



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

November 6, 2024
6:00 PM

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

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, Assistant Finance Director Heather Saienni, 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 Algieri and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of October 7, 2024 and October 14, 2024 Special 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. Approval of October 15, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

6. Approval of October 21, 2024, October 28, 2024 and November 4, 2024 Special Meeting Minutes

Motion was made to approve the minutes as presented.

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

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

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

- Beva Stevenson Karay, 5719 Lafayette St., NPR spoke regarding the City's Centennial Celebration. She thanked all of the Steering Committee members, sub-committee members, city staff and volunteers for all of their hard work on the event. She also spoke about the dedication of the new GHS High School and GHS 1922.

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

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

8 Consent Agenda

Motion was made to accept the Consent Agenda.

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

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

9 Public Reading of Ordinances

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

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 which would enact a 180-day moratorium on building permits for the recently annexed property. The property was annexed into the City on October 1, 2024. The purpose of the moratorium is to allow staff to have sufficient time to prepare the required land use amendment and rezoning as well as submit it to the State for review, it is necessary to place a moratorium on the issuance of building permits for new construction in the subject area for a period of 180 days. It should be noted that the moratorium will not prevent property owners from obtaining permits for necessary maintenance and repairs. 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.

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

- b First Reading, Ordinance No. 2024-2306: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (5.29 Acres)

City Attorney Driscoll read the proposed ordinance by title only. He stated the legal description was not available due to the recent storms and will be presented during second reading. 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 amend the Future Land Use Map for 5.29 acres of property located at the northwest corner of US Highway 19 and Gulf Drive, and along Leisure Lane that was recently annexed into the City through an Interlocal Agreement with Pasco County. She then introduced Senior Planner Lisa Algiere who then made a presentation to Council. Ms. Algiere began her presentation by stating that she would be presenting the land use and rezoning together but they will be voted on separately. She gave an overview of the current conditions.

She stated that Pasco County's Land Use Designation of Retail/Office/Residential (ROR). The area consists of commercially developed and vacant lots along US Highway 19 and Gulf Drive. It is surrounded by commercial development on three sides and mobile homes on the other side.

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

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

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

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.

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

- c First Reading, Ordinance No. 2024-2307: Rezoning of 5.29 Acres of Property from Pasco County Mobile Home and C-2 to Highway Commercial

City Attorney Driscoll read the proposed ordinance by title only. He stated the legal description will be added by the second reading. Upon opening the floor to public comment, no one came forward there Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

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

- d First Reading, Ordinance No. 2024-2308: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (16 Acres)

City Attorney Driscoll read the proposed ordinance by title only. He stated the legal description will be attached by second reading. 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 amend the Future Land Use Map for approximately 16 acres of property located along Leisure Lane and Van Doren Avenue. She then introduced Senior Planner Lisa Algiere who then made a presentation to Council. She stated this is the second portion of the property that was annexed. She stated that the Pasco County Land Use designations are Retail/Office/Residential (ROR) and Pasco County Residential-24. Ms. Algiere then

highlighted the land use and zoning for both agenda items. She stated that the proposal is consistent with the City's adopted Comprehensive Plan: The Land Development Review Board reviewed this matter at their regular meeting on October 24, 2024 and recommended that a Future Land Use Map amendment from Pasco County Retail/Office/Residential (ROR) and Pasco County Residential-24 to Medium Density Residential-20 (MDR-20) to MDR-20 would be consistent with the City's Comprehensive Plan and Future Land Use Map and zoning to R4 Coastal Cottage. 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.

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

- e First Reading, Ordinance No. 2024-2309: Rezoning of 16 Acres of Property from Pasco County Residential Mobile Home to R-4 Coastal Cottage

City Attorney Driscoll read the proposed ordinance by title only. He stated the legal description will be provided by second reading. 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.

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

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

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 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).

