising existing seawalls would provide greater resilience to sea level rise, wave action and storm surge for areas along the Pithlachascotee River. A seawall analysis would need to be completed, and the City would need to determine a cost-effective seawall elevation to meet the City's LOS. Achieving the recommended seawall elevation would be the responsibility of each property owner as most of the seawalls are on private property. The City can implement enforcement mechanisms to require seawall elevation when certain circumstances trigger such enforcement or under a Special Assessment District with the City coordinating a capital improvement project (CIP) to elevate the seawalls.

The City should evaluate the existing seawalls to determine condition, ownership (public or private), and elevation and develop a CIP for elevating public seawalls. The analysis should evaluate property rights and limitations, additional ordinance changes, set back requirements, upland stormwater drainage needs, upstream flooding and seawall construction code requirements, including material and modular system requirements. Options for seawalls including nature-based solutions should be considered where practicable. The City may also consider development and adoption of a seawall ordinance that includes a minimum seawall height; a maximum seawall height differential from neighboring properties; and enforcement mechanisms. Additionally, the City may consider establishing a timeline to have all seawalls in compliance, evaluate incentive programs, explore the creation of a Municipal Service Benefit Unit (MSBU) or Municipal Service Taxing Unit (MSTU) to fund a seawall elevation project, and development of requirements for property owners with private seawalls.

7.2.1.3 Check Valves

Installation of check valves at any existing and proposed stormwater outfalls that discharge directly to the river will mitigate backflow of tidal waters into the system during extreme high tides or storm surge events. Replacement / addition of check valves or inline check valves provides additional protection from tidal / salt waters. Check valves would be implemented and maintained by the City in the public stormwater management system. See Figure 7-10 below.



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Figure 7-10 Inline Check Valve

7.3 <u>Capital Funding</u>

Implementation of the proposed 2024 Stormwater Master Plan- 10-Year Update projects listed in Section 7.1 are dependent upon the availability of funding for design, permitting and construction. The City has at its disposal several funding tools, which can be divided into two categories:

- Internal Funding Sources including stormwater utility revenues, taxes, bonds, fees, special assessments.
- External Funding Sources including grants, State Revolving Fund loans, and regional/ State/Federal matching 'funds.

Each of these funding categories is described in greater detail below.

7.3.1 Internal Funding

Internal funding sources, typically available to municipalities and commonly used to fund annual stormwater operations and capital projects include:

- Stormwater Utility Revenues.
- Municipal Budget Allocations from the General Fund.
- Special Taxing/Assessment Districts.
- Permit/Impact Fees.
- Local Dedicated Tax Income (e.g., local option gas tax).
- Issuance of Bonds.

The City historically has financed its general stormwater management operations (primarily system maintenance and repair activities) through the General Fund on a pay-as-you-go basis. Capital improvements were financed through a combination of City capital improvement funds, SWFWMD cooperative funding, community development block grants and local gas tax revenues.



The City took steps to ensure that current and future stormwater infrastructure improvements and water quality enhancement projects are supported when the City Council adopted and implemented a stormwater utility. Fees are paid by property owners based upon their property's impervious area and onsite stormwater management facilities. The stormwater utility is a dedicated funding source that provides predictable annual funding for the ongoing annual operations and capital improvements required to support the City's stormwater management program. The stormwater utility revenues, as projected by the City Finance Director, are approximately \$<u>914,000</u> per year, at the current fee rate.

7.3.2 External Funding

In addition to the City's internal funding sources, several external funding sources exist that may allow the City to accelerate the implementation of these Projects. Additional funds would enable the City to undertake larger portions of projects each year, thereby increasing the number of projects that can be completed in a fixed timeframe. An alternate strategy would be to take advantage of special grants and/or low-interest loans. Several of these potential Federal, State or Regional financing sources are described below.

Community Assistance Grants

The State of Florida offers several grant programs related to environmental protection (especially for coastal communities), infrastructure improvement, community development, and environmental education. Examples of grant programs that might be investigated for eligibility, to finance specific elements of potential capital improvements, are:

- Community Development Block Grants (through HUD).
- Keep Florida Beautiful Approved Community Based Grant.
- Public Works and Development Facilities Program.
- Flood Mitigation Assistance Program.
- Environmental Education Grants Program.
- Florida Coastal Management Program Coastal Partnerships Initiative.
- Section 319 Nonpoint Source Management Implementation Grant.

Many of these programs have specific requirements and may only be applicable to certain aspects of a stormwater project.

The Community Development Block Grant (CDBG) Program has been successfully utilized for City improvements in the past. However, it should be noted that this program is not applicable for all of the recommended stormwater projects because it is limited to funding improvements in low to medium income areas, these areas being identified by the most recent published U.S. Census data.

The Section 319 Nonpoint Source Management Implementation Grant grants favor projects associated with recognized water quality problems that are listed on the §3030(d) Impaired



Waters List, with state Surface Water Improvement and Management priority waterbodies, and for waters with defined TMDL allocations.

Clean Water State Revolving Funds

The CWA replaced the long-running federal Construction Grants program with a more flexible State Revolving Fund (SRF) Program. The SRF Program creates a revolving loan fund to provide independent, permanent sources of low-cost financing for a wide range of water quality infrastructure projects. Funds to establish or capitalize the Florida SRF program are provided by the Federal and State Governments, with SRF loans being administered in the State of Florida through the FDEP in Tallahassee.

SRF programs work like banks, where Federal and State contributions provide the capital to make low-interest loans for important water quality projects. Loans are made to qualified applicants at a preferential interest rate.

Repaid funds are then recycled to fund other important water quality projects. Advantages to SRF loans include:

- Little or no up-front cash requirements.
- Significant potential interest cost savings over the life of the loan.
- Streamlined federal requirements compared to grants.
- Possible combination of an SRF loan with grants from other sources.
- Interest rates are fixed, and the loan amounts are repayable in equal, semi-annual payments over the useful life (20 years maximum) of the project.
- Preference points are given to communities with an established stormwater utility.

Loans are provided for planning and engineering (pre-construction) as well as construction costs associated with a variety of water management projects, such as stream bank rehabilitation, wetland creation/protection, sedimentation-stormwater treatment basins, and septic system improvements. Loan repayment can be derived from dedicated local taxes or fees, recreational fees, or stormwater utility fees.

SWFWMD Cooperative Funding Initiative

Each year the Basin Boards of the SWFWMD review, prioritize and recommend water resource management projects within their boundaries for cooperative funding (which has been 50 percent matching funds). Funding proposals must be submitted for review at least one year before the fiscal year in which funding is requested. Proposals are accepted for projects related to water supply, water quality, wetland/water resource protection, flood control or a combination thereof.

The City is located within the District's Coastal Springs Basin and has benefited from cooperative funding on non-stormwater projects. Available funds for projects within each Basin are derived from collected millage within that jurisdiction and vary from year to year, based on previous financial commitments. The current Basin Board emphasis appears to be focused on water



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supply and reclaimed water initiatives. Although SWFWMD encourages cities to apply for cooperative funding each year, there is significant competition in the region for a limited pool of funding.



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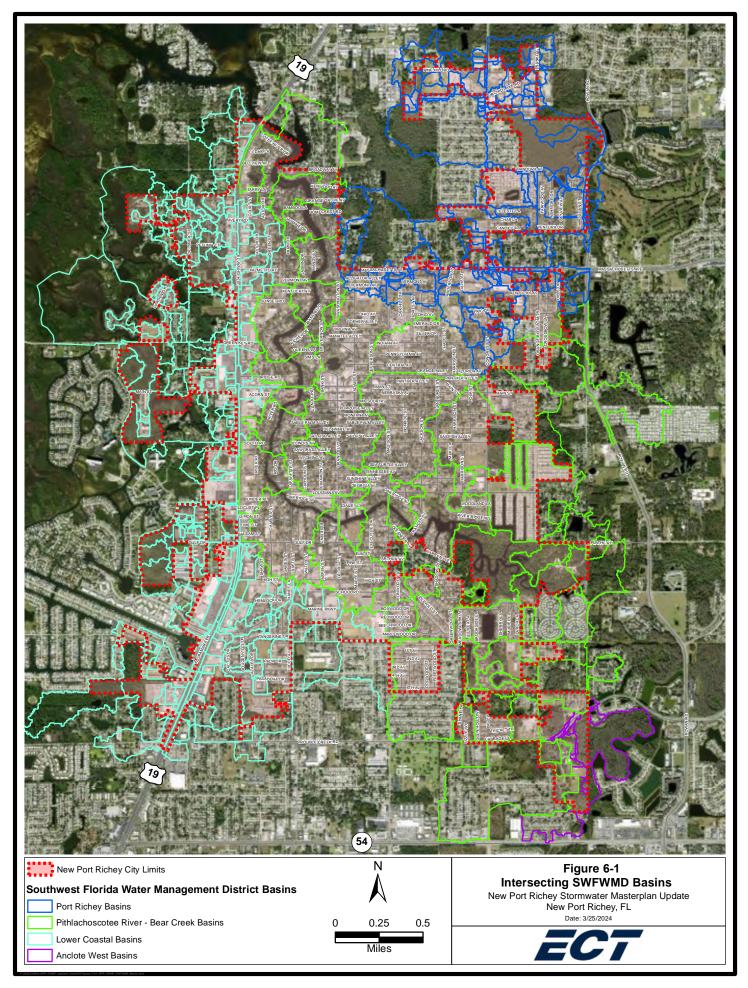


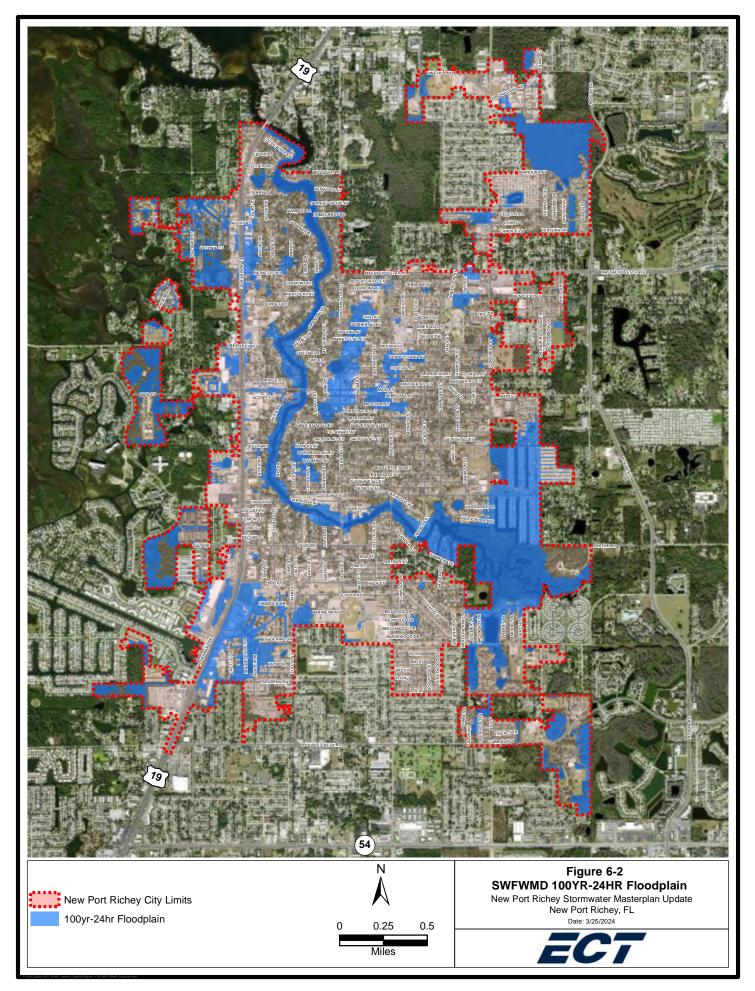
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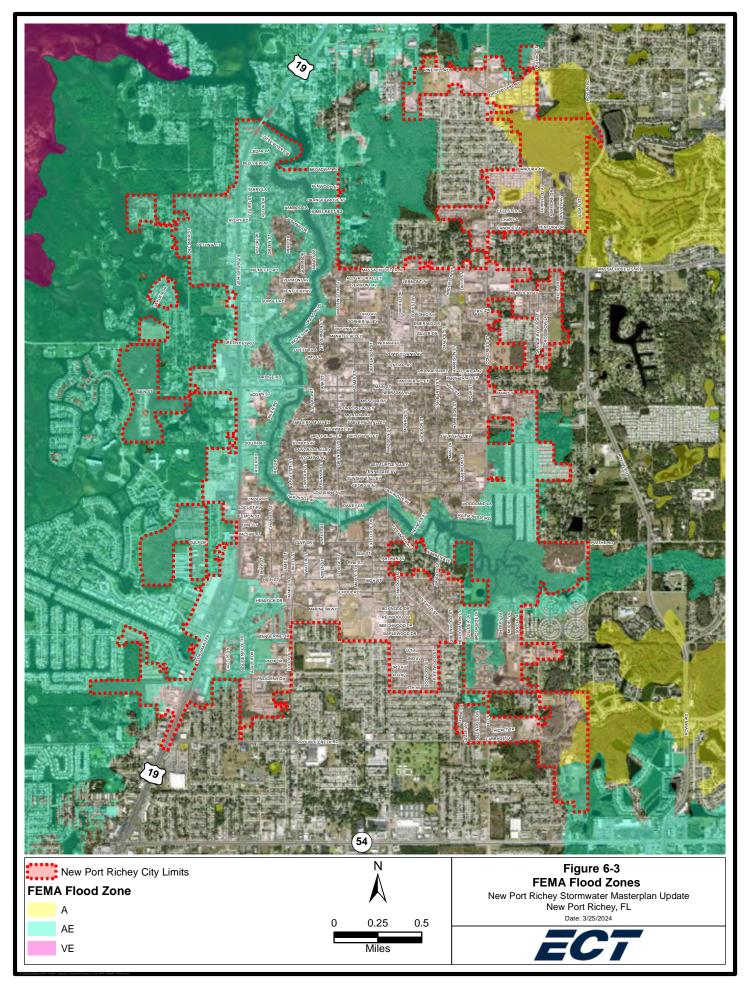


