



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 Algieri, 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 Public Reading of Ordinances

- 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 height would not exceed 75ft. For the single-family attached homes parking would be 2 spaces and height 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 one 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. Algieri 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 Business Items

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:

	<u>2024 Request</u>	<u>2025 Request</u>	<u>2025 Recommendations</u>
1. Chasco Fiesta	\$70,000	\$70,000	\$40,000
2. Cotee River Bike Fest	\$15,000	\$20,000	\$17,000
3. Holiday Street Parade	\$14,000	\$13,000	\$13,000
4. Fourth of July Fireworks		\$15,000	\$15,000
	\$99,000	\$118,000	\$85,000

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 appeasing 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 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):

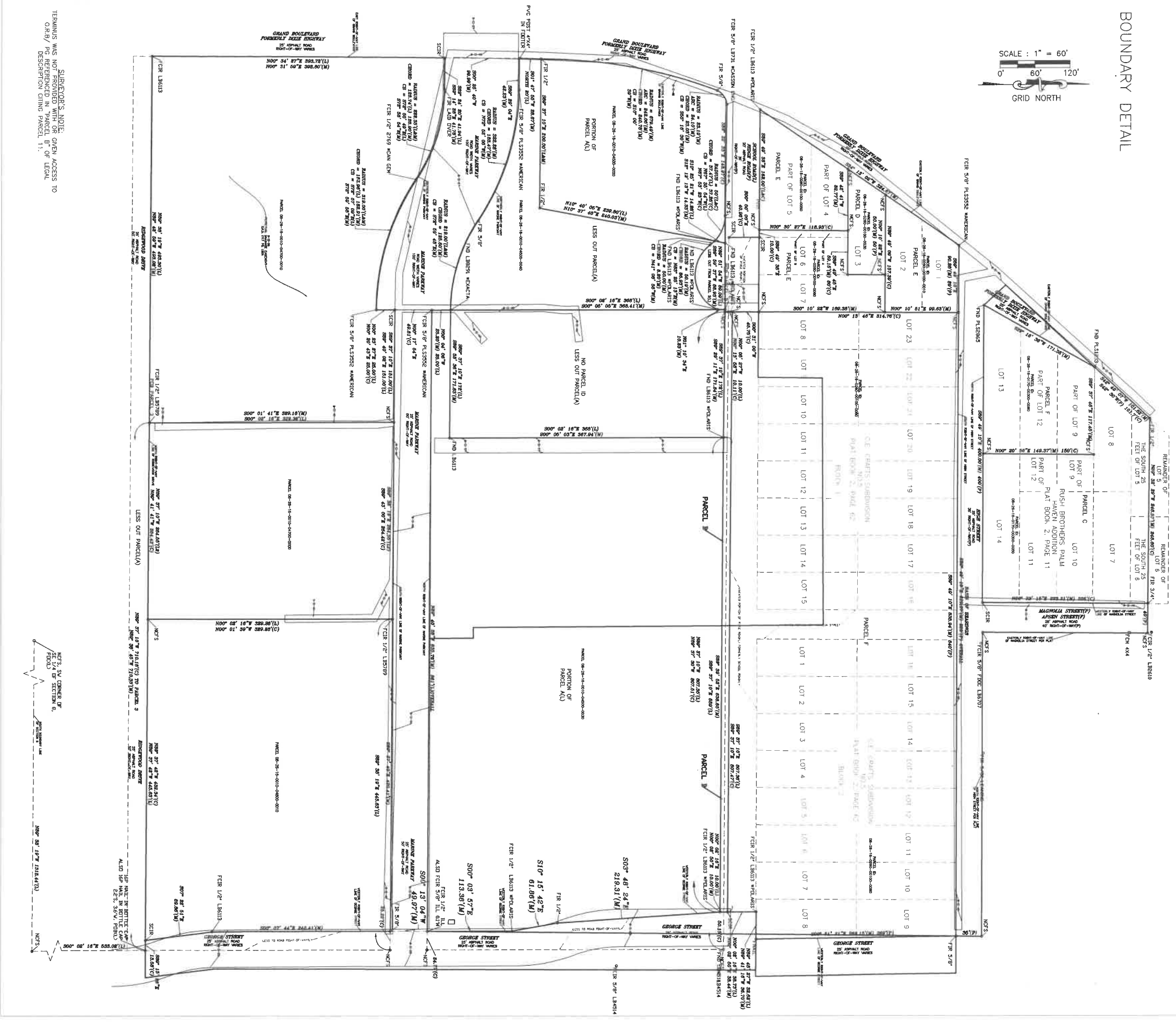
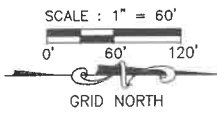
LOTS 8 THROUGH 23 INCLUSIVE, BLOCK 1; ALSO LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 2; ALSO THAT PORTION OF ASPEN STREET (MAGNOLIA STREET) LYING BETWEEN SAID BLOCKS 1 AND 2, AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORD BOOK 166, PAGES 227 AND 228; ALL LYING IN C.E. CRAFT'S SUBDIVISION 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.