She stated that the subject development site is generally located at the northeast corner of Grand Boulevard and Ridgewood Drive. The site will consist of townhomes and apartments. She stated Mr. Pridgen has had this property under contract for some time and has been working with staff on the layout. She then introduced Senior Planner Lisa Algieri who then presented the project to Council. Ms. Algieri began her presentation by giving a brief overview of the property, location and zoning classifications. Ms. Algieri then highlighted the site plan. She stated there would be development standards unique to this development. She then highlighted the architectural style for the townhomes and the apartments.

The proposal is consistent with the City's adopted Comprehensive Plan and meets all of the criteria for rezoning.

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

- Barbara Emanuel, 5816 Dahlia Avenue, NPR stated she was concerned about traffic and the schools.
- Nikolle Smith, 6407 River Ridge Rd., asked what was the intentions regarding the children that are coming along, and the cost for the housing.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

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

- g First Reading, Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD)

City Attorney Driscoll read the proposed ordinance by title only. City Attorney Driscoll spoke regarding condition under 2C and stated he wanted to make sure it was an intended condition as it was not in the powerpoint presentation and Ms. Algiere stated yes it is still an intended condition. 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.

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

10 Business Items

a Board Re-Appointments: Beth Louise Fregger and Kimberly Brust, Cultural Affairs Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointments of Beth Louise Fregger and Kimberly Brust as members of the Cultural Affairs Committee. She stated Ms. Fregger and Ms. Brust have been members of the Cultural Affairs Committee since November 1, 2022. Their terms expired as of November 1, 2024. If approved, their terms will be for two years and will be up for renewal on November 6, 2026.

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

- Beth Fregger came forward to thank Council for her appointment and is looking forward to another term. She highlighted a few of the Committee's accomplishments over the last year.

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

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

b Board Appointment: Susie Saxe, Cultural Affairs Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of Susie Saxe as second alternate member to the Cultural Affairs Committee. If approved, her term will be for two years and will be up for renewal on November 6, 2026. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

c Request for Approval of Renewal Agreement w/The Southern Group RE: Lobbying Services

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to authorize the City Manager to enter into a renewal agreement with The Southern Group for state lobbying services for a contract length of two years in an amount not to exceed \$86,400. She stated in September 2023, an RFP was let seeking proposals from firms for state lobbying services. The Southern Group was ranked as the top firm. The current contract is due to expire on November 7, 2024, therefore staff is recommending that City Council approve entering into a two-year contract with The Southern Group for the continuation of state lobbying services. If approved, the contract period will span from November 8, 2024 until November 7, 2026. The Southern Group has represented the City's interests well during the 2024 Florida Legislative Session and was instrumental in securing several key meetings with various legislators along with the submission of grant applications. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

d Request to Purchase Fortinet Firewall and Switch Upgrades

City Manager Manns introduced Technology Solutions Director Leanne Mahadeo who then presented the item to Council. She stated that the purpose of this agenda item was to approve a proposal submitted by vTECH iO DBA Computers At Work! Inc for the purchase of next-generation Fortinet firewalls and Fortinet switches in an amount not to exceed \$108,068.40. This is an upgrade to existing equipment. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

e Request to Purchase BitDefender CyberSecurity Software

City Manager Manns introduced Technology Solutions Director Leanne Mahadeo who then presented the item to Council. She stated that the purpose of this agenda item was to approve a proposal submitted by vTECH iO DBA Computers At Work! Inc for Bitdefender MDR, XDR, and GravityZone Patch Management software services in an amount not to exceed \$150,594.00. She stated that this agenda item is being presented so that we can go from a one-year to a three-year contract. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

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

f Resolution No. 2025-09: Extending Local State of Emergency for Hurricane Milton

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated on October 7, 2024, City Council conducted a special meeting to declare a local state of emergency due to impending Hurricane Milton. The local state of emergency went into effect as of 12:00 a.m. on October 8, 2024 for seven days. City Council conducted special meetings on October 14, 2024, October 21, 2024, October 28, 2024 and November 4, 2024 to extend the local state of emergency as the City is still in its recovery efforts from not only Hurricane Milton but the previous Hurricane Helene. As the current extension of the local state of emergency is due to expire at 11:59 p.m. on Monday, November 11th and city offices are closed that day due to the Veterans Day holiday, staff is requesting that City Council approve the attached resolution which shall go into effect as of 12:00 a.m. on Tuesday, November 12, 2024 and shall remain in effect until 11:59 p.m. on Monday, November 18, 2024. 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