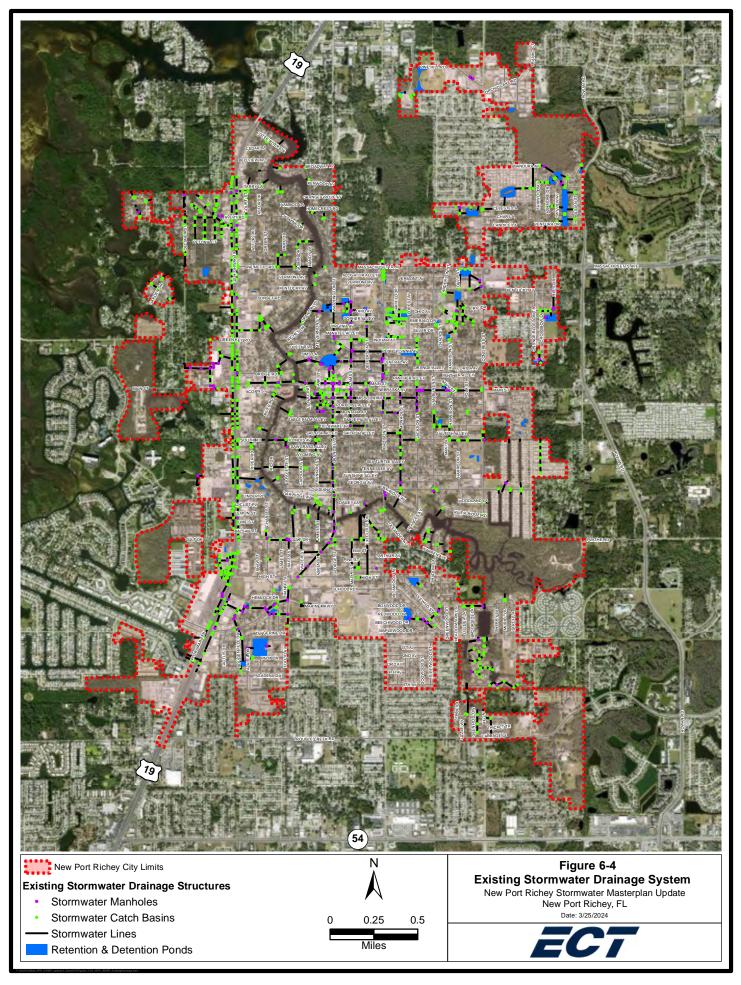
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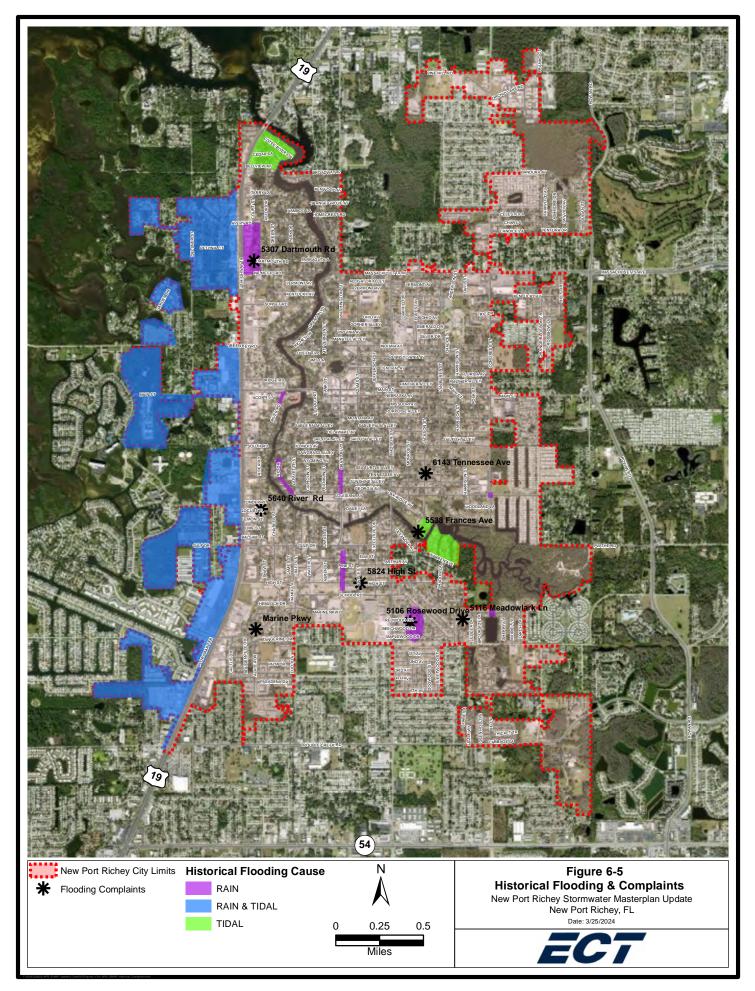
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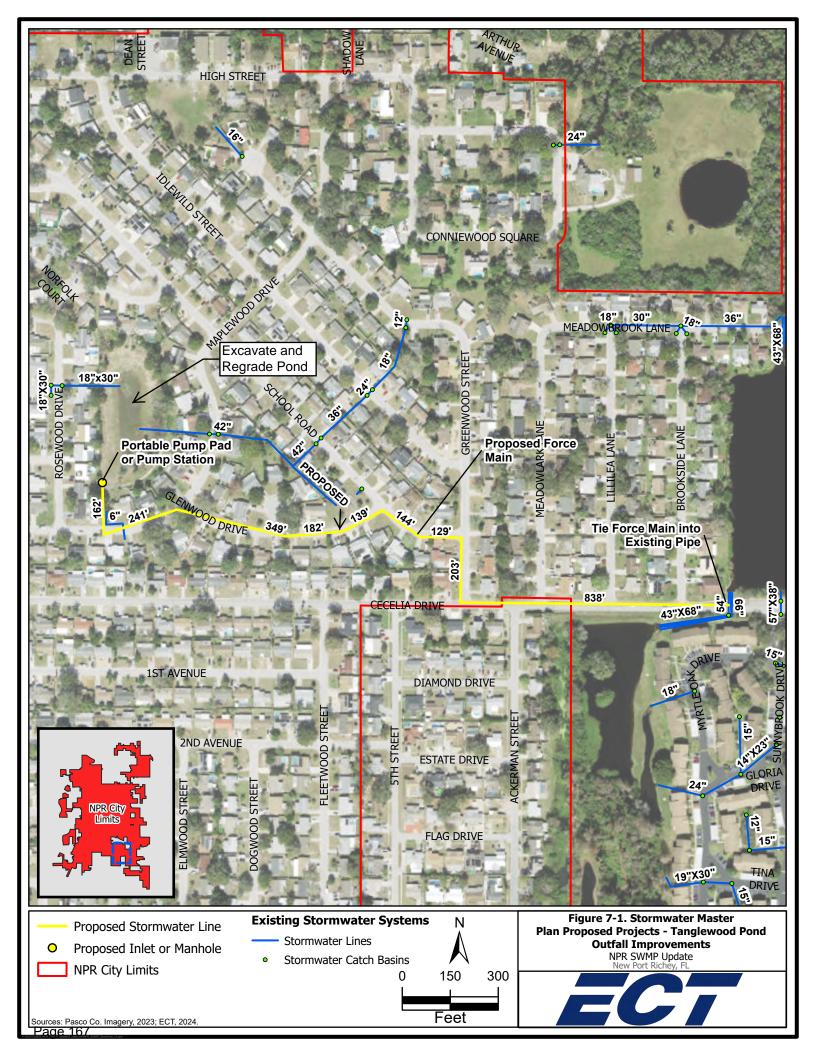