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

ADDRESS:
 5539 MAHINE PARKWAY,
 NEW PORT RICHEY, FLORIDA 34662

BOUNDARY DETAIL



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

SHEET 5
 NOT VALID WITHOUT SHEETS 1, 2, 3, & 4

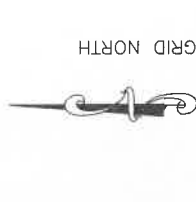
BOOK 223103-01	DATE 02/21/2013
OWNER GARY J. JI	RECORDED BY: EJ
BOOK 87	PAGE 203
INSTRUMENT	

ALTA \ NSPS LAND TITLE SURVEY
 PREPARED BY:

TERMINUS
 SURVEYING
 LLC

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 Tampa, Florida 33619
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 FromD@TerminusSurveying.com
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SECTION 08 - TOWNSHIP 26 SOUTH - RANGE 16 EAST
PASCO COUNTY - FLORIDA

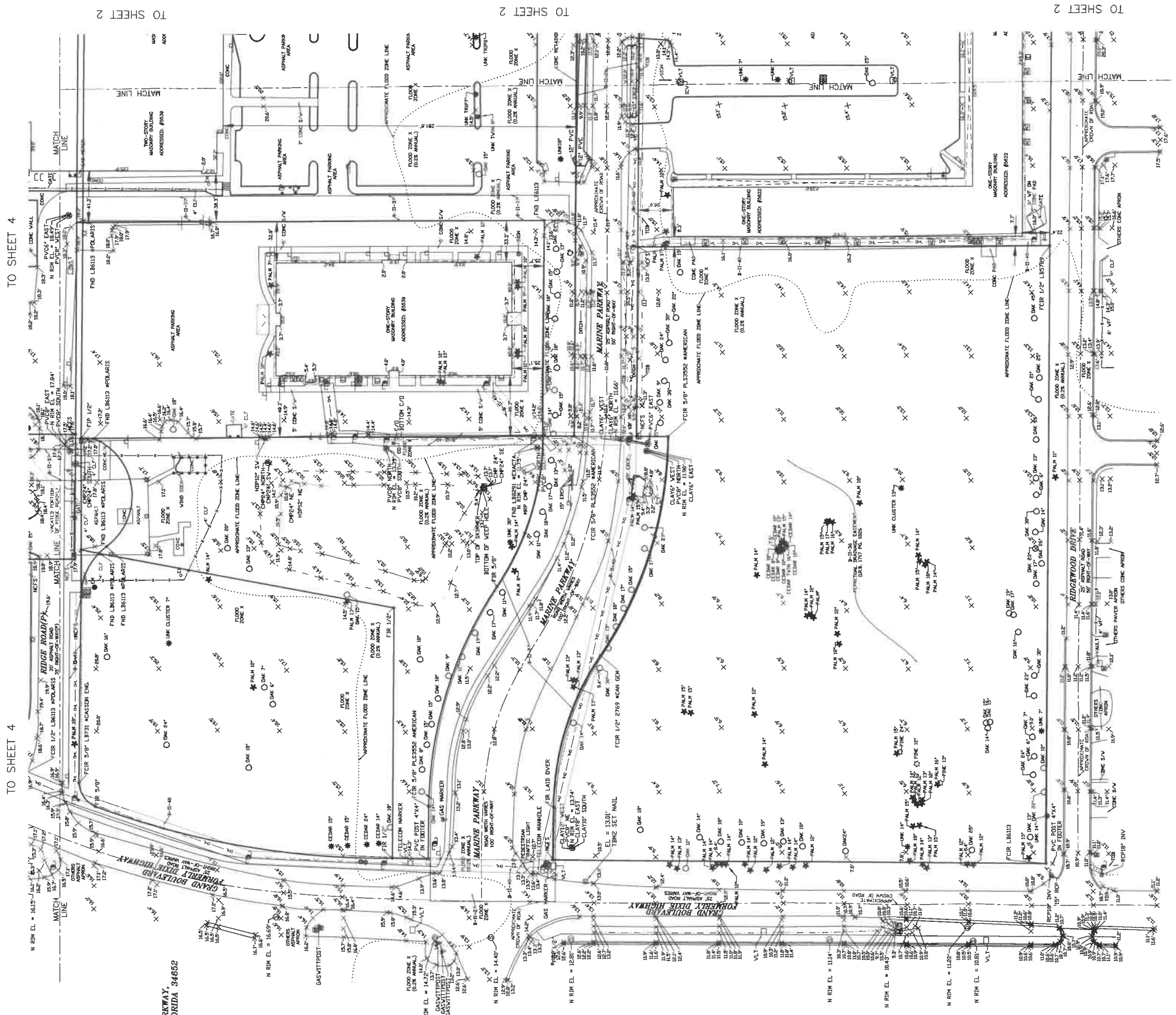


SCALE : 1" = 40'

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

Legend of Symbols & Abbreviations

ASPHALT	CONCRETE	PAVEMENT	GRAVEL	SOIL	ROCK	WOOD	IRON	COPPER	STEEL	ALUMINUM	ZINC	NICKEL	LEAD	OTHER
...



ALTA NSPS LAND TITLE SURVEY

PREPARED BY:

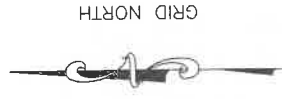
TERMINUS SURVEYING
L.L.C.



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Tampa, Florida 33619
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www.TerminusSurveying.com
FrontDesk@TerminusLLC.com