11 Communications

Councilman Altman spoke regarding the Area Agency on Aging and how they are looking to promote senior empty nesters who are open to having roommates in order to make their mortgage payments and various economic needs. He stated he mentioned to Congressman Bilirakis at the Centennial Celebration about the site possibly located on Indiana. He stated if it happened it would be a large adult daycare facility. He spoke about Ms. Stevenson Karay's comments at the school dedication. Councilman Altman also spoke about the cultural center. He also spoke about Great Explorations. He also spoke about an outpost to help educate residents on our river. Councilman Butler spoke about the alumni game at the high school. He spoke about the Schwettman property and asked if we had any updates. He spoke about a 2017 Interlocal Agreement between the School Board and the City of Zephyrhills. He asked for clarification of why we are entering into a purchasing agreement and not an interlocal to maintain it. City Manager Manns stated that the School Board has hired a new attorney and has proposed some additional terms to the contract. Councilman Altman stated he is always trying to find partnerships. He stated he would like to see the city in the driver seat. He stated he would like

to see the city have ownership and they could assist in constructing the outpost. He stated there is a way we can tweak it. Councilman Butler stated that when we go back to the concessions from the School Board they are very much driving. He would like to work it out where we are partners with the School Board. He would like to see them be a partner and not take the brunt on everything. Councilman Altman stated we should take the lead and proposed having a joint meeting with the School Board. He stated the property is very valuable and desirable. Councilman Butler stated he was under the impression from his conversation with the City Manager than an Interlocal Agreement was never explored. City Manager Manns stated she is cautious in talking about this project as it has been the direction to use CRA funds. Deputy Mayor Mothershead stated we do need to own it and then partner with the School Board on the services for the property. Councilman Murphy stated we have our vision and they may have a totally different one and may defeat what the City is trying to do. Councilman Butler spoke regarding the red tags for damaged properties. He stated some of it looks like confusion. He asked what residents should be doing and City Manager Manns stated everyone received a packet of information and the safety inspection is bolded on the front page. That starts the process. City Manager Manns stated mobile homes are treated differently than site built projects as they are classified by the State as vehicles. Mayor Davis stated the City Manager has already reached out to some of the residents who have emailed Council. City Manager Manns stated she will put together a meeting for Edgewater Imperial residents to address any questions or concerns they may have. Councilman Butler asked about a written option for safety inspections and City Manager Manns stated they can email Tammy Ledford. Councilman Butler stated the photos he saw from the Centennial Celebration looked like everyone had a great time and he thanked Steering Committee members. Deputy Mayor Mothershead commended Library Director Andi Figart for the outstanding drone show. She stated she has gotten messages from residents and non-residents about struggling getting a hold of FEMA and getting answers. She stated the City has done a great job with the debris pickup but there is still a lot out there. She stated it has been a big project to get everything cleaned up. Councilman Murphy stated all the Centennial events he attended were wonderful and he was impressed by the drone show. He thanked staff and volunteers for all of their hard work. He spoke about red tags and how we need to be vigilant and educate people what is going on and understand the process. Mayor Davis stated the New Port Richey recognized veterans at their luncheon earlier today. He stated the centennial events were phenomenal. He encouraged everyone to visit the centennial website at 100npr.org. He stated the public really seemed to enjoy the drone show. He stated he attended the dedication for the new high school and Mr. Morgenstein did a great job with the ceremony. City Manager Manns stated she wanted to reflect a moment on how glad we are to have community oriented residents like John Gilliss who was the sponsor of the drone show. He has such an affinity for our community and continues to give and support the city in so many ways.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:52 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____