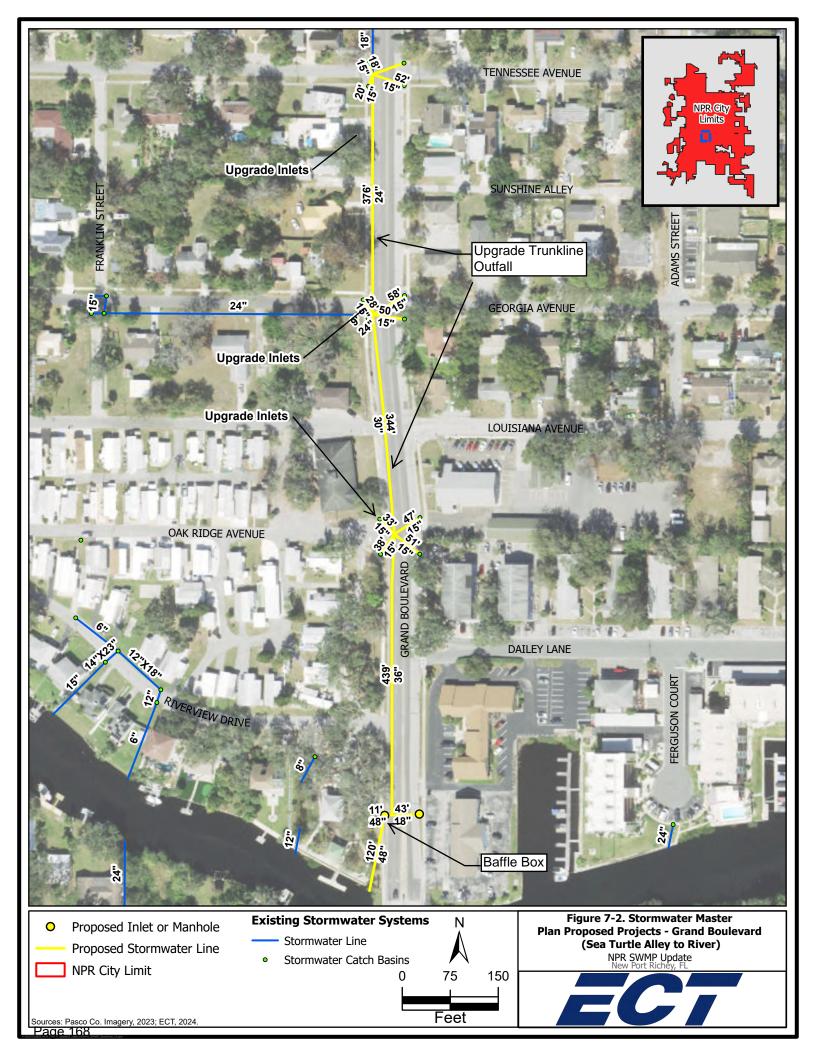


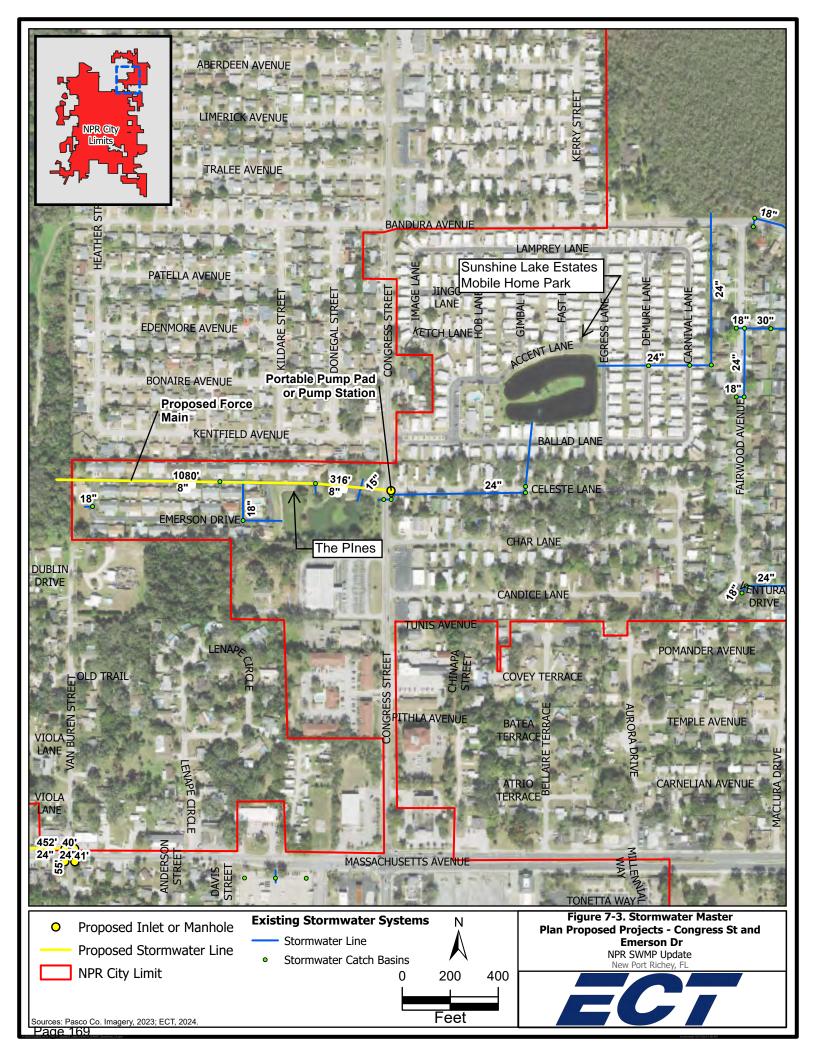


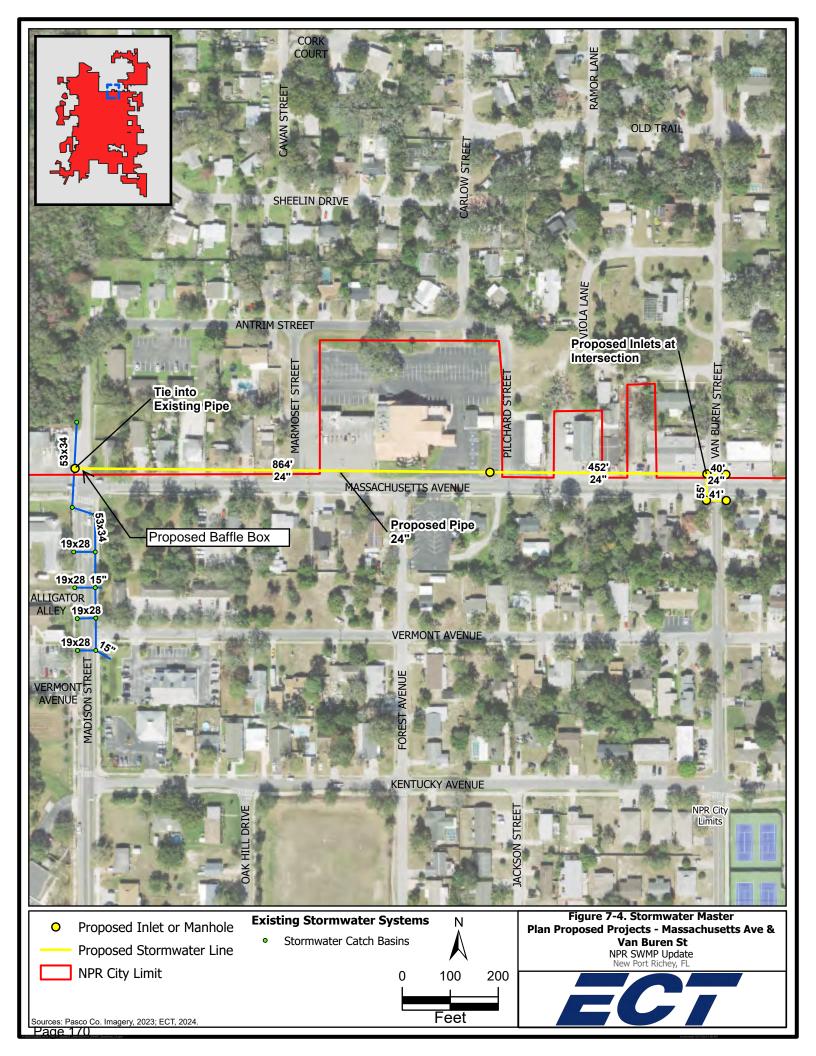


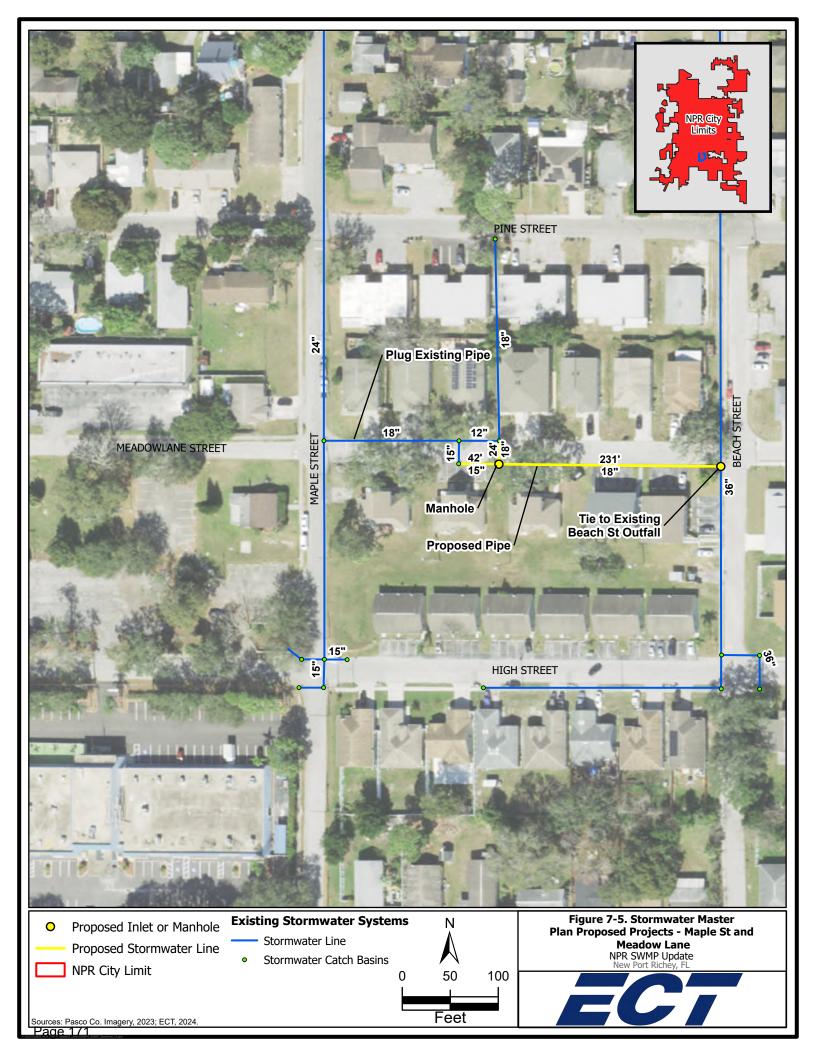


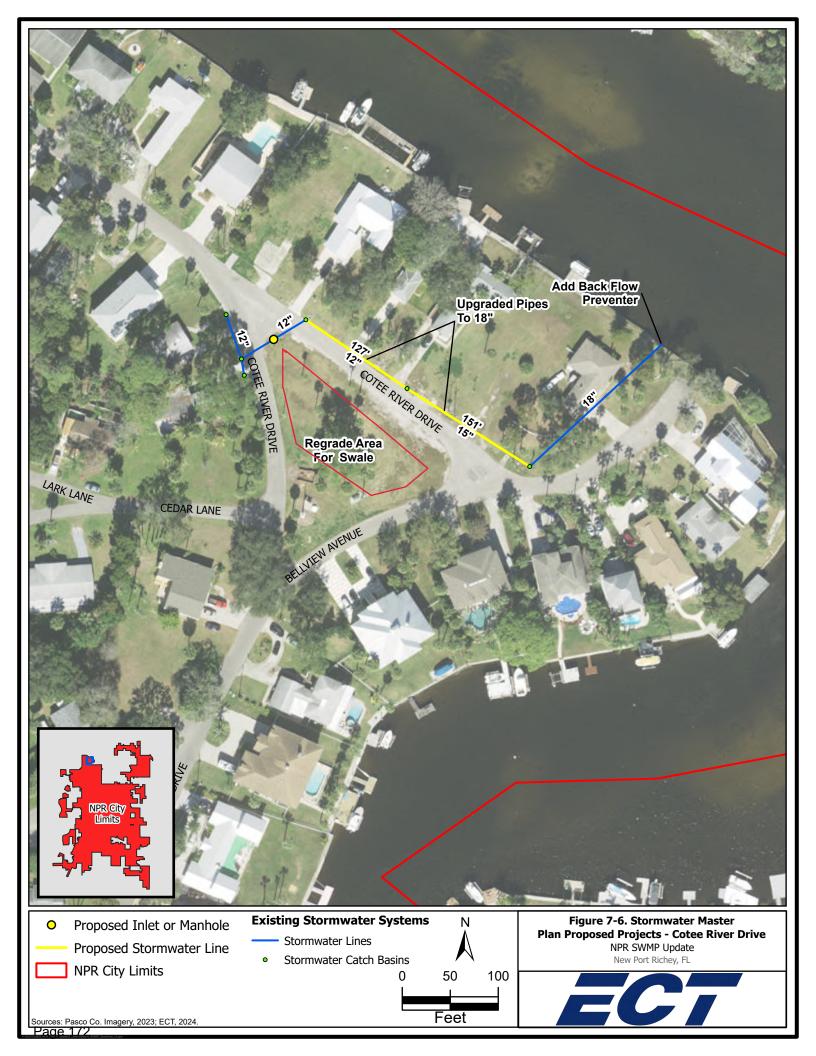


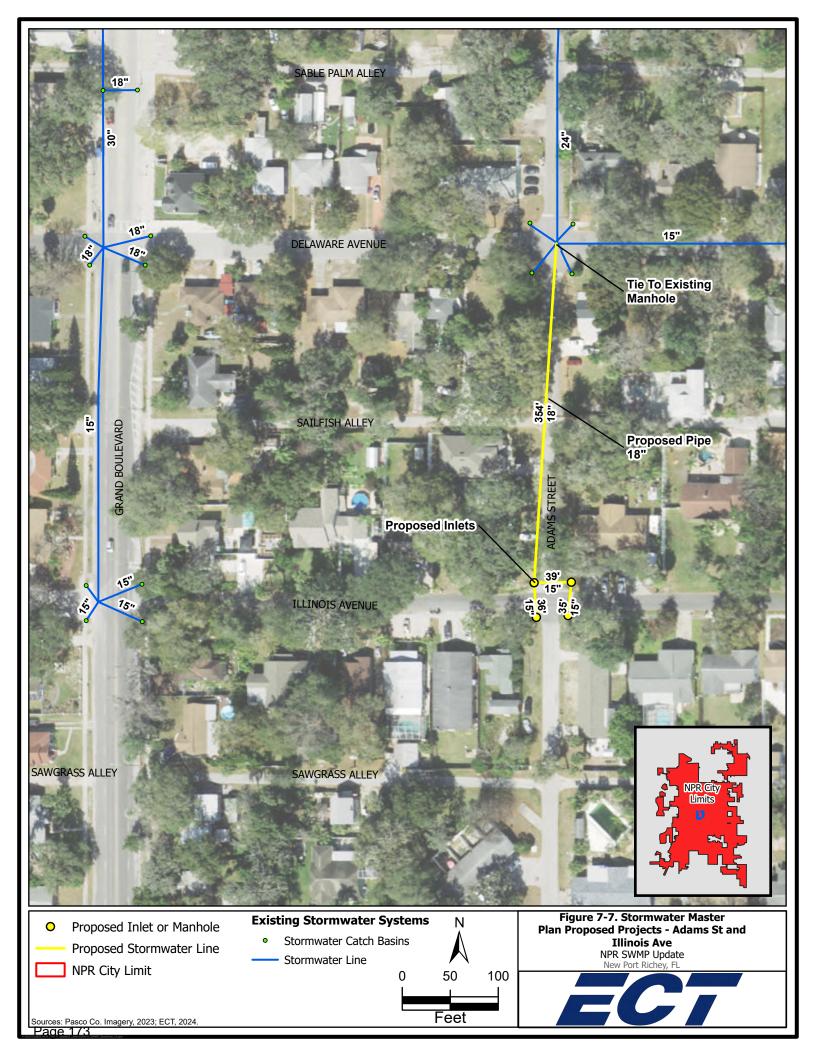


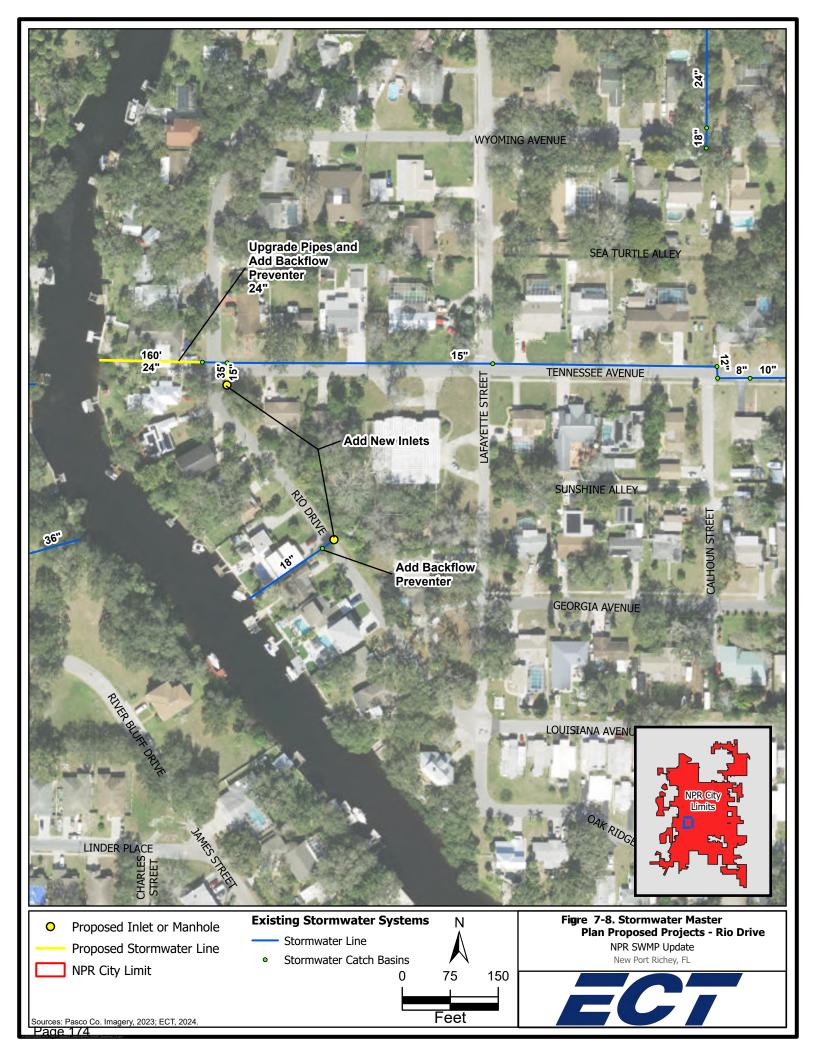


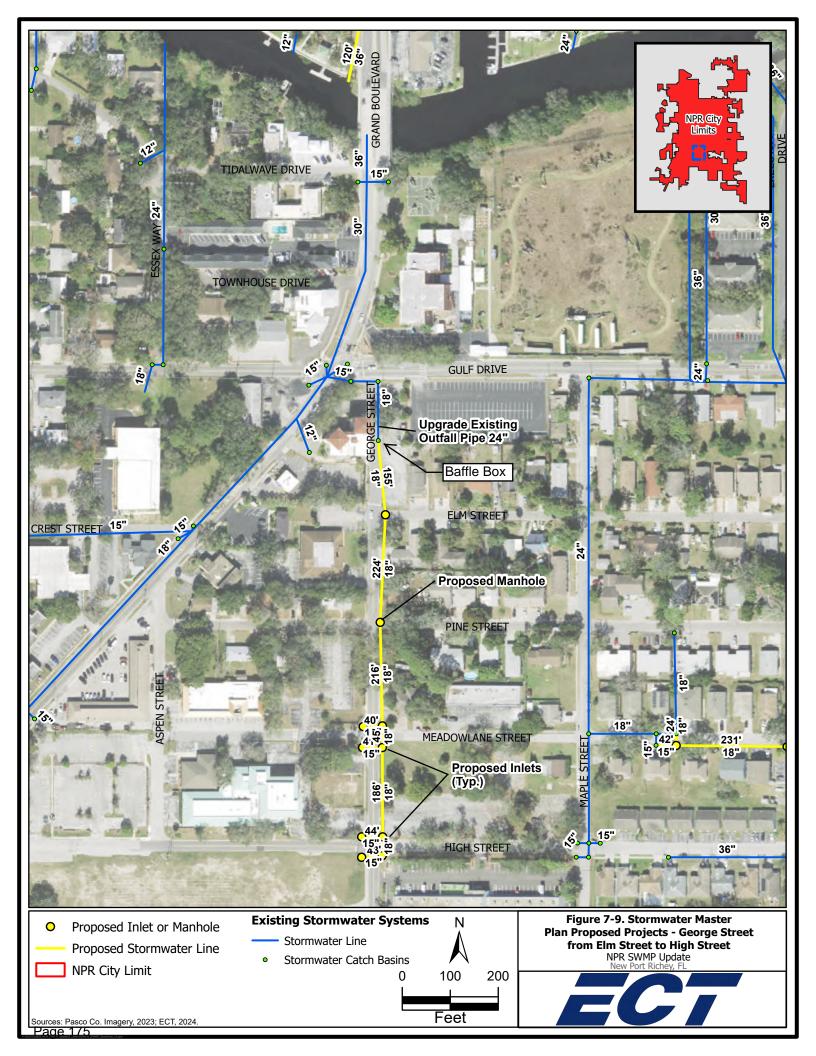












APPENDIX A: Proposed Project Cost Estimates



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NPR - 2024 SWMP PROJECTS CONCEPTUAL COST ESTIMATE SUMMARY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Project #	roject # DESCRIPTION		TOTAL PRICE		
1	Cotee River Dr.	\$	632,144.60		
2	Massachusetts Van Buren	\$	1,872,815.32		
3	Congress & Emerson	\$	771,579.16		
4	Meadowlane	\$	399,570.30		
5	Rio Drive	\$	422,851.80		
6 & 9	Grand Boulevard (includes Grand Sea Turtle to Louisana)	\$	2,566,486.16		
7	George St.	\$	1,369,267.60		
8	Adams St	\$	523,132.40		
9	Tanglewood	\$	1,312,412.60		
		\$	9,870,259.94		

December 16, 2024

NPR - 2024 SWMP PROJECTS-Tanglewood Pond Outfall CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

November 1, 2024					
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 55,980.00	\$ 55,980.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 34,980.00	\$ 34,980.00
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$ 15,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.5	\$ 90,000.00	\$ 45,000.00
0120 1	REGULAR EXCAVATION	CY	1,000	\$ 45.00	\$ 45,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	150	\$ 145.00	\$ 21,750.00
0570 1 2	PERFORMANCE TURF, SOD	SY	3,000	\$ 14.00	\$ 42,000.00
160-004	Stabilization, Type B	SY	150	\$ 40.00	\$ 6,000.00
285-706	Base Group 06	SY	150	\$ 95.00	\$ 14,250.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	150	\$ 55.00	\$ 8,250.00
	8" PVC Force Main	LF	2,387	\$ 200.00	\$ 477,400.00
	Pump Pad w connections	LS	1	\$ 25,000.00	\$ 25,000.00
	SUBTOTAL				\$ 790,610.00
	15% CONTINGENCY				\$ 118,591.50
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$ 118,591.50
	Insurance & General Conditions (5% of Construction Cost)				\$ 39,530.50
	Permits / Fees (3% of Construction Cost)				\$ 23,718.30
	Engineering & Construction Admin Costs (15% of construction				\$ 118,591.50
	Survey / SUE (5% of construction cost)				\$ 39,530.50
	Maintenance Cost (3% of construction cost)				\$ 23,718.30
	Cost Escalation Factor (5%)				\$ 39,530.50
				Total	\$ 1,312,412.60

November 1, 2024

NPR - 2024 SWMP PROJECTS- Grand Blvd. Sea Turtle Alley to the River CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

NOVEIIIDEL 1, 2024						
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	т	OTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 109,102.00	\$	109,102.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 68,189.00	\$	68,189.00
104-1	Environmental Protection	LS	1	\$ 20,000.00	\$	20,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.5	\$ 90,000.00	\$	45,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	450	\$ 145.00	\$	65,250.00
0570 1 2	PERFORMANCE TURF, SOD	SY	2,500	\$ 14.00	\$	35,000.00
160-004	Stabilization, Type B	SY	1,750	\$ 40.00	\$	70,000.00
285-706	Base Group 06	SY	1,750	\$ 95.00	\$	166,250.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	1,750	\$ 55.00	\$	96,250.00
0425 2 41	MANHOLES, P-7, <10'	EA	4	\$ 11,200.00	\$	44,800.00
0425 1361	INLETS, CURB, TYPE P-6,	EA	14	\$ 9,000.00	\$	126,000.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	350	\$ 210.00	\$	73,500.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 24"SD	LF	376	\$ 275.00	\$	103,400.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 30"SD	LF	344	\$ 340.00	\$	116,960.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 36"SD	LF	439	\$ 400.00	\$	175,600.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 48"SD	LF	131	\$ 525.00	\$	68,775.00
0520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	300	\$ 40.00	\$	12,000.00
	Baffle Box (F&I)	LS	1	\$ 150,000.00	\$	150,000.00
	SUBTOTAL				\$	1,546,076.00
	15% CONTINGENCY				\$	231,911.40
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$	231,911.40
	Insurance & General Conditions (5% of Construction Cost)				\$	77,303.80
	Permits / Fees (3% of Construction Cost)				\$	46,382.28
	Engineering & Construction Admin Costs (15% of construction				\$	231,911.40
	Cost) Survey / SUE (5% of construction cost)				\$	77,303.80
	Maintenance Cost (3% of construction cost)				\$	46,382.28
	Cost Escalation Factor (5%)				\$	77,303.80
				Total		2,566,486.16
				iotai	Ψ	2,000,700.10

November 1, 2024

NPR - 2024 SWMP PROJECTS- Congress & Emerson CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

November 1, 2024						
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 24,770.00	\$ 24,770.00	
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 15,481.00	\$ 15,481.00	
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$ 15,000.00	
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.3	\$ 90,000.00	\$ 22,500.00	
0120 1	REGULAR EXCAVATION (Swale)	CY	100	\$ 45.00	\$ 4,500.00	
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	75	\$ 145.00	\$ 10,875.00	
0570 1 2	PERFORMANCE TURF, SOD	SY	250	\$ 14.00	\$ 3,500.00	
160-004	Stabilization, Type B	SY	100	\$ 40.00	\$ 4,000.00	
285-706	Base Group 06	SY	100	\$ 95.00	\$ 9,500.00	
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	100	\$ 55.00	\$ 5,500.00	
	8" PVC Force Main	LF	1,395	\$ 200.00	\$ 279,000.00	
	Pump Pad w connections	LS	1	\$ 25,000.00	\$ 25,000.00	
	SUBTOTAL				\$ 419,626.00	
	15% CONTINGENCY				\$ 62,943.90	
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$ 62,943.90	
	Insurance & General Conditions (5% of Construction Cost)				\$ 20,981.30	
	Permits / Fees (3% of Construction Cost)				\$ 12,588.78	
	Engineering & Construction Admin Costs (15% of construction				\$ 62,943.90	
	Survey / SUE (5% of construction cost)				\$ 20,981.30	
	Maintenance Cost (3% of construction cost)				\$ 12,588.78	
	Cost Escalation Factor (5%)				\$ 20,981.30	
	Easement Required				\$ 75,000.00	
				Total	\$ 771,579.16	

November 1, 2024

NPR - 2024 SWMP PROJECTS- Massachusetts Ave Van Buren to Madison CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024					
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	Т	OTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 79,872.00	\$	79,872.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 49,920.00	\$	49,920.00
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$	15,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.6	\$ 90,000.00	\$	54,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	150	\$ 145.00	\$	21,750.00
0570 1 2	PERFORMANCE TURF, SOD	SY	1,000	\$ 14.00	\$	14,000.00
160-004	Stabilization, Type B	SY	1,800	\$ 40.00	\$	72,000.00
285-706	Base Group 06	SY	1,800	\$ 95.00	\$	171,000.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	1,800	\$ 55.00	\$	99,000.00
0425 2 41	MANHOLES, P-7, <10'	EA	3	\$ 11,200.00	\$	33,600.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	4	\$ 6,900.00	\$	27,600.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	136	\$ 210.00	\$	28,560.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 24"SD	LF	1,316	\$ 275.00	\$	361,900.00
	Baffle Box (F&I)	LS	1	\$ 100,000.00	\$	100,000.00
	SUBTOTAL				\$	1,128,202.00
	15% CONTINGENCY				\$	169,230.30
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$	169,230.30
	Insurance & General Conditions (5% of Construction Cost)				\$	56,410.10
	Permits / Fees (3% of Construction Cost)				\$	33,846.06
	Engineering & Construction Admin Costs (15% of construction				\$	169,230.30
	Survey / SUE (5% of construction cost)				\$	56,410.10
	Maintenance Cost (3% of construction cost)				\$	33,846.06
	Cost Escalation Factor (5%)				\$	56,410.10
				Total	\$	1,872,815.32

NPR - 2024 SWMP PROJECTS- Meadowlane St CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024					
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	то	TAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 17,040.00	\$	17,040.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 10,650.00	\$	10,650.00
104-1	Environmental Protection	LS	1	\$ 5,000.00	\$	5,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.2	\$ 90,000.00	\$	18,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	150	\$ 145.00	\$	21,750.00
0570 1 2	PERFORMANCE TURF, SOD	SY	400	\$ 14.00	\$	5,600.00
160-004	Stabilization, Type B	SY	300	\$ 40.00	\$	12,000.00
285-706	Base Group 06	SY	300	\$ 95.00	\$	28,500.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	300	\$ 55.00	\$	16,500.00
0425 2 41	MANHOLES, P-7, <10'	EA	1	\$ 11,200.00	\$	11,200.00
430174215	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 15"SD	LF	42	\$ 200.00	\$	8,400.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	24	\$ 210.00	\$	5,040.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 24"SD	LF	231	\$ 275.00	\$	63,525.00
	Plug Existing Pipe (18")	EA	1	\$ 2,500.00	\$	2,500.00
	Connect to Existing Structure	EA	3	\$ 5,000.00	\$	15,000.00
	SUBTOTAL				\$	240,705.00
	15% CONTINGENCY				\$	36,105.75
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$	36,105.75
	Insurance & General Conditions (5% of Construction Cost)				\$	12,035.25
	Permits / Fees (3% of Construction Cost)				\$	7,221.15
	Engineering & Construction Admin Costs (15% of construction				\$	36,105.75
	Survey / SUE (5% of construction cost)				\$	12,035.25
	Maintenance Cost (3% of construction cost)				\$	7,221.15
	Cost Escalation Factor (5%)				\$	12,035.25
				Total	\$	399,570.30