SHEET 3
NOT VALID WITHOUT SHEETS 1, 2, 4 & 5

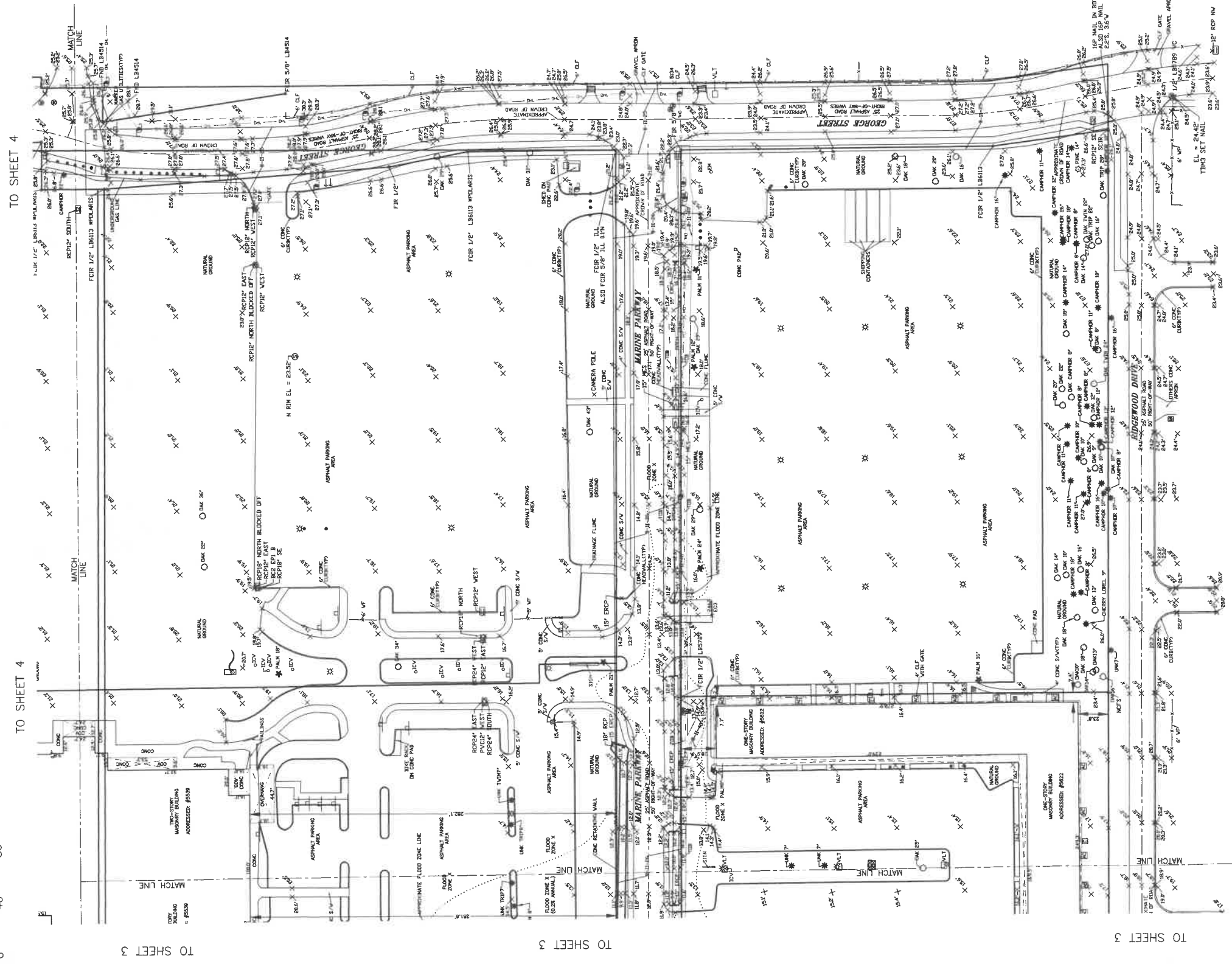
SECTION 08 - TOWNSHIP 26 SOUTH - RANGE 16 EAST
PASCO COUNTY - FLORIDA



SCALE : 1" = 40'
0 40 80

Legend of Symbols & Abbreviations

	EXISTING STRUCTURE		PROPOSED STRUCTURE
	EXISTING WALL		PROPOSED WALL
	EXISTING WINDOW		PROPOSED WINDOW
	EXISTING DOOR		PROPOSED DOOR
	EXISTING ROOF		PROPOSED ROOF
	EXISTING FOUNDATION		PROPOSED FOUNDATION
	EXISTING DRIVEWAY		PROPOSED DRIVEWAY
	EXISTING ASPHALT PAVING AREA		PROPOSED ASPHALT PAVING AREA
	EXISTING UTILITY		PROPOSED UTILITY
	EXISTING FENCE		PROPOSED FENCE
	EXISTING TREE		PROPOSED TREE
	EXISTING VEGETATION		PROPOSED VEGETATION
	EXISTING NATURAL GROUND		PROPOSED NATURAL GROUND
	EXISTING ELEVATION		PROPOSED ELEVATION
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING STREET NAME		PROPOSED STREET NAME
	EXISTING UTILITY NAME		PROPOSED UTILITY NAME
	EXISTING BOUNDARY LINE		PROPOSED BOUNDARY LINE
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY		PROPOSED RIGHT-OF-WAY
	EXISTING SURVEY POINT		PROPOSED SURVEY POINT
	EXISTING MONUMENT		PROPOSED MONUMENT
	EXISTING BENCHMARK		PROPOSED BENCHMARK