ORDINANCE NO. 2024-2305

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) Persons responsible for violations include:

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

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

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

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

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

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

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

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

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

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

EXHIBIT A

Location Map and Legal Description



**INTERLOCAL AGREEMENT BETWEEN
PASCO COUNTY, FLORIDA, AND THE CITY OF NEW PORT RICHEY, FLORIDA
FOR THE ANNEXATION OF AN ENCLAVE AND THE TRANSFER OF
PUBLIC ROADS JURISDICTION**

1 1/2

THIS INTERLOCAL AGREEMENT is made and entered into by Pasco County, a political subdivision of the State of Florida (the "County") and the City of New Port Richey, Florida, a municipal corporation existing under the laws of the State of Florida, (the "City").

WHEREAS, City has identified unincorporated developed and improved real properties that are enclosed within and bounded on all sides by the City which constitutes an enclave as defined by Section 171.031(13) of the Florida Municipal Annexation or Contraction Act (Part I of Chapter 171 Florida Statutes), hereinafter referred to as the "Enclave; and

WHEREAS, Leisure Lane and Van Doren Avenue are located completely within the Enclave but pursuant to Section 335.0415, Florida Statutes, are the County's responsibility for operation and maintenance; and

WHEREAS, the Enclave is legally described in Exhibit "A" attached hereto and shown in the survey map attached hereto as Exhibit "B"; and

WHEREAS, the annexation of the Enclave into the City will help to eliminate confusion over the extent of the City's boundaries, improve the delivery of governmental services to the subject properties, and provide the affected property owners the opportunity to avail themselves of the City's services; and

WHEREAS, this Agreement is adopted pursuant to Section 163.01, Florida Statutes (the "Florida Interlocal Cooperation Act of 1969"); and

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WHEREAS, this Agreement is entered into in accordance with the purpose, intent, provisions, and requirements of Chapter 171 (the Florida Municipal Annexation or Contraction Act) and Section 335.0415, Florida Statutes; and

WHEREAS, this Agreement is in the public interest, safety and welfare of the residents and citizens of the County and the City.

NOW THEREFORE, in consideration of these premises and for good and valuable consideration, the receipt of which is hereby acknowledged by all parties, the parties hereby agree, stipulate and covenant as follows:

1. The foregoing Whereas clauses are incorporated herein.
2. As of the Effective Date, the jurisdiction of Leisure Lane and Van Doren Avenue shall be transferred from the County to the City.
3. As of the Effective Date, the Enclave is hereby annexed into the City and the municipal boundaries of the City shall be amended to incorporate the same.
4. The survey map attached hereto as Exhibit "B" is provided for illustrative purposes, only, and the legal descriptions shown in Exhibit "A" shall be controlling as to the properties annexed by this Agreement.
5. The Enclave is contiguous to the City's boundaries, reasonably compact, developed for urban purposes, under 110 acres, and not within the boundaries of another municipality.
6. The City has prepared a plan for the extension of municipal services to the Enclave as of the Effective Date.
7. The County Comprehensive Land Use Plan and Land Development Code shall control and govern the Enclave until such time as City has adopted Comprehensive Plan and Land Development Code amendments that include and govern the Enclave.

8. The Enclave shall be subject to the taxes, debts and ad valorem taxation of the City upon the Effective Date.

9. Upon the Effective Date, the Enclave shall be subject to all laws, ordinances and regulations in the City and shall be entitled to the same privileges and benefits as other parts of the City.

10. Upon the Effective Date, the Enclave shall be required to contract with one of City's approved solid waste haulers to provide for solid waste collection at said property.

11. The County acknowledges that the City's Community Redevelopment Area (hereinafter "CRA") boundaries encompass the entire corporate boundaries of the City, and that the City intends to amend its Community Redevelopment Plan (hereinafter "CRP") to expand the CRA boundaries to add the Enclave. The County does not have competing policy goals and plans for the public funds the County would be required to deposit to the City's community redevelopment trust fund under the proposed modification to the CRP to include the Enclave within the CRA.