NPR - 2024 SWMP PROJECTS- Cotee River Drive CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024				
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 26,960.00	\$ 26,960.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 16,850.00	\$ 16,850.00
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$ 15,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.6	\$ 90,000.00	\$ 54,000.00
0120 1	REGULAR EXCAVATION (Swale)	CY	650	\$ 45.00	\$ 29,250.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	100	\$ 145.00	\$ 14,500.00
0570 1 2	PERFORMANCE TURF, SOD	SY	1,500	\$ 14.00	\$ 21,000.00
160-004	Stabilization, Type B	SY	533	\$ 40.00	\$ 21,320.00
285-706	Base Group 06	SY	533	\$ 95.00	\$ 50,635.00
334-1-12	Superpave Asphalt Concrete,1.5 " Thickness	SY	533	\$ 55.00	\$ 29,315.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	4	\$ 6,900.00	\$ 27,600.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	278	\$ 210.00	\$ 58,380.00
	Backflow Preventer (18")	LS	1	\$ 16,000.00	\$ 16,000.00
	SUBTOTAL				\$ 380,810.00
	15% CONTINGENCY				\$ 57,121.50
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$ 57,121.50
	Insurance & General Conditions (5% of Construction Cost)				\$ 19,040.50
	Permits / Fees (3% of Construction Cost)				\$ 11,424.30
	Engineering & Construction Admin Costs (15% of construction				\$ 57,121.50
	Survey / SUE (5% of construction cost)				\$ 19,040.50
	Maintenance Cost (3% of construction cost)				\$ 11,424.30
	Cost Escalation Factor (5%)				\$ 19,040.50
				Total	\$ 632,144.60

NPR - 2024 SWMP PROJECTS- Adams St. and Illinois Ave CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024				
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 22,310.00	\$ 22,310.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 13,940.00	\$ 13,940.00
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$ 15,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.2	\$ 90,000.00	\$ 18,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	150	\$ 145.00	\$ 21,750.00
0570 1 2	PERFORMANCE TURF, SOD	SY	250	\$ 14.00	\$ 3,500.00
160-004	Stabilization, Type B	SY	450	\$ 40.00	\$ 18,000.00
285-706	Base Group 06	SY	450	\$ 95.00	\$ 42,750.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	450	\$ 55.00	\$ 24,750.00
0425 2 41	MANHOLES, P-7, <10'	EA	1	\$ 11,200.00	\$ 11,200.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	4	\$ 6,900.00	\$ 27,600.00
430174215	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 15"SD	LF	110	\$ 200.00	\$ 22,000.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	354	\$ 210.00	\$ 74,340.00
	Connect to Existing Structure	EA	1	\$ 5,000.00	\$ 5,000.00
	SUBTOTAL				\$ 315,140.00
	15% CONTINGENCY				\$ 47,271.00
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$ 47,271.00
	Insurance & General Conditions (5% of Construction Cost)				\$ 15,757.00
	Permits / Fees (3% of Construction Cost)				\$ 9,454.20
	Engineering & Construction Admin Costs (15% of construction				\$ 47,271.00
	Survey / SUE (5% of construction cost)				\$ 15,757.00
	Maintenance Cost (3% of construction cost)				\$ 9,454.20
	Cost Escalation Factor (5%)				\$ 15,757.00
				Total	\$ 523,132.40

NPR - 2024 SWMP PROJECTS- Rio Drive CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024				
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 18,034.00	\$ 18,034.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 11,271.00	\$ 11,271.00
104-1	Environmental Protection	LS	1	\$ 10,000.00	\$ 10,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.2	\$ 90,000.00	\$ 18,000.00
0120 1	REGULAR EXCAVATION (Swale)	CY	100	\$ 45.00	\$ 4,500.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	75	\$ 145.00	\$ 10,875.00
0570 1 2	PERFORMANCE TURF, SOD	SY	500	\$ 14.00	\$ 7,000.00
160-004	Stabilization, Type B	SY	75	\$ 40.00	\$ 3,000.00
285-706	Base Group 06	SY	75	\$ 95.00	\$ 7,125.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	75	\$ 55.00	\$ 4,125.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	6	\$ 6,900.00	\$ 41,400.00
430174215	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 15"SD	LF	35	\$ 200.00	\$ 7,000.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	40	\$ 210.00	\$ 8,400.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 24"SD	LF	160	\$ 275.00	\$ 44,000.00
	Backflow Preventer	LS	2	\$ 30,000.00	\$ 60,000.00
	SUBTOTAL				\$ 254,730.00
	15% CONTINGENCY				\$ 38,209.50
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$ 38,209.50
	Insurance & General Conditions (5% of Construction Cost)				\$ 12,736.50
	Permits / Fees (3% of Construction Cost)				\$ 7,641.90
	Engineering & Construction Admin Costs (15% of construction				\$ 38,209.50
	Survey / SUE (5% of construction cost)				\$ 12,736.50
	Maintenance Cost (3% of construction cost)				\$ 7,641.90
	Cost Escalation Factor (5%)				\$ 12,736.50
				Total	\$ 422,851.80

NPR - 2024 SWMP PROJECTS- George St.-High St to Elm St CONCEPTUAL COST ESTIMATE ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

	November 1, 2024					
FDOT PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	т	OTAL PRICE
101-1	MOBILIZATION (8% of construction cost)	LS	1	\$ 58,400.00	\$	58,400.00
0102 1	MAINTENANCE OF TRAFFIC (5% of construction cost)	LS	1	\$ 36,500.00	\$	36,500.00
104-1	Environmental Protection	LS	1	\$ 15,000.00	\$	15,000.00
110-0100	Clearing, Grubbing, includes Asphalt Removal	AC	0.5	\$ 90,000.00	\$	45,000.00
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	150	\$ 145.00	\$	21,750.00
0570 1 2	PERFORMANCE TURF, SOD	SY	600	\$ 14.00	\$	8,400.00
160-004	Stabilization, Type B	SY	1,500	\$ 40.00	\$	60,000.00
285-706	Base Group 06	SY	1,500	\$ 95.00	\$	142,500.00
334-1-12	Superpave Asphalt Concrete, Traffic Level B	SY	1,500	\$ 55.00	\$	82,500.00
0425 2 41	MANHOLES, P-7, <10'	EA	3	\$ 11,200.00	\$	33,600.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	8	\$ 6,900.00	\$	55,200.00
430174215	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 15"SD	LF	168	\$ 200.00	\$	33,600.00
430174218	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 18"SD	LF	871	\$ 210.00	\$	182,910.00
430174224	PIPE CULVERT, OPTIONAL MATERIAL, OTHER SHAPE - ELLIP/ARCH, 24"SD	LF	180	\$ 275.00	\$	49,500.00
	Baffle Box (F&I)	LS		\$ 85,000.00	\$	-
	SUBTOTAL				\$	824,860.00
	15% CONTINGENCY				\$	123,729.00
	Incidental Repair to Existing Roadways / Infrastructure (15% of Construction Cost				\$	123,729.00
	Insurance & General Conditions (5% of Construction Cost)				\$	41,243.00
	Permits / Fees (3% of Construction Cost)				\$	24,745.80
	Engineering & Construction Admin Costs (15% of construction				\$	123,729.00
	Survey / SUE (5% of construction cost)				\$	41,243.00
	Maintenance Cost (3% of construction cost)				\$	24,745.80
	Cost Escalation Factor (5%)				\$	41,243.00
				Total	\$	1,369,267.60



NEW PORT R*CIEY

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:	1/7/2025
RE:	Resolution No. 2025-10: Adopting the Flood Risk and Preparedness Public Information Committee Report

REQUEST:

The request is for City Council to approve a resolution which adopts the Flood Risk and Preparedness Public Information Committee's report.

DISCUSSION:

As Council may recall, the Flood Risk and Preparedness Public Information Committee (FRPPIC) was formed in July 2024 with the purpose of offering advisory opinions and recommendations to the City Council on best practices for information dissemination regarding flood risk and emergency preparedness. The formulation of the FRPPIC allows the City to enhance its community's rating under FEMA's National Flood Insurance Program Community Rating System which in turn allows for discounted rates for insurance to be passed along to our residents.

The FRPPIC held its first meeting on October 23, 2024 to discuss the program and report and then met on November 20, 2024 to officially approve it. The report identifies priority areas, determines priority audiences, provides an inventory of public information efforts, addresses community messaging, and outreach projects with an emphasis on pre-hurricane season, post-hurricane season, pre-event information and post-event information.

RECOMMENDATION:

Staff recommends that City Council approve the resolution which adopts the Flood Risk and Preparedness Public Information Committee's report as submitted.

BUDGET/FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

D

Description

Resolution No. 2025-10: Adopting the Flood Risk and Preparedness Public Information Committee Report

Туре

Backup Material

RESOLUTION NO. 2025-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA ADOPTING THE REPORT OF THE FLOOD RISK AND PREPAREDNESS PUBLIC INFORMATION COMMITTEE ATTACHED HERETO AS EXHIBIT "A", AS PROVIDED HEREIN.

WHEREAS, the City's Flood Risk and Preparedness Public Information Committee was created by Ordinance No. 2024- 2302 in order to provide public information related to the City's floodplain management;

WHEREAS, the committee has met as required and prepared the committee's report attached hereto as Exhibit "A";

WHEREAS, the City Council wishes to adopt the committee's report; and

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of New Port Richey, Florida, that the Flood Risk and Preparedness Public Information report attached hereto and incorporated herein as Exhibit "A" is hereby adopted and approved, and the City Manager is hereby authorized to implement the report as provided therein.

DONE AND RESOLVED on the 7th day of January, 2025.

ATTEST:

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney



EXHIBIT "A"

Flood Risk and Preparedness Public Information Committee



City of New Port Richey

Flood Risk and Preparedness Public Information Committee A National Flood Insurance Program (NFIP) for Public Information

Table of Contents

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Chapter 3: Public Information Needs

Chapter 4: Community Messages

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Chapter 6: Flood Response Public Information

Chapter 7: Program Adoption

Appendices: Meeting Minutes



Figure 1: Hurricane Idalia Rescue Efforts August 2023



Chapter 1: Background

History

Located in West Pasco County Florida, the City of New Port Richey was founded in 1924 on the banks of the Pithlachascotee River (Cotee River). With Sims Park and James E. Grey Preserve Park situated on the Cotee River, which allows access to the Gulf of Mexico, New Port Richey has historically been a river city. New Port Richey is 4.61 square miles with a population of 16,728, according to the 2020 census.



Figure 2: Original NPR Welcome Sign

NFIP and CRS

New Port Richey has participated in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) since 1993. The City currently holds a CRS rating of 7, but is striving to improve to a rating of 5 in 2024 and potentially lower in future cycle visits. As the City continues to grow in size, population and density, the evolving need to evaluate public information needs related to flooding, emergency management and resiliency has become more prevalent. Through the CRS Program for Public Information, the City will strive to better educate, inform and alert residents and business owners in a variety of subject matter.

Flood Risk

Located along the Gulf Coast of Florida, New Port Richey has been affected by numerous hurricanes including the recent, Hurricane Helene and Hurricane Milton. With a current total of 2949 acres of land within the City and 1307 acres, or 44%, within the Special Flood Hazard Area (SFHA), the City has significant flood risk. The only two designated SFHA zones within the City are AE and A, with no coastal hazard V zones. Regardless, the proximity to the Gulf of Mexico and the Cotee River creates risk of storm surge, flash flooding and prolonged inundation. US Highway 19, located West of the Cotee River and East of the Gulf of Mexico, has also become a delineation between high flood risk and moderate flood risk. Neighborhoods West of US Highway 19 typically have lower natural grade, a higher Base Flood Elevation (BFE), and historically have flooded more frequently than neighborhoods to the East.

Chapter 2: Committee Members

The Community Rating System (CRS) Manual details how a program for public information committee should be created. The Committee shall be comprised of at least five members of the community, with at least half of the members being stakeholders and not city staff. The manual also requires representation from the City's floodplain management office, public information office, and a representative from the local insurance industry. Additionally, The Committee may have members or receive recommendations from city departments such as; emergency management, planning, public works, code enforcement, parks and recreation, and administration. Additional stakeholders may be; residents, real estate agents, developers, contractors, business organizations or non-profit emergency responders. The City is receptive to additional committee members, if the need arises or if stakeholders desire to serve.

With the adoption of this Flood Risk and Preparedness Public Information Committee, hereby known as "The Committee" by the City Council of New Port Richey, the following members hereby comprise The Committee.

Mike Peters	Stakeholder Insurance Agent / Resident
Ashley Tharp	Stakeholder Insurance Agent
Dell DeChant	Stakeholder Chair of Environmental Committee
Billy Fernandez	Stakeholder Business Owner
Allan Safranek	Stakeholder Realtor / Land Development Review
	Board / Resident
Tammy Ledford	City Floodplain Management / CRS Coordinator
Judy Meyers	City Public Information Office

Chapter 3: Public Information Needs

The NFIP recognizes the need for targeted information to those who may otherwise be unaware of their flood risk. The Committee's primary objective is to identify these areas and decide the best action plan to disseminate the proper information. The CRS manual reiterates the importance of repetitive information in a variety of ways to drive home the imperativeness of being prepared. Figure 3 shows the damage assessment map prepared by City Staff in the wake of Hurricane Idalia, in 2023. Idalia was one of the most significant natural disasters to affect the City in recent history, with flood waters rising multiple feet in many areas. This map is a cornerstone of the City's informational needs, as it displays the vulnerability of both riverfront homes built below flood elevations and homes West of US Highway 19.

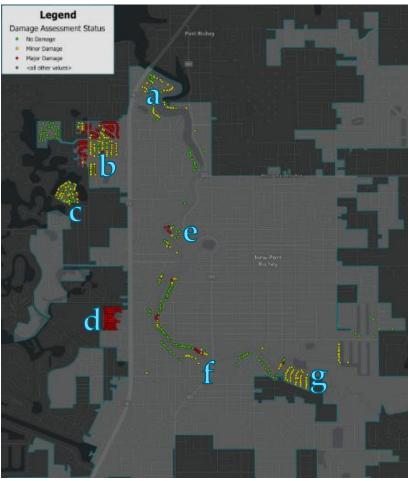


Figure 3: 2023 Idalia Flood Damage Map

Identify Priority Areas

After establishment, identifying priority areas is the next step in The Committee's objectives. The entire City of New Port Richey has some level of flood risk, but these identified areas shall be areas of focus. The CRS manual outlines potential priority areas, but they should be highly specific to the community needs. The Committee hereby establishes the following as priority areas:

- 1. **Flood prone areas** (legend on Figure 3)
 - a. Cotee River Heights
 - b. Oyster Bayou; Jasmine Acres, Wedgewood Village, Gulf Coast Estates, Timber Woods, Jeriverne Plaza, Janczlik Subdivision
 - c. Edgewater Gardens
 - d. Imperial Mobile Home Park
 - e. Sims Manor Estates
 - f. River Heights / River View Estates
 - g. Tropic Shores

2. Repetitive loss areas

Repetitive loss areas are portions of the community that have repetitive loss properties within the boundaries. Repetitive loss properties have had more than one flood claim within a 10-year period. As seen in Figure 4, many repetitive loss areas are the same as identified in Figure 3 as flood prone areas. This does not change the approach to information needs, but bolsters the need for these specific overlapping areas.

3. Mobile Home Parks

FEMA and the NFIP have recognized the risk of mobile homes within flood zones with the removal of the '36-inch rule' for qualified CRS communities. This rule in the Florida Building Code allows for substantially damaged mobile homes to be replaced at a height of 36 inches above grade. Currently, in order to qualify for participation in CRS, communities must remove this allowance in their local code. New Port Richey has removed this allowance and must now make strides to inform mobile home parks of their flood risk.

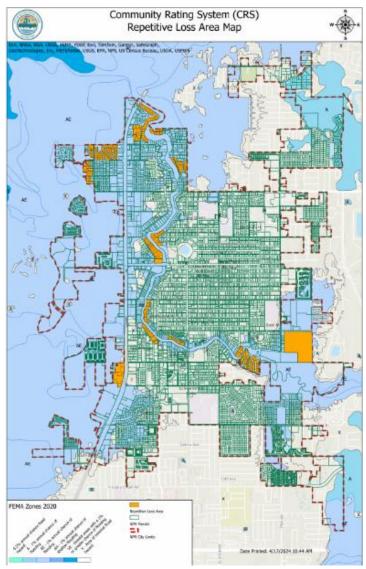


Figure 4: 2024 Repetitive Loss Areas

4. Evacuation zones A, B & C

Hurricanes Helene and Milton, which affected the city in August and October of 2024, proved that all evacuation zones must be taken seriously. Some residents in zone A chose to "ride it out" during Hurricane Helene and put themselves at great risk. The City saw storm surge between 6-9 feet during Hurricane Helene and hundreds of homes were destroyed or had major damage. Two weeks later, during Hurricane Milton, mandatory evacuations were ordered for zones A, B & C and those same residents made the right choice and evacuated. This pair of storms had the highest impact on the city, in recent history, and demonstrated the importance of compliance with mandatory evacuation zones.