	EXISTING DATUM		PROPOSED DATUM
	EXISTING DATUM POINT		PROPOSED DATUM POINT
	EXISTING DATUM MARKER		PROPOSED DATUM MARKER
	EXISTING DATUM SYMBOL		PROPOSED DATUM SYMBOL
	EXISTING DATUM LABEL		PROPOSED DATUM LABEL
	EXISTING DATUM VALUE		PROPOSED DATUM VALUE
	EXISTING DATUM UNIT		PROPOSED DATUM UNIT
	EXISTING DATUM DESCRIPTION		PROPOSED DATUM DESCRIPTION
	EXISTING DATUM NOTE		PROPOSED DATUM NOTE
	EXISTING DATUM REFERENCE		PROPOSED DATUM REFERENCE
	EXISTING DATUM SOURCE		PROPOSED DATUM SOURCE
	EXISTING DATUM DATE		PROPOSED DATUM DATE
	EXISTING DATUM AUTHOR		PROPOSED DATUM AUTHOR
	EXISTING DATUM TITLE		PROPOSED DATUM TITLE
	EXISTING DATUM VERSION		PROPOSED DATUM VERSION
	EXISTING DATUM STATUS		PROPOSED DATUM STATUS
	EXISTING DATUM TYPE		PROPOSED DATUM TYPE
	EXISTING DATUM CATEGORY		PROPOSED DATUM CATEGORY
	EXISTING DATUM SUBCATEGORY		PROPOSED DATUM SUBCATEGORY
	EXISTING DATUM SUB-SUBCATEGORY		PROPOSED DATUM SUB-SUBCATEGORY
	EXISTING DATUM SUB-SUB-SUBCATEGORY		PROPOSED DATUM SUB-SUB-SUBCATEGORY
	EXISTING DATUM SUB-SUB-SUB-SUBCATEGORY		PROPOSED DATUM SUB-SUB-SUB-SUBCATEGORY



ADDRESS:
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