12. The change in the City boundaries shall be provided in a revised ordinance under Section 10.06 of the City Charter pertaining to City corporate boundaries and shall be filed as a revision to the City Charter with the Department of State within thirty days of the approval of the ordinance amending the City corporate boundaries and the execution of this Agreement by both parties, and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

13. The City agrees to rezone all parcels within the Enclave to a zoning district that prohibits mobile homes.

14. None of the Enclave is located within an independent special district.

15. All notices and clarifications required under this Agreement shall be directed to the following officials:

For Pasco County: County Administrator
8731 Citizens Dr., Suite 350
New Port Richey, Florida 34654

For the City of New Port Richey: City Manager
City of New Port Richey
5519 Main Street
New Port Richey, Florida 34652

16. This Agreement shall be governed by the laws of the State of Florida. All legal actions to enforce this Agreement shall be held in Pasco County. No remedy conferred in this Agreement is intended to be exclusive of any other remedy, at law or in equity or by statute or otherwise. No exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

17. If any item or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable by any court of competent jurisdiction, such item or provision shall be deemed a separate, distinct and independent item or provision and such holding shall not effect the remainder of this Agreement, or the further application of such terms or provision, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. This Agreement shall become effective upon filing with the Clerk of the Circuit Court for Pasco County pursuant to Section 163.01(11), Florida Statutes. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. Any party hereto may execute this Agreement by signing any one counterpart. The effective date

of the annexation provided under this Agreement shall be the first day of October, 2024 (the "Effective Date").

IN WITNESS WHEREOF, the County and the City have caused this Agreement to be duly executed on behalf of each, on the respective dates set forth below.

SIGNATURES APPEAR ON THE FOLLOWING PAGE



[Handwritten signature]

BY: MARK ANAREZ-SOWLES, Esq.
Clerk & Comptroller

BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
Ronald E. Oakley, Chairman

DATE: _____

APPROVED
IN SESSION
DEC 05 2023
PASCO COUNTY
BCC

[SEAL]

ATTEST:

BY: *[Signature]*
Judy Meyers, as City Clerk

CITY OF NEW PORT RICHEY, FLORIDA

BY: *[Signature]*
Alfred C. Davis, as Mayor-Council member

DATE: 8/16/24



APPROVED AS TO LEGAL FORM AND SUFFICIENCY

By: *[Signature]*
Timothy P. Driscoll, as City Attorney

Exhibit "A"

ENCLAVE AREA NO. 1

TOWN AND COUNTY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A PORTION OF CROSS BAYOU DRIVE, A PORTION OF GULF DRIVE, A PORTION OF DETROIT AVENUE, A PORTION OF TRACTS 32 AND 53, TAMPA AND TARPONS SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS, AND A PORTION OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 73, TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF TRACT 56 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 8 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS FOR A POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 56 NORTH 89°40'39" WEST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF DETROIT AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°28'43" EAST, A DISTANCE OF 989.20 FEET TO THE CENTERLINE OF GULF DRIVE; THENCE CONTINUE NORTH 00°28'43" EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF TOWN AND COUNTRY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID TOWN AND COUNTRY VILLAS NORTH 00°28'43" EAST, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID TOWN AND COUNTRY VILLAS, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE NORTH 89°33'21" WEST, A DISTANCE OF 101.90 FEET; THENCE NORTH 00°28'43" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°33'21" EAST, A DISTANCE OF 538.60 FEET; THENCE SOUTH 00°30'31" WEST, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235, OFFICIAL RECORDS BOOK 9616, PAGE 2231, OFFICIAL RECORDS BOOK 4250, PAGE 0048 SOUTH 00°30'31" WEST, A DISTANCE OF 300.24 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4250, PAGE 0048; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°33'21" EAST, A DISTANCE OF 358.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (STATE ROAD 55) AS SHOWN ON THE RIGHT-OF-WAY MAPS, SECTION 14030-2151, DATED 9-15-59; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°20'33" EAST, A DISTANCE OF 740.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE NORTH 89°33'17" WEST, A DISTANCE OF 269.33 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1216, PAGE 0021 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL SOUTH 00°20'51" WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°33'17" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL NORTH 00°20'51" EAST, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°33'17" WEST, A DISTANCE OF 178.84 FEET TO A

POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LEISURE LANE AS SHOWN ON THE PLAT OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 153.55 FEET TO THE NORTHEAST CORNER OF LOT 44 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 44 NORTH $89^{\circ}40'39''$ WEST, A DISTANCE OF 77.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 44 AND THE WEST BOUNDARY LINE OF LOT 43 SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 76.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 43 SOUTH $89^{\circ}40'39''$ EAST, A DISTANCE OF 77.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE ALONG THE EAST BOUNDARY LINE OF LOT 42 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 38.00 FEET TO A POINT ON THE INTERSECTION WITH THE WEST EXTENSION OF THE SOUTH BOUNDARY LINE LOT 7 SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7 AND ITS WEST EXTENTION SOUTH $89^{\circ}40'39''$ EAST, A DISTANCE OF 129.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION SOUTH $00^{\circ}20'51''$ WEST, A DISTANCE OF 152.00 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 11 NORTH $89^{\circ}40'39''$ WEST, A DISTANCE OF 79.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 11 NORTH $00^{\circ}28'43''$ EAST, A DISTANCE OF 38.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, SAID POINT BEING ON THE EAST EXTENTION OF THE NORTH BOUNDARY LINE OF LOT 38; THENCE ALONG SAID NORTH BOUNDARY LINE AND ITS EAST EXTENSION NORTH $89^{\circ}40'39''$ WEST, A DISTANCE OF 127.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 38; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 38 AND THE WEST BOUNDARY LINE OF LOT 37 SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 76.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 37 SOUTH $89^{\circ}40'39''$ EAST, A DISTANCE OF 77.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH LEISURE LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 391.76 FEET TO THE NORTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7472, PAGE 0376 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH $89^{\circ}40'39''$ WEST, A DISTANCE OF 205.00 FEET; (2) NORTH $00^{\circ}28'43''$ EAST, A DISTANCE OF 12.00 FEET; (3) NORTH $89^{\circ}40'39''$ WEST, A DISTANCE OF 77.50 FEET; (4) SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 23.6 ACRES MORE OR LESS.

(CLOSES 0.005' J.M.M.)

GENERAL NOTES

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

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°40'39" WEST, FOR THE SOUTH BOUNDARY LINE OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Exhibit "B"

SKETCH OF

ENCLAVE AREA NO. 1

TOWN AND COUNTRY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A PORTION OF CROSS BAYOU DRIVE, A PORTION OF GULF DRIVE, A PORTION OF DETROIT AVENUE, A PORTION OF TRACTS 32 AND 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS, AND A PORTION OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL CONTAINS 23.6 ACRES MORE OR LESS.

(CLOSES 0.005' I.M.M.)

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FLORIDA 34653
 727-841-8414



Jon S. Robbins PSM 4452

Digitally signed by Jon S. Robbins PSM 4452
 DN: c=US, E=jr@psmfla.com, CN=Jon S. Robbins
 PSM 4452
 Date: 2023.06.26 10:55:25-0400'