Determine Priority Audiences

Once priority areas are identified, The Committee shall identify priority audiences. These audiences can be related to the priority areas, but do not need to be. They can also be audiences from outside the community including; contractors, insurance agents, realtors, and residents of areas that directly surrounds the community that may be affected by the same issues. The Committee hereby establishes the following as priority audiences:

1. Residents of flood prone areas

Residents of flood prone areas are the primary audience for The Committee due to their inherit risk level. Most other audience's outreach work will be preventative in nature, but these residents are at risk now. These residents should have the most messages directed toward them. Chapter 6 will go into specific detail, but during a declared state of emergency, these residents should be the sole focus.

2. Residents of repetitive loss areas

As stated in priority areas, residents of repetitive loss areas are closely related to residents of flood prone areas and should be treated as such.

3. Owners of mobile homes and mobile home parks

Due to their construction, mobile homes pose a tremendous risk to inhabitants in times of rising flood waters. Electrical systems can fail, leaving residents without power or possibly electrify standing water. Their framing can also begin to fail with enough prolonged inundation. These residents can often have financial hardships and may have difficulty finding refuge in times of emergency and often choose to ride-itout.



Figure 5: Residents of Imperial MHP after Hurricane Debby 2012

4. Owners of slab-on-grade homes

In New Port Richey, slab-on-grade homes are typically pre-FIRM built, where the concrete slab is poured directly onto the natural grade. These homes were built without consideration for flooding and pose considerable risk for both occupants and property loss.

5. Developers and contractors

As the origin of both well-built, flood resistant homes and poorly-built, flood prone homes, developers and contractors are where all structures in flood zones derive. Educating them is crucial for long-term resiliency, and building rapport with them is the key to keeping New Port Richey flood resistant.

Inventory Other Public Information Efforts

Once the priority areas and audiences are established, The Committee shall examine other public information efforts. These efforts can be existing initiatives from City departments, FEMA, the Red Cross, utility companies and others. Although the CRS manual stresses the importance of reiterating messages across multiple information efforts, The Committee should not exactly duplicate work. An example would be; a door-to-door public information effort after a flood to inform residents of FEMA relief, when FEMA already sends representatives door-to-door to educate those affected. This should not be construed to omit FEMA relief information in flyers or brochures available all year. The Committee should glean information from and partner with other agencies, non-profits, and companies in their public information efforts.

The Committee hereby establishes the below public information efforts by other entities as available to New Port Richey residents, business owners and stakeholders, and will utilize the same.

NOAA	Homeowner's Handbook
NFIP	Flood Insurance Door Hangers
FDEM	Substantial Damage Notice to Owners
FEMA	Be Prepared for a Flood Flyer
Pasco County	Make a Plan Special Needs
FEMA	Increased Cost of Compliance Fact Sheet
NOAA	Extreme Weather Information Sheet
NFIP	Understanding Flood Loss Avoidance

Figure 6: Existing Public Information Table

Chapter 4: Community Messages

For each priority audience, The Committee shall determine what messaging to use, considering the specific needs of that audience. For instance, owners of mobile homes have different messaging needs than contractors. The CRS manual recognizes six (6) crucial topics to formulate specific messaging; know your flood hazard, insure your property for your flood hazard, protect people from the hazard, protect your property from the hazard, build responsibly, and protect natural floodplain functions. Each community may also choose up to four (4) additional topics for their needs. The topics shall be conveyed into messaging with desired outcomes.

Topic	Message	Outcome			
1. Know your flood hazard	A. Your property is in a flood zone	Increase number of FIRM inquires			
	B. Your property is in a repetitive loss area	Reduce repetitive loss properties			
2. Insure your property	A. Everyone should have flood insuranceB. Renters should protect	Increase number of flood insurance policies Increase Coverage of			
3. Protect people	contents with flood insurance A. Know the flood warning signs	damaged contents Reduce rescues and injury			
4. Protect property	A. Elevate HVAC units	Reduced damaged units			
	B. Protect you home before a storm	Reduce flood damaged homes			
5. Build responsibly	A. Always check if you need a permit (Call Before You Hammer)	Reduce unpermitted structures in floodplain			
6. Protect natural floodplains	A. Do not dump in the river or storm drains	Reduce waste in natural floodplains			
	B. Report broken silt fences	Reduce pollutants in MS4 system			
7. Travel safe	A. Know your evacuation route	Decrease residents "riding it out"			
	B. Protect Transportation	Decrease flooded vehicles			
8. Be prepared	A. Have a hurricane go-bag	Decrease resident evacuation time			
	B. Sign up for alerts	Decrease residents "riding it out"			

Figure 7: Community Topics and Messages Table

Chapter 5: Outreach projects

Outreach projects are the lifeblood of The Committee and how it intends to convey the topic messages to the proper audience and achieve the desired outcome. The CRS manual offers some suggestions on how to deliver these messages, but it is up to The Committee to decide on the best delivery methods for the community. Below are some of the City's ongoing outreach projects and potential future outreach projects. A complete messaging worksheet is included in the appendices.

Ongoing Outreach Projects

City Newsletter "The Bridge"

The City produces and distributes a quarterly newsletter titled "The Bridge". The Committee will disseminate flood risk information through each edition of The Bridge.

City Website (WEB)

The City will continue efforts to revamp the current flood information page of the City website. The Flood Information section of the website is readily available from the website homepage. The Flood Information page shall have, at a minimum, links to current public information efforts, a link to <u>www.floodsmart.gov</u>, and a link to FEMA's flood insurance page <u>www.fema.gov/business.nfip</u>. The website shall be checked by City staff monthly, at a minimum, to ensure accuracy and that all links are operational. This is credited under activity 352.c.

Mailers

The City will continue to send out mailers with flood information, as outlined on the outreach projects worksheet. These mailers will be general and specific in nature. The most current Flood Information brochure will be mailed out to all properties within the Special Flood Hazard Area at a minimum of once per year.

Social Media

The City will continue to utilize social media to communicate messages related to flooding on a monthly basis. This avenue will be highly utilized during pre-event public information efforts, as outlined in Chapter 6. The City will promote all of its outreach events that receive credit under its Program for Public Information (PPI).

Door Hangers

The City will continue to utilize door hangers for pre and post event information. These will be primarily distributed in priority areas.

Annual Hurricane & Flood Expo

The City will continue to host an annual Hurricane Expo during the Pre-Hurricane Season, as outlined in Chapter 6. The Expo will include vendors related to flood preparedness.

Real Estate Brochures

The City will continue to partner with as many real estate offices that are willing, to distribute Real Estate Brochures on the importance of obtaining flood insurance and to research flood risk before purchasing real estate. The City will also have them available at **four (4)** buildings; <u>City Hall - 5919 Main St</u>, The Library 5939 Main St, The Rec Center <u>6630 Van Buren St</u>, and The Police Department 6739 Adams St. This is also credited under activity 342.c.

Build Smart Brochures

The City will have the Build Smart Brochures available at **four (4)** buildings; <u>City</u> <u>Hall - 5919 Main St, The Library 5939 Main St, The Rec Center 6630 Van Buren St, and</u> <u>The Police Department 6739 Adams St</u>. These brochures cover the FEMA 50% rule, best practices to protect natural floodplains, floodplain regulations, and Increased Cost of Compliance opportunities.

Flood Protection Library (LIB) & Locally Pertinent Documents (LPD)

The City will have nine (9) FEMA publications on flood protection topics housed in the Public Library. The City will also have additional references on the community's flood problems housed in the Public Library. These are credited under activity 352.a and 352.b.

Flood Information Brochures

The City will have the Flood Information Brochures available at **four (4)** buildings; <u>City Hall - 5919 Main St, The Library 5939 Main St, The Rec Center 6630 Van Buren St,</u> <u>and The Police Department 6739 Adams St</u>. This brochure covers a broad spectrum of flood information for residents.

City Hall Flood Information Board

The City will dedicate an informational board to flood information in the main hallway at City Hall. This board is strategically placed near the billing department and has frequent foot traffic. The board will be updated quarterly at a minimum.

NFIP Understanding Flood Loss Avoidance Flyer

The City will have the Understanding Flood Loss Avoidance flyer from NFIP available on the City website, City facilities and distributed as a part of the Flood Response section.

Stormwater Inlets Signage

The City will have all public stormwater inlets inscribed with signage to protect stormwater systems and natural waterway conveyances. This is also credited under activity 542.d.

River Cleanup Days

The City will advertise and host an annual cleanup day for the Cotee River. The amount of debris collected from the river will be documented and publicized. This is crucial to restoring and maintaining the natural floodways.

Neighborhood Cleanup Days

The City will continue to advertise and host a bi-annual neighborhood clean day. Allowing residents to dispose of large debris items, free of charge, will reduce the potential of dumping and impact on natural waterways, floodways and drainage.

Property Protection Advice (PPA) & Protection Advice Provided After a Site Visit (PPV)

The City will provide one-on-one advice about property protection and provide financial advice, such as Increased Cost of Compliance through FEMA and resiliency grant through Pasco County. The City will also make a site visit before providing the advice, as requested. This is credited under Activity 362.

LMS Working Group

City staff is part of the Pasco County Local Mitigation Strategy Working Group and a signatory to the 2020 ALL Hazard Comprehensive Emergency Management Plan. The City will offer input regarding specialized needs during the next update cycle.

Future Outreach Projects

Flood Awareness Week March 2025

The City will utilize Flood Awareness Week in March 2025 as an educational initiative for all City residents.

High Water Mark Signage

The City will install high water mark signage in flood prone areas. This signage will alert residents where the highest water level was in a previous major flood event.

Local School Outreach - Early Education

The City will attempt to partner with local schools to give presentations or provide information on flood risks.

Publicizing Capital Improvement Projects

The City will publicize ongoing capital improvement projects via signage, social media and The Bridge.

Public Presentations

The City will attempt to partner with varying groups, agencies and/or associations to give presentations on flood issues.

- CONA
- Builders Association
- West Pasco Board of Realtors

Chapter 6: Flood Response Public Information

Natural disaster events can be some of the most stressful times for residents and business owners. Although The Committee will operate throughout the year through different outreach projects, special care should surround hurricane season. The Committee will have four different phases during this time; pre-hurricane season, post-hurricane season, pre-event information and post-event information. The area, audience and messaging will depend on which phase the City is experiencing. This chapter will be credited under activity 332.b Flood Response Preparations (FRP). This messaging should be closely associated with the City's Emergency Management Operations.

Pre-Hurricane Season - April 1 - May 30

Ongoing Outreach Projects – The City will utilize its various ongoing outreach projects, outlined in Chapter 5, to communicate general and specific messaging to target areas and audiences.

Social Media – The City will utilize its various social media outlets to communicate flood and emergency related information. This information will include; evacuation zones, best practices for flood protection, planning ahead for hurricane season, etc.

Hurricane & Flood Expo – The City will host an annual Hurricane & Flood Expo. This will be open to the public and host numerous City departments, State and Federal agencies and private organizations. The event will include booths that will communicate, demonstrate and provide handouts on emergency response, flooding, insurance, utilities, construction, realty and more.



Figure 8: 2024 New Port Richey Hurricane Expo

Pre-Event Information

Social Media – The City will utilize its various social media outlets to communicate flood and emergency related information. This information will include; evacuation orders, states of emergency, City specific hurricane impact projections, available hurricane shelters, City facilities available for resident use, among others.

Emergency Alerts – The City will utilize Pasco County emergency text alerts, the Nixle text alert system and, in a mandatory evacuation situation, Police personnel to alert neighborhoods to evacuate.

Post-Event Information

Social Media – The City will continue to utilize it's social media outlets to communicate aftermath, cleanup and rebuilding information.

Aftermath Information – Damage assessment on private and public properties will begin as soon as possible after the storm by the Building Official and Inspectors. Structures will be marked as SAFE or UNSAFE to occupy and any specific comments will be inserted on the placard. Contact information will be inserted on the placard so property owners may follow up for individualized assistance.

Public Works Cleanup Guides – Cleanup guides will be provided in person to affected areas during the damage assessment phase.

Door Hangers for Substantial Damage - Partnering with the City's Flood Risk and Preparedness Public Information Committee, if a property is determined to qualify under Substantial Damage, information on Substantial Damage and requirements for obtaining a building permit will be left with the homeowner or occupant.

Handouts for Increased Cost of Compliance (external) – The City will mail out the ICC handouts, as provided by FEMA, to affected residents.

Post-Hurricane Season – After November 30

The City will hold multiple meetings to debrief on the previous hurricane season and any events that occurred during that time. The City's Emergency Response Team will meet to discuss actionable items to improve operations, response and city-wide preparation to any events that occurred. Those items will be communicated to The Committee, which will then meet to discuss actionable items to improve messaging, communication, and any pitfalls in The Committee document. The Committee will recommend any changes in the document to the City Council.

Chapter 7: Program Adoption

The Community Rating System requires approval of this document so that it has formal, official status within the community.

This Flood Risk and Preparedness Public Information Committee Document is formally adopted as of January 7, 2025 under Resolution 2025-10 by the City Council of the City of New Port Richey. The adopted resolution is attached as an appendices.

The Committee document will be reviewed and updated at least once per calendar year by the Committee and recommend any changes to be adopted by the City Council.

Appendices

Meeting Agendas Minutes Sign in Sheet Outreach Project Messages Worksheet



5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

Flood Risk and Preparedness Public Information Committee

October 23, 2024 at 5PM

City Council Chambers - City Hall

AGENDA

- Item 1: Call to order Introduction of participants
- Item 2: Election of Chairperson and Secretary

Item 3 Sunshine Law

- Item 4 Explanation and establishment of PPI Committee
 - What is a PPI?
 - o Activity 330 PPI (Program for Public Information)
 - o Activity 332 FRP (Flood Response Preparations)
 - o Activity 350 Flood Protection Information
 - o Activity 360 Flood Protection Assistance
 - Commitment from members to serve twice per calendar year
 - Sunshine law implications
 - Quorum (min. 5 members with 3 stakeholders)

Item 5: Identify needs

- Identify priority areas
 - o Flood prone areas
 - Repetitive loss areas
 - o Mapping, descriptions, key public information concerns for areas
 - o Idalia areas
- Determine priority audiences
 - o Mobile homes parks / owners
 - o Contractors
 - o Owners of homes below BFE
 - Repetitive loss areas



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Item 6: Inventory other Public Information Efforts

- Example handouts available
- Stakeholder literature
- Hurricane Expos
- FEMA
- Red Cross

Item 7: Formulate Message - Six Priority Topics with outcomes

- Know your flood hazard.
- Insure your property for your flood hazard.
- Protect people from the hazard.
- Protect your property from the hazard.
- Build responsibly.
- Protect natural floodplain functions
- Community Specific Messages (4)
 - o Travel Safe
 - Be prepared

Item 8: Identify Outreach Projects - Example handout

Item 9: Prepare and adopt the PPI document – adoption at next meeting

• Review current plan and provide feedback

Item 10: Adjournment





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Flood Risk and Preparedness Public Information Committee

November 20, 2024 at 5:00PM

City Council Chambers - City Hall

AGENDA

Item 1: Call to order

Item 2: Approval of October 23, 2024 Minutes

Item 3: New Business: Adoption of Program

Item 4 Adjournment



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Flood Risk and Preparedness Public Information Committee

Kickoff Meeting

5 PM Wednesday October 23, 2024

Minutes

Item 1: Call to order - Introduction of participants

Allan Safranek was nominated/seconded as chair

Ashley Tharp was nominated/seconded as secretary

Quorum present

Item 2: Discussion on explanation and establishment of PPI Committee

- What is a PPI?
 - Activity 330 PPI (Program for Public Information)
 - o Activity 332 FRP (Flood Response Preparations)
 - o Activity 350 Flood Protection Information
 - Activity 360 Flood Protection Assistance
 - o Activity 510 Floodplain Management Plan
- Members committed to meeting twice per calendar year
- Sunshine law implications confirmed future meeting dates and minutes will be available to the public

Item 3: Discussion and review of public needs and priority areas in the community

- Discussed and identified priority areas
 - o Flood prone areas
 - Repetitive loss areas
 - o Mapping, descriptions, key public information concerns for areas
 - 0 Idalia areas
- Discussed and determined priority audiences
 - o Mobile homes parks / owners
 - o Contractors
 - o Owners of homes below BFE
 - Repetitive loss areas
 - o Residences in B/Shaded X zones



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o Residents in high Evacuation areas

Item 4: Discussion on Inventory other Public Information Efforts

- Reviewed example handouts
- Reviewed stakeholder literature
- Discussion on Pasco and City of Port Richey current CRS rating
- Hurricane Expos
- FEMA
- Red Cross

Item 5: Discussion and review of formulated Messages - Six Priority Topics with outcomes

- Know your flood hazard.
- Insure your property for your flood hazard.
- Protect people from the hazard.
- Protect your property from the hazard.
- Build responsibly.
- Protect natural floodplain functions
- Community Specific Messages (4)
 - o Travel Safe
 - o Be prepared

Item 6: Discussion on Outreach Projects - handout

- City Newsletter
- City Website
- Mailers
- Social Media
- Door Hangers
- Annual Hurricane Expo
- Real Estate Brochures
- Build Smart Brochures
- Flood Protection Library
- Flood Information Brochures
- City Hall Flood Information Board
- Stormwater Inlets sinage



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- River Cleanup Days
- Neighborhood Cleanup days
- Property protection Advice

Item 7: Discussion on preparation and adoption of the PPI document – plan to adopt at next meeting

Item 8: Discussion on Floodplain Management Plan (FMP) – plan to adopt at next meeting with public comment

• Reviewed current plan and provided feedback

Item 9: We had a discussion on the upcoming visit scheduled for 11/06/2024. There was a discussion if the committee could meet again before the 5-year visit.