WORK ORDER NO: 180109
 FOR: CITY OF NEW PORT RICHEY
 DATE OF SKETCH: MAY 8, 2023
 SHEET 1 OF 3

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

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

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

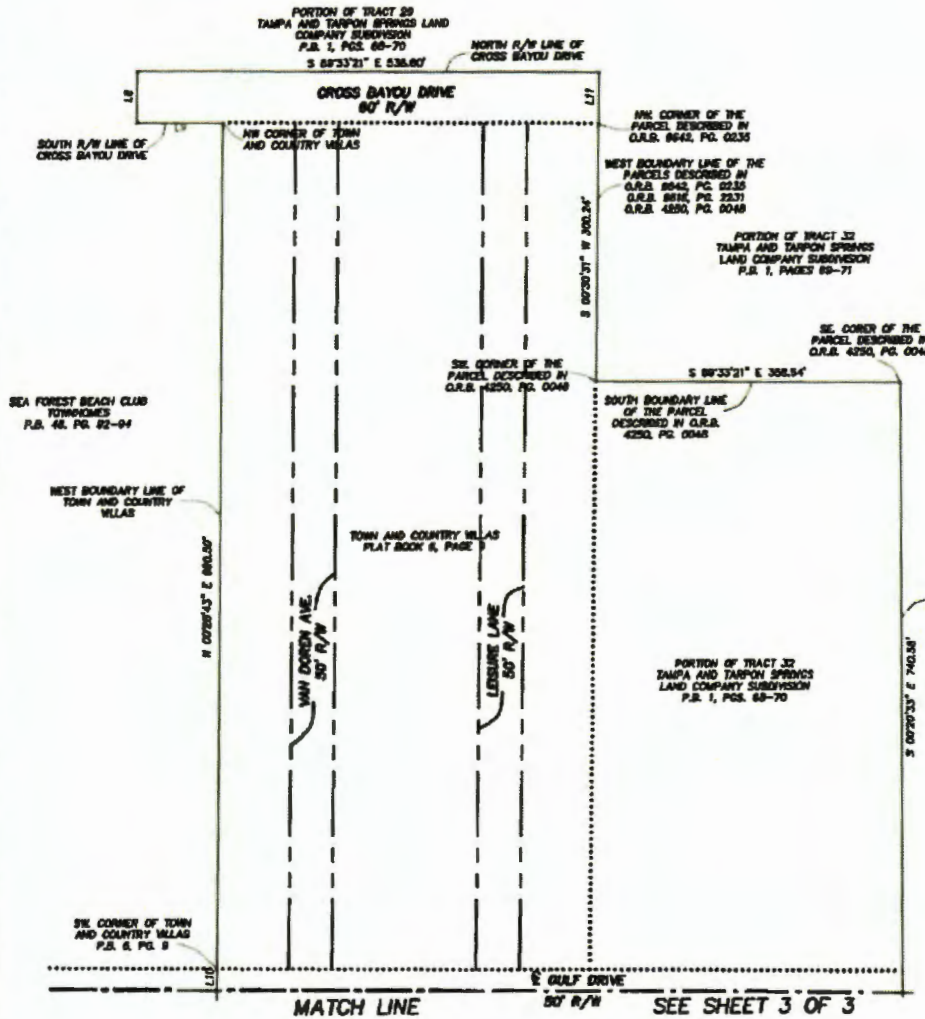
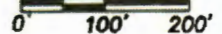
GENERAL NOTES

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

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°40'39" WEST, FOR THE SOUTH BOUNDARY LINE OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



ASSUMED NORTH



LEGEND

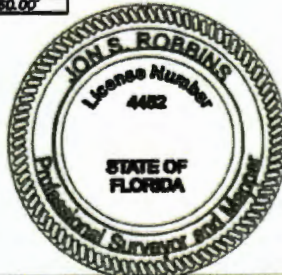
- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FLORIDA 34653
 727-841-8414

LINE	BEARING	DISTANCE
LB	S 00°28'43" W	180.00'
LD	S 89°40'39" E	1101.80'
LE	N 00°28'43" E	180.00'
LF	S 00°30'51" W	180.00'



Jon S. Robbins PSM 4452

Digitally signed by Jon S. Robbins PSM 4452
 DN: c=US, e=jr@psm.com, cn=Jon S. Robbins
 PSM 4452
 Date: 2023.06.26 10:54:36-0400