Meeting was adjourned at 6:45 PM.



5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

Flood Risk and Preparedness Public Information Committee

November 20, 2024 at 5:00PM

City Council Chambers - City Hall

Minutes

Item 1: The meeting was called to order at 5:05 PM

Item 2: There was a call for a review of the prior meeting minutes from October 23, 2024. A motion was made and 2nd for the meeting minutes to be approved. There was no discussion and the minutes were approved.

Item 3: The revised PPI program was reviewed. A motion was made and 2nd for the PPI Program to be adopted. Discussion on the updated PPI Program included the updates were comprehensive and included the updates previously discussed. Discussion on the next steps. The proposal will be presented to City council for further action. After discussion, the vote was made and passed.

Item 4: Having no further business before the committee, it was moved and 2nd to adjourn. After no objections, the meeting was adjourned at 5: 15 PM.

Chapter 2: Committee Members

The Community Rating System Manual details how a program for public information committee should be created. The Committee shall be comprised of at least five members of the community, with at least half of the members being stakeholders and not city staff. The manual also requires representation from the City's floodplain management office, public information office, and a representative from the local insurance industry. Additionally, The Committee may have members or receive recommendations from city departments such as; emergency management, planning, public works, code enforcement, parks and recreation, and administration. Additional stakeholders may be; residents, real estate agents, developers, contractors, business organizations or non-profit emergency responders. The City is receptive to additional committee members, if the need arises or if stakeholders desire to serve.

With the adoption of this Flood Risk and Preparedness Public Information Committee, hereby known as "The Committee" by the City Council of New Port Richey, the following members hereby comprise The Committee.

Tammy Ledford	City Floodplain Management / CRS Coordinator
Judy Meyers	City Public Information Office
Mike Peters	Stakeholder Insurance Agent / Resident
Ashley Tharp Qct	Stakeholder Insurance Agent
Dell DeChant del	Stakeholder Chair of Environmental Committee
Billy Fernandez	Stakeholder Business Owner
Allan Safranek	Stakeholder Realtor / LDRB Board / Resident

Insert Picture



Flood Risk and Preparedness Committee Outreach Projects

Reviewer:

330 OUTREACH PROJECTS WORKSHEET

Community: City of New Port Richey

Date:

					3	30 Outre	ach Pro	ject (OP)	Worksh	eet								
		Points			Topics	Covered				PPI Me	ssages	Times				Multipl	iers	
	Outreach Projects	per Topic	1. Hazard	2. Insure	3. People	4. Property	5. Build	6. Natural	7. Travel Safe	8. Be Prepared		Times per Year	OP	PPI?	PPI (OP)	STK?	STK (OP)	OP + PP + STK
OP#1	Flood Information Kiosk - City Hall	1	Х	Х	Х	Х	Х	Х				1	6	У	2.4		0.0	8.4
OP#2	Flood Information Kiosk - Library	1	Х	Х	Х	Х	Х	Х				1	6	У	2.4		0.0	8.4
OP#3	Flood Information Kiosk - Police	1	Х	Х	Х	Х	Х	Х				1	6	У	2.4		0.0	8.4
OP#4	Flood Information Kiosk - Rec Center	1	Х	Х	Х	Х	Х	Х				1	6	У	2.4		0.0	8.4
OP#5	City Website Flood Page	1	Х	Х	Х	Х	Х	Х	Х	Х		1	8	У	3.2		0.0	11.2
OP#6	Social Media	2	Х	Х	Х	Х	Х	Х	Х	Х		1	16	y	6.4		0.0	22.4
OP#7	Annual Hurricane Expo	2	Х	Х	Х	Х	Х	Х	Х	Х		1	16	у	6.4	у	4.8	27.2
OP#8	Library Flood Infromation (LIB)	1	Х	Х	Х	Х	Х	Х				1	6	y	2.4		0.0	8.4
OP#9	Locally Pertinent Documents (LPD)	1	х	Х	х	х	Х	х				1	6	y	2.4		0.0	8.4
OP#10	Flood Information Board City Hall	2	Х	Х	Х	Х	Х	Х	Х	Х		1	16	У	6.4		0.0	22.4
OP#11	Stormwater Inlet Signage	2				Х		Х				1	4	y	1.6		0.0	5.6
OP#12	River Cleanup Days	6				Х		Х				1	12	у	4.8	у	3.6	20.4
OP#13	Neighborhood Cleanup Days	6				Х		Х				1	12	У	4.8		0.0	16.8
OP#14	Property Protection Advice (PPA)	6			Х	Х	Х	Х				1	24	У	9.6		0.0	33.6
OP#15	Property Advice After Visit (PPV)	6			Х	Х	Х	Х				1	24	у	9.6		0.0	33.6
OP#16	City Newsletter "The Bridge"	2	Х	Х	Х	Х	Х	Х	Х	Х		4	64	У	25.6		0.0	89.6
OP#17	Flood Prone Area Door Hangers	6	Х	Х	Х	Х	Х	Х	Х	Х		1	48	У	19.2		0.0	67.2
OP#18													0		0.0		0.0	0.0
OP#19													0		0.0		0.0	0.0
OP#20													0		0.0		0.0	0.0
OP#21													0		0.0		0.0	0.0
OP#22													0		0.0		0.0	0.0
OP#23													0		0.0		0.0	0.0
OP#24													0		0.0		0.0	0.0
OP#25													0		0.0		0.0	0.0
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OP#30					ļ								0		0.0		0.0	0.0
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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:	1/7/2025
RE:	Fleet Maintenance/Utility Purchasing Warehouse Construction Project – Change Order No.2/Budget Amendment

REQUEST:

The request of staff for City Council is to review and consider for approval the attached Change Order No.2 in the amount not to exceed \$70,091.11. In addition, staff would request that City Council review and approve the attached budget amendment in the amount not to exceed \$70,100.00.

DISCUSSION:

As City Council may recall, on January 17, 2023 RFP23-001 was approved and awarded to Hennessy Construction Services Corporation for bidding and construction management services for the construction of the proposed Fleet Maintenance and Utility Warehouse and Storage Building located at 6420 Pine Hill Road. Prior to the construction phase, a subsurface analysis of the site was performed by Central Florida Testing Laboratories as a sub-consultant of Stroud Engineering Consultants, Incorporated. Subsequent to the testing, an estimated 200 to 300 cubic yards of grout was estimated to stabilize the subsurface. During the grouting process, a total of 370 cubic yards of grout was injected. As a result, I am presenting to you a change order in the amount of \$70,091.11 which if approved, which brings the project total to \$4,768,195.11. Incidentally, the funding to support this change order is recommended through use of the Water and Sewer Construction Fund, following a budget transfer from the Sewer Main & Manhole Rehabilitation/Lining project.

Finally, subsequent to the completion of the grouting process, Central Florida Testing Laboratories, Inc. submitted to the city a Completion Report for the ground stabilization program summarized as follows:

"Based upon the above cumulative information, it is our professional opinion that the recommended deep compaction grouting program has been implemented in accordance with our recommendation and industry standards and that the sinkhole weakened soil conditions previously identified within the limits of the grouting program have been sufficiently stabilized to eliminate ongoing soil weakening or the potential for soil collapse to occur."

RECOMMENDATION:

Approval of Change Order No.2 and budget amendment are recommended.

BUDGET/FISCAL IMPACT:

Funding is identified as Water and Sewer Construction Funds and is being transferred from the Sewer Main & Manhole Rehabilitation/Lining Project.

ATTACHMENTS:

Description

NPR-4734_-_OCO2-PCO_3_-_Add_Grouting_SUBMITTED_REV1_12.27.24

Backup Material

D Ground Stabilization Program Completion Report

Backup Material

AIA Document G701 – 2017

Change Order

PROJECT : (Name and address)	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
New Port Richey Fleet Maintenance &	Contract For: General Construction	Change Order Number: 002
Warehouse Facility		-
6420 Pine Hill Road	Date: July 10, 2024	Date: December 19, 2024
New Port Richey, FL 34652		
OWNER: (Name and address)	ARCHITECT: (Name and address)	CONTRACTOR: (Name and address)
City of New Port Richey, a Florida	Stroud Engineering Consultants, Inc.	Hennessy Construction Services Corp.
Municipal Corp.	10503 Cyndee Ln.	2300 22nd Street North
5919 Main Street	Odessa, FL 33556	St. Petersburg, FL 33713
New Port Richey, FL 34652		•

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please refer to the attached backup data: PCO #003 with all supporting documentation for the specific details pertaining to this Owner Change Order No. 02.

The original Contract Sum was	\$ 4,698,104.00
The net change by previously authorized Change Orders	\$
The Contract Sum prior to this Change Order was	\$ 4,698,104.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 70,091.11
The new Contract Sum including this Change Order will be	\$ 4,768,195.11
The Contract Time will be unchanged by Zero (0) days	

The Contract Time will be unchanged by Zero (0) days. The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Stroud Engineering Consultants, Inc.

ARCHITECT (Firm name)

Gary Peterson

Gary Peterson,, Sr. Project Manager PRINTED NAME AND TITLE

Dec. 27, 2024 DATE

Hennessy Construction Services Corp.

CONTRACTOR (Firm name) SIGNATURE

Mark J. Stalker, President PRINTED NAME AND TITLE

December 19, 2024 DATE

City of New Port Richey, a Florida Municipal Corp **OWNER** (Firm name)

SIGNATURE

Alfred Davis, Mayor PRINTED NAME AND TITLE

DATE

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1



PCO #003

Hennessy Construction Services 2300 22nd Street North Saint Petersburg, Florida 33713 Phone: (727) 821-3223 Fax: (727) 822-5726 Project: GEN-4734 - New Fleet Maintenance & Warehouse Facility 6420 Pine Hill Road Port Richey, Florida 34668

PCO 3 -- Additional Compaction Grouting

TO:	City of New Port Richey 5919 Main Street New Port Richey Florida, 34652	FROM:	Hennessy Construction Services 2300 22nd St N St. Petersburg Florida, 33713
PCO NUMBER/REVISION:	003 / 0	CREATED DATE:	12/19 /2024
SCHEDULE IMPACT:	5 days		

CHANGE REASON: Existing Condition

DESCRIPTION:

Additional grouting costs

\$ (100,000.00)	Original Allowance	
\$ 2,500.00	Mobilization	
\$ 43,200.00	Drilling	
\$ 48,377.50	Pumping of Grout	
\$ 72,200.00	Grout/Concrete material	
\$ 66,277.50	Change Order Sub Total	
\$ 324.76	Bond	0.49%
\$ 470.57	Insurance	0.71%
\$ 3,018.28	Contractor Fee	4.50%
\$ 70,091.11	Change Order Total	

COST CODE:

ATTACHMENTS:

#	Cost Code	Description	Туре	Amount					
1	51003 - GROUT CHAGE ORDER	Additional grouting costs including Helicon labor Costs	Other	\$ 94,077.50					
2	51003 - GROUT CHAGE ORDER	Additional material costs - Maschmeyer Concrete	Other	\$ 72,200.00					
3	51003 - GROUT CHAGE ORDER	Original Allowance included in Base Bid	Other	(\$100,000.00)					
4	4 01922 - INSURANCE GENERAL LIABILITY Other								
5	01924 - BOND	PERFORMANCE AND PAYMENT BOND Other							
6	6 51998 - CONTRACTOR FEE CONTRACTOR FEE Other								
	1								
	10		Subtotal:	\$70,091.11					
	NIMIA	.7 .	Grand Total:	\$70,091.11					
XEAN IL'G.BY									
Signature Date									
Ke	lly Byrne, Project Manager								

Printed Name / Title

Testing Development and Research

12625 - 40TH STREET NORTH • CLEARWATER, FL 33762

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

 TAMPA BAY AREA (727) 572-9797
 FLORIDA 1-800-248-CFTL
 FAX (727) 299-0023

December 17, 2024

Hennessy Construction Services Corp. 2300 22nd Street North St. Petersburg, FL 33713

Attn: Ms. Kelly Byrne Project Manager

Re: Completion Report for the Ground Stabilization Program at City of New Port Richey Fleet Maintenance Facility, located at 6420 Pine Hill Road, Port Richey, FL 34668 CFTL Report No. 250676

Dear Ms. Byrne,

In accordance with the recommendations presented in our geotechnical investigation report issued in August of 2021 (under our Report No. 238123A), our office was present to monitor the subsurface compaction grouting program implemented by your subcontractor, Helicon Foundation Repair, Inc. (Helicon). This program of deep compaction grouting was completed in order to address

potential sinkhole activity identified to exist beneath the footprint of the proposed new Fleet Maintenance Facility building. The new Fleet Maintenance Building will be located to the immediate east of the existing building.

Based on the results of our geotechnical investigation in conjunction with the reconfiguration of the



planned new building, it was our professional opinion that the two separate areas in which buried solution features along with common indicators of sinkhole activity had been identified should be stabilized by a program of subsurface compaction grouting where a cementitious grout mix is pumped under low to moderate controlled pressures beginning at a depth representative of competent rock, progressing upward through the sinkhole weakened or raveled soil zones towards the surface. This remediation program was intended to seal off the limestone layer



to prevent future soil raveling and downward migration of the soils into the underlying weathered limestone formation, fill existing voids within the overburden soils and improve the overall density of the soil profile and supporting soils beneath the building.

Helicon performed the recommended subsurface ground stabilization program over the course

of 14 working days between the dates of November 4th, 2024 and November 22nd, 2024. Site work included casing installation, grout injection and casing removal. The compaction grouting program consisted of 28 total deep grout injection points. Eight (8) of the 28 injection locations (DG-1 thorough DG-8) were positioned within a grid pattern encompassing the smaller anomalous area beneath the southeastern portion of the footprint of planned new construction, with the remaining 20 injection locations (DG-9 through DG-28) positioned within a grid pattern encompassing the larger anomalous area beneath the northwestern portion of the footprint of the planned new construction.

Of note during the installation of the grout injection points a small sinkhole opened

up around the location of grout injection point DG-5. The surface expression was widened and then filled with sand and in tamped with the bucket of the backhoe. Additional compaction of this area will take place when the new building footprint is "proof-rolled" in accordance with the recommendations provided in our initial report (CFTL Lab No. 238123A)



The depth to competent limestone and the starting depth of this program varied



from 31 to 96 feet below the ground surface, with an average drilling depth of 68 feet deep. The extreme variance is attributable to the depth of the buried conical solution features.

A total of 1,913 linear feet of casing was installed and removed through the 28 total deep injection locations. An additional total of 184 linear feet of redrilling was required at

4 injection locations (DG-15, DG-21, DG-25, DG-28) as a result of tight, locked, or broken casing. The actual drilling depths proved to be somewhat deeper than our estimate of 20 to 50 feet deep.

The deeper depths reflect the beginning depth to competent limestone in the bottom of the identified solutions features while the more shallow depths reflect the outer limits or assumed perimeter of the buried solution features.

Our monitoring efforts recorded that a total of 370.0 cubic yards of cementitious grout was injected in through the 28 individual locations. The total quantity of grout utilized exceeded our

estimate of approximately 200 to 300 cubic yards; however, soil conditions dictated the additional grout material in order to fully and completely stabilize the sinkhole weakened or raveled soils existing beneath the areas two of concern. Upon completion of the grouting program a total of 10.0 cubic yards of



material was returned to the supplier, Maschmeyer.

The localized solution feature beneath the southeastern portion of the planned building (DG-1 through DG-8) accounted for 120.0 cubic yards of injected

cementitious grout while the localized feature beneath the northwestern portion of the planned building (DG-9 through DG-28) accounted for a total of 250.0 cubic yards of injected cementitious grout.

Limiting criteria of the injection process was either an injection pressure of 100 psi over the line pressure required to move the grout from the pump through the supply hose and to the injection casing, ground heave, or movement of any adjacent structures. A maximum of 40 cubic yards of grout was recommended to be pumped at any one a location in a single day.

The mix design used for this project was coded by the supplier Maschmeyer as "P15GF9000540" with a product description of "1500 GROUT 900." Mix codes



from each truck ticket upon delivery were checked and confirmed by our representative to be this specific mix.

Our office also sampled the delivered grout material for unconfined compressive strength on 10 separate days in order to verify that the delivered

material was in accordance with our recommended strength of at least 1,500 psi at 28 days of age. The results of our compressive strength tests confirmed that the delivered grout mix met or exceeded our recommended strength of 1,500 psi at 28 days of age (see attached Concrete Compressive Strength Reports).

Attached for reference is a site schematic showing the locations and numbering of the 28 individual injection locations along with a chart in tabular form showing the depth of each point and quantity of grout injected.

Based upon the above cumulative information, it is our professional opinion that the recommended deep compaction grouting program has been implemented in accordance with our recommendations and industry standards and that the sinkhole weakened soil conditions previously identified within the limits of the grouting program have been sufficiently stabilized to eliminate ongoing soil weakening or the potential for soil collapse to occur.

Daily report sheets, detailed concrete supplier tickets, field notes, and photos of the work efforts will be kept in our files for future review, if necessary.

We appreciate the opportunity to have been of service. If any questions arise concerning this report, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.



This item has been electronically signed and sealed by George C. Sinn, Jr., P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

George C. Sinn, Jr., P.E. President / Principal Engineer FLN16911 GCS/sls

Attachments

cc: City of New Port Richey – Derek Silver, Construction Project Manager (email) Helicon – Bob Burgen, Sr. Executive Account Manager (email)



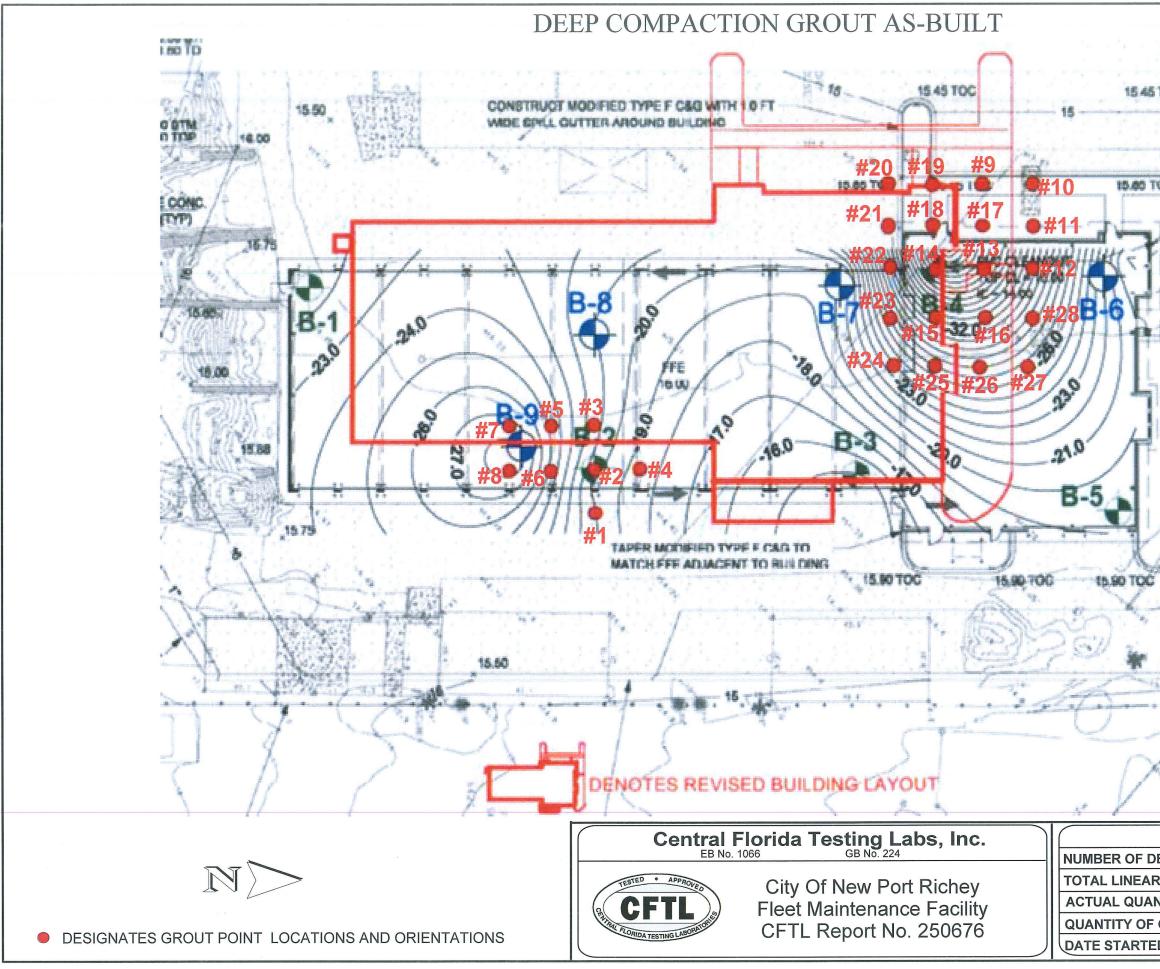
Jesting Development and Research 12625 - 40TH STREET NORTH · CLEARWATER, FL 33762 Tampa Bay Area: (727) 572-9797 Florida: 1-800-248-CFTL Fax: (727) 299-0023

Lab No.:	250676	Monitored By:	DS
Project:	NPR Fleet Maintenance Facility	Start Date:	11/4/2024
Address:	6420 Pine Hill Road	End Date:	11/22/2024
City / State:	New Port Richey	Grout Company:	Helicon Foundation Repair, Inc.
Client:	City of New Port Richey	Date Reported:	12/17/2024

DEEP COMPACTION GROUTING SUMMARY

Grout Point	Grout Pt. Depth	Quantity Pumped	
No.	(ft.)	(yd. ³)	Notes
DG-1	36	5.9	
DG-2	60	7.9	MIX DESIGN:
DG-3	96	22.5	MASCHMEYER P15GF9000540
DG-4	80	19.8	
DG-5	84	13.0	
DG-6	84	8.9	
DG-7	88	14.5	
DG-8	80	27.5	RETURNED GROUT
DG-9	82	20.0	11/22/24 - Returned 10.0 yd ³ of grout to the supplier.
DG-10	40	12.9	Total amount of grout returned: 10.0 yd ³
DG-11	94	42.9	
DG-12	79	27.1	
DG-13	31	1.7	
DG-14	82	15.2	
DG-15	84	5.4	REDRILLS
DG-16	59	6.6	DG-15 to 59'
DG-17	59	3.9	DG-21 to 63'
DG-18	79	13.7	DG-25 to 24'
DG-19	59	8.7	DG-28 to 38'
DG-20	33	1.8	Total depth of redrills: 184 ft
DG-21	59	7.1	
DG-22	32	2.0	
DG-23	79	10.7	
DG-24	78	29.6	
DG-25	76	16.5	
DG-26	70	14.4	
DG-27	58	6.3	
DG-28	72	3.5	

TOTAL POINTS	TOTAL FEET DRILLED	TOTAL QUANTITY (YD. ³)
28	1913	370.0



TOC B B B B B B B B B B B B B		
A B		
Grouting	Totals	
EEP GROUT POINTS	28	
R FEET DRILLED	1,913 Feet	
NTITY INJECTED	370.0 Cubic Yards	
GROUT RETURNED	10.0 Cubic Yards	
ED / COMPLETED	11/4/24 to 11/20/24	

	GINEERING BUSINESS NO. 1066 FAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL								GEOLOGY BUSINESS NO. 224 FAX (727) 299-0023			
		(CONCRE	ETE COMP	RESSIVE S	TRENGTH	REP	ORT				
	: City of New				Warehouse F	acilty		Da	nte: 12/04/2	24		
	ion: 6420 Pine		l, New Po	rt Richey, Flo	rida			Lab I	No: 250676	5-1		
Concr	Contractor: Helicon Set No: 1 Concrete Supplied by: Maschmeyer Set No: 1 Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facility											
DESIGN DATA	Mix Type:	x Norma	l Weight	in <u>28</u> Light V	-	Slump: 7.0 Other			ignation: <u>P1</u>			
FIELD DATA	Weather Conditions: Clear and Sunny Air Temperature: 84 ° F Truck No: 1236 Ticket No: 4430050 Time Batched: - Time Sampled: 7:30 AM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 7 in. Air Content: - % Water Added: - gal. Authorized by: - of - - Plastic Unit Weight: - Pcf Yield: - cu.ft./cu.yd. Molding & Field Data By: DS of CFTL Location of Pour: Injection Point #7 Curing Method: Field X Lab Made According to ASTM C-31 X yes no unknown											
LAB DATA	Delivered by: Date Cylinder Date Cylinder	s Made:		24	Lab Cured acco	ording to ASTM ording to ASTM ording to ASTM	1 C-31	X yes	no	unkno unkno unkno	wn	
IVE H	SPECIMEN MARKING 1	DATE TESTED 11/13/24	AGE (days) 7	TOTAL LOAD (lbs.) 9,330	UNIT LOAD (psi) 1,300	TYPE FRACTURE 2	HT. (in.) 5.90	SIZE AVG. DIA (in.) 3.02	E AVG. AREA (in. ²) 7.16	CAP No	DEFECTS SPECIMEN No	
COMPRESSIVE STRENGTH	2 3	11/20/24 12/04/24	14 28	10,700 13,900	1,490 1,940	2	5.65 5.80	3.02 3.02 3.02	7.16 7.16 7.16	No No	No No	
Rema	rks: "-" Denote	s Informatio	on Not Prov	vided					11111111	11010	1010	
	Remarks: "-" Denotes Information Not Provided.											

	ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224										
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023 CONCRETE COMPRESSIVE STRENGTH REPORT									27) 299-0023		
		(CONCRE	ETE COMP	RESSIVE S	TRENGTH	REP	ORT			
Client	: City of New	Port Riche	y Fleet M	aintenance &	Warehouse F	acilty		Da	ite: 12/05/2	24	
Projec											
	ion: 6420 Pine		l, New Por	rt Richey, Flo	rida			Lab I	No: 250676	5-2	
Contractor: Helicon Concrete Supplied by: Maschmeyer Set No: 2											
	ts to: City o	-		leet Maintena	ance & Wareh	ouse Facilty					
				2							
A N	Specified Stre	ngth: 1	,500 psi	in 28	Days	Slump: 4-6	in.		Air Content:	-	%
DESIGN DATA	Mix Type:	x Norma	l Weight	Light V	Weight	Other		Mix Des	ignation: <u>P1</u>	5GF90	000540
IQ	Design Specif	ications:	x Un	known	ASTM	AC	Ί	Othe	er <u>-</u>		
	Weather Cond	litions:	Clear and	Sunny				Air 7	emperature:	88	° _F
	Truck No:	2447	Ticket	No: 443070	4 Time B	atched:	-	Time S	Sampled:	1:15	PM
	Load: 10	-		Temp.: _ 0	F Slu	mp: 7	in.		Air Content:		%
FIELD DATA	Water Added:	territer and the second se	gal.	Authorized by			of				
FI D/	Plastic Unit W		-	Pcf	2	Yield:		-		cu.ft./	cu.yd.
	Molding & Fie Location of Po	,	Contraction of the local diversion of the loc			ofCF	TL				
	Curing Metho				Made Acc	ording to AST	A C-31	X ves		unkno	wn
TÀ	Delivered by:		11/07/202			ording to ASTM				unkno	
LAB DATÀ	Date Cylinder Date Cylinder		11/07/202 11/08/			ording to ASTM ording to ASTM					
					. Tested acc		vi C-37	SIZI			wii
	SPECIMEN	DATE	AGE	TOTAL	UNIT	TYPE	HT.	AVG.	AVG.		DEFECTS
IVE	MARKING 1	TESTED 11/14/24	(days) 7	LOAD (lbs.) 9,790	LOAD (psi) 1,370	FRACTURE 2	(in.) 5.80	DIA (III.) 3.02	AREA (in. ²) 7.16	CAP No	SPECIMEN No
COMPRESSIVE STRENGTH	2	11/21/24	14	11,410	1,600	6	5.65	3.01	7.12	No	No
IPR	3	12/05/24	28	13,650	1,910	2	5.90	3.02	7.16	No	No
ST											
Ŭ											
	1									1114	111.
Rema	rks: "-" Denote	es Informatio	on Not Prov	vided.					IN SEL	LB	K/19
	,		TYPE	FRACTURE				110	9 No	57502	
≯ < <1i	n. (25 mm)		min	$\overline{\mathbf{n}}$			· · · · · · · · · · · · · · · · · · ·	A	* IN	*1/	
IIX			$\langle \rangle $					F	Bull D	TEPP	Hog .
\parallel / \wedge		$\wedge $		WNII - Y				Eng	incer in Chl sell B/Reit	alge?	12+16,5024
Page 22	61	2 L	──┛╎└	3 4		5 L L	6	1	57502	11111	18000

Testing, Development and Research

12625 40th STREET NORTH
CLEARWATER, FLORIDA 33762

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 2 TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023												
TANITA												
		C	CONCRE	TE COMP	RESSIVE S	TRENGTH	REPO	JKI				
Client	: City of New	Port Riche	y Fleet Ma	aintenance &	Warehouse F	acilty		Da	te: 12/06/2	4		
Projec	t: New Port	Richey - F	leet Main	tenance								
	on: 6420 Pine		, New Poi	t Richey, Flo	rida			Lab I	No: 250676	-3		
Contractor: Helicon												
Concrete Supplied by: MaschmeyerSet No: 3Reports to:City of New Port Richey Fleet Maintenance & Warehouse Facility												
Kepor	is to. City o		Rielicy I	leet maintena		ouse r denty						
									5 85			
IGN					Days						%	
DESIGN DATA	-				Veight					5GF9(000540	
	Design Specifi	ications:		known	ASTM		1	Othe				
	Weather Conditions: Cloudy and Overcast Air Temperature: 81 ° F											
					5 Time B							
	Load: <u>10</u> cu. yd. Concrete Temp.: <u>- ^o</u> F Slump: <u>7</u> in. Air C										ontent:%	
FIELD DATA	Water Added:		gal.	Authorized by	-		of					
FII DA	Plastic Unit W	eight:	-	Pcf		Yield:		-		cu.ft./	cu.yd.	
	Molding & Field Data By: DS of CFTL											
	Location of Po	our: Injection	on Point #	4								
	Curing Metho	d: 🗌 Fiel	d X La	b	Made Acc	ording to ASTN	M C-31	x yes	no	unkno	wn	
	Delivered by:	CFTL		:	Site Cured acco	ording to ASTM	1 C-31	X yes no unknown				
LAB DATA	Date Cylinders	s Made:	11/08/202	.4	Lab Cured acco	ording to ASTM	1 C-31					
I Q	Date Cylinder	s Received:	11/09/	2024	Tested acc	ording to ASTN	M C-39	X yes	no 🗌	unkno	wn	
<u>-</u>								SIZI	6			
COMPRESSIVE STRENGTH	SPECIMEN MARKING	DATE TESTED	AGE (days)	TOTAL LOAD (lbs.)	UNIT LOAD (psi)	TYPE FRACTURE	HT. (in.)	AVG. DIA (in)	AVG. AREA (in. ²)	I CAP	DEFECTS SPECIMEN	
OMPRESSIV STRENGTH	1	11/15/24	(uays) 7	9,200	1,280	2	5.90	3.03	7.21	No	No	
TRI	2	11/22/24	14	11,400	1,600	5	5.75	3.01	7.12	No	No	
CO	3	12/06/24	28	14,140	1,960	1	5.75	3.03	7.21	No	No	
Rema	rks: "-" Denote	es Informatio	on Not Prov	vided.					NIGEL	LB.	111111 K	
			TYPE	FRACȚURE	·	r		2	5.11	ENS		
≯ < <1i	n. (25 mm)		\mathbf{n}	tin let			\sim	Æ		. 57502		
X			$\langle \rangle \rangle$					<u>7</u>	incer in Ch	ALE OF		
	$ \langle N \rangle$	\sim		WNEL (sell B. Keit		444027	
Page 22	71	2	J <u> </u>	3 4		5 L	6	FLN	1 5750210N	IALE	NGINE	
									2001	PABBB	6 4	

	ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224										
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-002										27) 299-0023	
-		C	CONCRE	TE COMP	RESSIVE S	TRENGTH	REPO	ORT			
Client	: City of New	Port Riche	v Fleet M	aintenance &	Warehouse F	acilty		Da	te: 12/09/2	4	
						5					
Project: New Port Richey - Fleet Maintenance Location: 6420 Pine Hill Road, New Port Richey, Florida Lab No: 250676-4											
Contractor: Helicon											
Concrete Supplied by: Maschmeyer Set No: 4											
Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facility											
	·		-								
7	Const Cont Otom		500 mai	in 28	Dava	Slumpi A 6	ó in.		Air Content:		%
DESIGN DATA	Specified Stren		,500 psi	in <u>28</u> Light V	· ·	Slump: <u>4 - 6</u> Other			ignation: P1		
DATA	• •	X Normal	-							30190	100340
<u>д</u>	Design Specifi	cations:	X Un	known	ASTM		1	Othe	er		
	Weather Cond	itions:	Clear and	Sunny				Air T	emperature:	84	• _F
	Truck No:	1239	Ticket]	No: 443386	5 Time B	atched:	-	Time S	Sampled:	10:40	AM
	Load: 10	cu. yd.	Concrete	Temp.: - 0	F Slu	np: 7	in.	1	Air Content:	-	%
[A L	Water Added: 4 gal. Authorized by: Raphael of Helicon										
FIELD DATA	Plastic Unit W		-	Pcf		Yield:		-		cu.ft./	cu.yd.
– –			DS				TL				
	Location of Pc										
	Curing Method				Made Acc	ording to ASTN	A C-31	X ves	\square no \square	unkno	wn
								<u> </u>		unnite	
~ ~	Delivered by:	CFTL			Site Cured acco	ording to ASTM	1 C-31	x yes	no	unkno	wn
LAB DATA	Date Cylinders	s Made:	11/11/202	24	Lab Cured acco	ording to ASTM	1 C-31	X yes no unknown			
79	Date Cylinders	s Received:	11/12/	2024	Tested acc	ording to ASTN	M C-39	X yes	no 🗌	unkno	wn
								SIZI			
	SPECIMEN MARKING	DATE TESTED	AGE (days)	TOTAL LOAD (lbs.)	UNIT LOAD (psi)	TYPE FRACTURE	HT. (in.)	AVG. DIA (in.)	AVG. AREA (in. ²)	CAP	EFECTS SPECIMEN
COMPRESSIVE STRENGTH	1	11/18/24	(uays) 7	8,920	1,250	5	5.80	3.02	7.16	No	No
OMPRESSIV STRENGTH	2	11/25/24	14	12,180	1,700	2	5.55	3.02	7.16	No	No
PRE	3	12/09/24	28	16,270	2,270	2	5.70	3.02	7.16	No	No
IMO											
C											
									1000000	11111	111.
Roma	rks: "-" Denote	s Informatio	on Not Prov	vided				<u> </u>	N'GSEL	EAL	400
Kema	INS Denote	s miorman		videu.				1000 1000 1000	J	ENSX	
			TYPE	FRACTURE				184	. vo.	57502	- Hi
→ ← <1i	n. (25 mm)	····						NI	Y. MA	TER	
$\ \setminus \ $	$ \land A $						Ĭ	Kin	Poll B.	da	THE REAL
	X	$\mathbb{A}[1]$	MIK	MHN				Eng	ineer in Ch	argen	10/2
IK A	e y Mer			$\langle \langle \rangle \rangle$				Rus	sell B. Keit		19441/2024
Page 22	81	2		3 4		5	6	FLN	57502		