WORK ORDER NO: 180109
 FOR: CITY OF NEW PORT RICHEY
 DATE OF SKETCH: MAY 8, 2023
 SHEET 2 OF 3

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

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

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

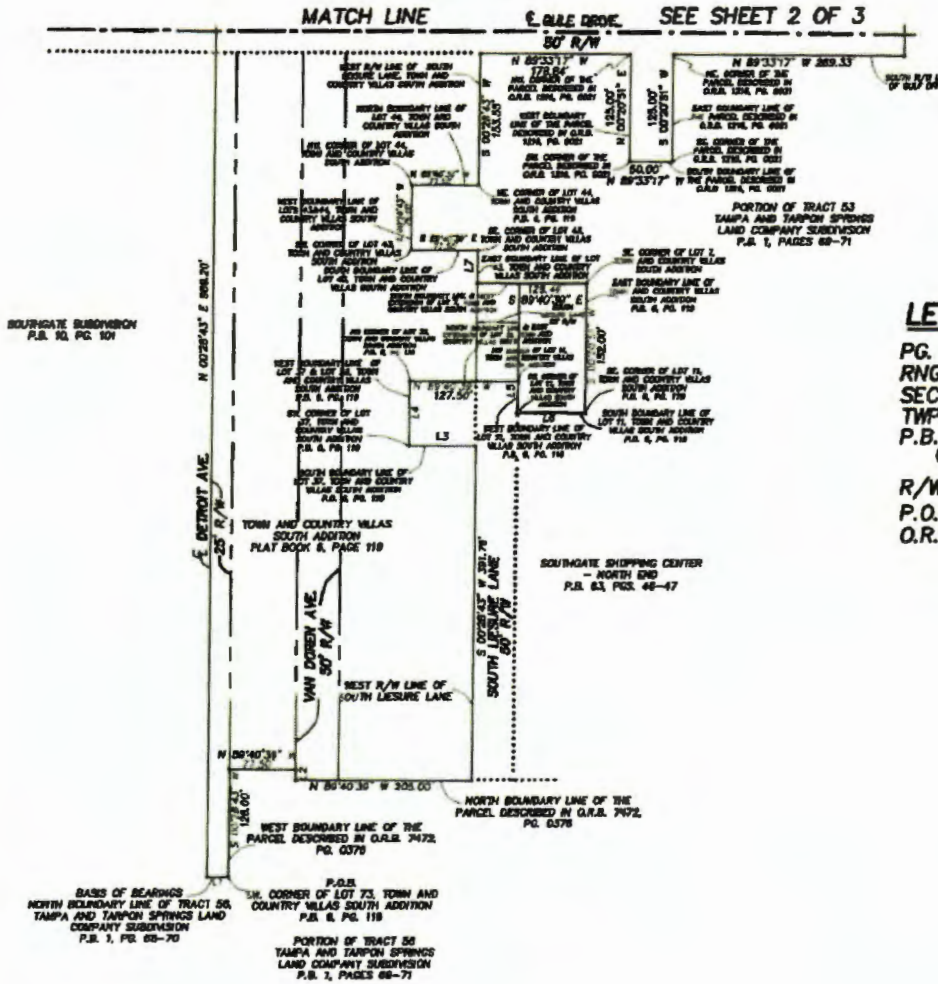
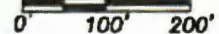
GENERAL NOTES

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

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ASSUMED NORTH



LEGEND

- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK

LINE	BEARING	DISTANCE
1	N 89°40'39" W	125.00
2	S 00°28'43" W	112.00
3	N 89°40'39" W	177.50
4	N 00°28'43" E	178.00
5	S 00°28'43" W	158.00
6	N 89°40'39" W	78.00
7	N 00°28'43" E	158.00

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734
 7710 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FLORIDA 34853
 727-841-8414



Jon S. Robbins PSM 4452

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 DN: C=US, E=jar@psmfla.com, CN=Jon S. Robbins PSM 4452
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F.B. N/A
 P.G. N/A

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

PARCEL A:

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

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

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

PARCEL C:

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

PARCEL D:

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

PARCEL E:

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

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

PARCEL F - VESTING 955-1776 (BLUE):

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

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

Location Map