	RING BUSINESS BAY AREA (727)				FLORIDA 1-8	00-248-CFTL		GEOLOGY BUSINESS NO. 224 FAX (727) 299-0023			
		(CONCRE	TE COMP	RESSIVE S	TRENGTH	REP	ORT			
Projec Locati Contr Concr	Client: City of New Port Richey Fleet Maintenance & Warehouse FaciltyDate: 12/10/24Project: New Port Richey - Fleet MaintenanceLab No: 250676-5Location: 6420 Pine Hill Road, New Port Richey, FloridaLab No: 250676-5Contractor: HeliconSet No: 5Concrete Supplied by: MaschmeyerSet No: 5Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facilty										
DESIGN DATA	Specified Stree Mix Type: Design Specifi	x Norma	,500_psi Weight Unl	Light V		Slump: <u>4 - (</u> Other			Air Content: ignation: <u>P1</u> er		<u>%</u> 000540
FIELD DATA	Weather Conditions: Clear and Sunny Air Temperature: 86 ° F Truck No: 2323 Ticket No: 4434785 Time Batched: - Time Sampled: 12:24 PM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 6 in. Air Content: - % Water Added: - gal. Authorized by: - of -										
LAB DATA	Delivered by: Date Cylinder Date Cylinder	s Made:	11/12/202 	24	Site Cured acco Lab Cured acco Tested acc		1 C-31	X yes	no 🗌	unkno unkno unkno	wn
COMPRESSIVE STRENGTH	SPECIMEN MARKING 1 2 3	DATE TESTED 11/19/24 11/26/24 12/10/24	AGE (days) 7 14 28	TOTAL LOAD (lbs.) 8,360 12,010 19,050	UNIT LOAD (psi) 1,170 1,680 2,660	TYPE FRACTURE 1 1 2	HT. (in.) 5.75 5.40 5.50	SIZI AVG. DIA (in.) 3.02 3.02 3.02	AVG. AREA (in ²) 7.16 7.16 7.16 7.16		DEFECTS SPECIMEN No No
	Remarks: "-" Denotes Information Not Provided. $ \begin{array}{c} $										

Testing, Development and Research 12625 40th STREET NORTH • CLEARWATER, FLORIDA 33762

	NGINEERING BUSINESS NO. 1066 TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL						GEOLOGY BUSINESS NO. 224 FAX (727) 299-0023				
		(CONCRE	TE COMP	RESSIVE S	TRENGTH	REP	ORT			
Client: City of New Port Richey Fleet Maintenance & Warehouse FaciltyDate: 12/11/24Project: New Port Richey - Fleet MaintenanceLocation: 6420 Pine Hill Road, New Port Richey, FloridaLab No: 250676-6											
Contractor: Helicon Set No: 6 Concrete Supplied by: Maschmeyer Set No: 6 Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facilty											
DESIGN DATA	Specified Strength: 1,500 psi in 28 Days Slump: 7.0 in. Air Content: - % Mix Type: Normal Weight Light Weight X Other Mix Designation: P15GF9000548 Design Specifications: Unknown ASTM ACI X Other -										
FIELD DATA	Weather Conditions: Clear and Sunny Air Temperature: 84 ° F Truck No: 2458 Ticket No: 4435695 Time Batched: - Time Sampled: 12:15 PM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 6 in. Air Content: - % Water Added: - gal. Authorized by: - of - - Plastic Unit Weight: - Pcf Yield: - cu.ft./cu.yd. Molding & Field Data By: DS of CFTL Location of Pour: Injection Point #9						PM % cu.yd.				
LAB DATA	Delivered by: CFTL Site Cured according to ASTM C-31 X yes no no unknown Date Cylinders Made: 11/13/2024 Lab Cured according to ASTM C-31 X yes no no unknown Date Cylinders Received: 11/14/2024 Tested according to ASTM C-39 X yes no no unknown						wn				
COMPRESSIVE STRENGTH	SPECIMEN MARKING 1 2 3	DATE TESTED 11/20/24 11/27/24 12/11/24	AGE (days) 7 14 28	TOTAL LOAD (lbs.) 9,690 12,510 16,990	UNIT LOAD (psi) 1,350 1,740 2,370	TYPE FRACTURE 2 2 2 2	HT. (in.) 5.55 5.75 5.85	SIZI AVG. DIA (in.) 3.02 3.03 3.02	E AVG. AREA (in. ²) 7.16 7.21 7.16	CAP No No No	DEFECTS SPECIMEN No No No
Remarks: "-" Denotes Information Not Provided.											
Page 23	Page 230 2 3 4 5 6 FIND Russel B Keim, P.E. FLN 57502										

Testing, Development and Research 12625 40th STREET NORTH • CLEARWATER, FLORIDA 33762

ENGINEERING BUSINESS NO. 1066 TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL									NESS NO. 224 27) 299-0023		
			ONCRE	TE COMP			REP	ORT			
CONCRETE COMPRESSIVE STRENGTH REPORT Client: City of New Port Richey Fleet Maintenance & Warehouse Facilty Date: 12/12/24 Project: New Port Richey - Fleet Maintenance Location: 6420 Pine Hill Road, New Port Richey, Florida Location: 6420 Pine Hill Road, New Port Richey, Florida Lab No: 250676-7 Contractor: Helicon Contractor: Helicon											
Concrete Supplied by: Maschmeyer Set No: 7 Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facility											
DESIGN DATA	Specified Strength: 1,500 psi in 28 Days Slump: 4-6 in. Air Content: - % Mix Type: Image: Ima										
FIELD DATA	Weather Conditions: Clear and Sunny Air Temperature: 84 ° F Truck No: 2411 Ticket No: 4436832 Time Batched: - Time Sampled: 12:30 PM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 6 in. Air Content: - % Water Added: - gal. Authorized by: - of -						PM%				
LAB DATA	Delivered by: CFTL Site Cured according to ASTM C-31 X yes no no unknown Date Cylinders Made: 11/14/2024 Lab Cured according to ASTM C-31 X yes no no unknown Date Cylinders Received: 11/15/2024 Tested according to ASTM C-39 X yes no no unknown							wn			
COMPRESSIVE STRENGTH	SPECIMEN MARKING 1 2 3	DATE TESTED 11/21/24 11/28/24 12/12/24	AGE (days) 7 14 28	TOTAL LOAD (lbs.) 9,980 12,390 15,330	UNIT LOAD (psi) 1,400 1,730 2,130	TYPE FRACTURE 6 2 2	HT. (in.) 5.80 5.55 5.50	SIZI AVG. DIA (in.) 3.01 3.02 3.03	E AVG. AREA (in ²) 7.12 7.16 7.21	CAP No No No	DEFECTS SPECIMEN No No No
Rema	rks: "-" Denote	s Informatio	on Not Pro	lvided.		III OP	LICE	SINN	11,		
	in. (25 mm)			FRACTURE		5	No 16	OF A	Meer in Ch orge C. Sinn 16911	, Jr., P	.E. 8-24

ENGINEERING BUSINESS NO. 1066 TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL								NESS NO. 224 27) 299-0023			
		0	CONCRE	TE COMP	RESSIVE S	TRENGTH	REPO	ORT			
Projec	Client: City of New Port Richey Fleet Maintenance & Warehouse FaciltyDate: 12/16/24Project: New Port Richey - Fleet MaintenanceLocation: 6420 Pine Hill Road, New Port Richey, FloridaLocation: 6420 Pine Hill Road, New Port Richey, FloridaLab No: 250676-8										
Contractor: HeliconSet No: 8Concrete Supplied by: MaschmeyerSet No: 8Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facility											
DESIGN DATA	Specified Strength: 1,500 psi in 28 Days Slump: 4 - 6 in. Air Content: - % Mix Type: Image: Transmitted Strength Image: Transmitted Strength Image: Transmitted Strength Image: Transmitted Strength Mix Designation: P15GF9000540 Design Specifications: Image: Transmitted Strength P15GF9000540										
FIELD DATA	Weather Conditions: Clear and Sunny Air Temperature: 81 ° F Truck No: 1236 Ticket No: 4439211 Time Batched: - Time Sampled: 1:00 PM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 5 in. Air Content: - % Water Added: 4 gal. Authorized by: Raphael of Helicon Plastic Unit Weight: - Pcf Yield: - cu.ft./cu.yd. Molding & Field Data By: DS of CFTL Location of Pour: Injection Point #25 Made According to ASTM C-31 X yes no unknown						PM%				
LAB DATA	Delivered by: CFTL Site Cured according to ASTM C-31 x yes no unknown Date Cylinders Made: 11/18/2024 Lab Cured according to ASTM C-31 x yes no unknown Date Cylinders Received: 11/19/2024 Tested according to ASTM C-39 x yes no unknown						wn				
COMPRESSIVE STRENGTH	SPECIMEN MARKING 1 2 3	DATE TESTED 11/25/24 12/02/24 12/16/24	AGE (days) 7 14 28	TOTAL LOAD (lbs.) 10,710 11,910 15,920	UNIT LOAD (psi) 1,500 1,660 2,210	TYPE FRACTURE 2 2 2 2	HT. (in.) 5.55 5.70 5.70	SIZI AVG. DIA (in.) 3.02 3.02 3.03	AVG. AREA (in. ²) 7.16 7.16 7.21	CAP No No No	DEFECTS SPECIMEN No No No
	WINNINGELL DUNK										
Remarks: "-" Denotes Information Not Provided. $\begin{array}{c c c c c c c c c c c c c c c c c c c $											

	RING BUSINESS N BAY AREA (727)				FLORIDA 1-8	00-248-CFTL					NESS NO. 224 27) 299-0023
		(CONCRE	TE COMP	RESSIVE S	TRENGTH	REPO	ORT			
Client Projec	: City of New				Warehouse Fa	acilty		Da	ite: 12/17/2	24	
Location: 6420 Pine Hill Road, New Port Richey, Florida Lab No: 250676-9											
Contractor: Helicon Set No: 9 Concrete Supplied by: Maschmeyer Set No: 9 Reports to: City of New Port Richey Fleet Maintenance & Warehouse Facility											
DESIGN DATA	Specified Strength: 1,500 psi in 28 Days Slump: 4 - 6 in. Air Content: - % Mix Type: X Normal Weight I Light Weight Other Mix Designation: P15GF9000540 Design Specifications: X Unknown ASTM ACI Other -										
FIELD DATA	Weather Conditions: Slightly Cloudy & Warm Air Temperature: 81 ° F Truck No: 2404 Ticket No: 4440274 Time Batched: - Time Sampled: 2:00 PM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 6 in. Air Content: - % Water Added: - gal. Authorized by: - of - - Plastic Unit Weight: - Pcf Yield: - cu.ft./cu.yd. Molding & Field Data By: DS of CFTL						PM%				
	Curing Method	d: 🗌 Fiel	ld X La	b	Made Acc	ording to ASTN	M C-31	x yes	no	unkno	wn
LAB DATA	Delivered by: CFTL Site Cured according to ASTM C-31 X yes no unknown Date Cylinders Made: 11/19/2024 Lab Cured according to ASTM C-31 X yes no unknown Date Cylinders Received: 11/20/2024 Tested according to ASTM C-39 X yes no unknown						wn				
E	SPECIMEN MARKING	DATE TESTED	AGE (days)	TOTAL LOAD (lbs.)	UNIT LOAD (psi)	TYPE FRACTURE	НТ. (in.)	SIZI AVG. DIA (in.)	E AVG. AREA (in. ²)	CAP	DEFECTS SPECIMEN
COMPRESSIVE STRENGTH	1 2 2	11/26/24 12/03/24	7 14 28	8,960 10,700 13,630	1,250 1,490 1,900	2 5 2	5.70 5.80 5.90	3.02 3.02 3.02	7.16 7.16 7.16	No No No	No No No
COMPISTRE	3	12/17/24	28	13,030	1,900	2	5.90	5.02	7.10		INO
Rema	Remarks: "-" Denotes Information Not Provided.						×""				
$\frac{1}{1} = \frac{1}{2}$ $\frac{1}{2}$ $\frac{1}$											

						GEOLOGY BUSINESS NO. 224		
TAMPA	TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL						FAX (727) 299-0023	
	CONCRETE COMPRESSIVE STRENGTH REPORT							
Client	: City of New	Date: 12/18/24						
Project:New Port Richey - Fleet MaintenanceLocation:6420 Pine Hill Road, New Port Richey, FloridaLab No: 250676-10Contractor:Helicon								
Concr	ete Supplied b	y: Masch	meyer				Set No: 10	
	ts to: City of	-	-	leet Maintena	nce & Wareh	ouse Facilty		
DESIGN DATA	Specified Strei Mix Type: Design Specifi	x Normal	Weight			Slump: <u>4 - 0</u> Other	Mix Designation: P15GF9000540	
	Weather Conditions: Overcast Air Temperature: 81 ° F Truck No: 1207 Ticket No: 4440663 Time Batched: - Time Sampled: 9:15 AM Load: 10 cu. yd. Concrete Temp.: - ° F Slump: 6 in. Air Content: - %							
FIELD DATA	Water Added:	· · · ·	in. Air Content:% of					
EQ	Plastic Unit W		-			- cu.ft./cu.yd.		
	Molding & Fie			~		ofCF	TL	
	Location of Pour: Injection Point #19 Curing Method: Image: Field image: Second se							
	Delivered by: CFTL Site Cured according to ASTM C-31 x yes no unknown							
LAB DATA	Date Cylinders	Made:	11/20/202	24	Lab Cured acco	ording to ASTN	A C-31 X yes no unknown	
	Date Cylinders Received: 11/21/2024 Tested according to ASTM C-39 x yes no unknown						M C-39 x yes no unknown	
COMPRESSIV E	SPECIMEN	DATE	AGE	TOTAL	UNIT	ТҮРЕ	SIZE HT. AVG. DEFECTS	
RES	MARKING 1	TESTED 11/27/24	(days) 7	LOAD (lbs.) 8,540	LOAD (psi) 1,190	FRACTURE 2	(in.) DIA (in.) AREA (in. ²) CAP SPECIMEN 5.75 3.02 7.16 No No	
AM T	2	11/2//24	14	8,540 9,730	1,190	2	5.90 3.02 1.16 10 No	
CO	3	12/18/24	28	10,870	1,520	1	5.75 3.02 - 2.16 ^B . No No	
Remarks: "-" Denotes Information Not Provided.							No. 57502	
			TYPE	FRACȚURE	r	·····	NO. STOR	
	in. (25 mm)						Engineer in Charge: Russell, B. Reith, P.E. FLN 57502	
l i	<u> </u>	2		3 ; 4		5 !	<u>6</u> FLN 57502	



NEW PORT R*CHEY

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:	1/7/2025
RE:	Resolution No. 2025-11: Ratifying the City Manager's Extension of the Permitting Fee Waivers

REQUEST:

The request is to formally approve and ratify the building permit fee waivers for repairs caused by Hurricanes Helene and Milton previously granted by the city manager for the time period between September 26, 2024, and January 15, 2025.

DISCUSSION:

As a result of the devastation created by Hurricanes Helene and Milton several initiatives were put in place to assist property owners with tending to necessary home repairs. One of which was a program which accelerated the review of permit applications and allowed the waiver of building permit fees for property owners implementing repairs of damage caused by one of the hurricanes. The program has been in operation since September 26, 2024. Therefore, property owners have been afforded a full three-month period of time in which to pull a permit for their required work.

With that in mind, I believe that the permit fees should be reinstated on January 15, 2025. In that respect the city has provided notice of the pending closure of the program on the city's website and on our social media pages. Incidentally, at this point it is estimated that the city has received reduced revenue in the amount of \$136,416.00 as a result of the program.

RECOMMENDATION:

The recommendation is to approve and ratify the building permit waivers that have been granted since September 26, 2024, related to Hurricanes Helene and Milton and to conclude the building permit fee waivers on January 15, 2025.

BUDGET/FISCAL IMPACT:

The program represents a source of reduced revenue to the city for development department services.

ATTACHMENTS:

Description

 Resolution No. 2025-11: Ratifying the City Manager's Extension of the Permitting Fee Waivers

Backup Material

Type

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA RATIFYING THE CITY MANAGER'S EXTENSION OF THE PERMITTING FEE WAIVERS FOR PROPERTY OWNERS FOLLOWING THE DAMAGES CAUSED TO PROPERTIES IN THE CITY AS A RESULT OF HURRICANES HELENE AND MILTON, AS PROVIDED HEREIN.

WHEREAS, the City Council by various declarations of emergency authorized waiver of permitting fees for repairs to properties within the city necessitated by the damage caused by Hurricanes Helene and Milton in 2024;

WHEREAS, the City Manager extended the waivers beyond the state of emergency in recognition that property owners continued to address damage caused by the hurricanes in the city;

WHEREAS, the hurricanes caused substantial financial hardship upon property owners within the city;

WHEREAS, the City Council wishes to ratify the decision of the city manager in accordance with this Resolution; and

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of New Port Richey, Florida, that the city manager's decision to extend the permit fee waivers for repairs of damage caused by Hurricanes Helene and Milton authorized and approved by City Council is hereby ratified and approved for all fee waivers already and hereafter granted by the city manager from the time period between September 26, 2024 and January 15, 2025.

DONE AND RESOLVED on the 7th day of January 7, 2025.

ATTEST:

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney