# CITY COUNCIL REGULAR MEETING

**CITY OF NEW PORT RICHEY**

**COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 5919 MAIN ST., NEW PORT RICHEY, FL 34652**

**February 17, 2026**

**6:00 PM**

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## AGENDA

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

**ORDER OF BUSINESS**

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Swearing In of New Firefighter Cristo Giol
5. Proclamations
   a. Love Your Library Month
6. Audit Presentation by Mauldin & Jenkins
7. Approval of Minutes
   a. February 3, 2026 Regular Meeting Minutes
8. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda
   Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall

afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

9. Consent Agenda
    a. Purchases/Payments for City Council Approval
    b. Consideration of Amendment to the FY26 Adopted Budget
    c. Library Advisory Board Minutes - October and November 2025
    d. Parks and Recreation Advisory Board Minutes - December 2024 - December 2025
10. Public Reading of Ordinances
    a. Second Reading, Ordinance 2026-2342: Future Land Use Map Amendment of 6606 & 6620 Forest Avenue from Residential/Office (R/O) to Public/ Semi-Public (P/SP) Zoning District.
    b. Second Reading, Ordinance 2026-2343: Rezoning of 6606 & 6620 Forest Avenue from R/O, Residential/Office Zoning District to PDD, Planned Development District (CPPD, Commercial Planned Development District)
    c. Second Reading, Ordinance No. 2026-2345: Amending Section 7.17.09 of the Land Development Code RE: Allowance of Single-Family Dwellings Pursuant to the Requirements of the R-4 Residential Coastal Cottage Zoning District
    d. Second Reading, Ordinance No. 2026-2346: Amendment to Fire Pension Ordinance
11. Business Items
    a. 2026 Fitzgerald's St. Patrick's Day Celebration - Alcoholic Beverage Special Event Application, Road Closure and Wet-Zone Request
    b. 2026 Chasco Fiesta Alcohol Beverage Special Event Application
    c. ITB26-005 WWTP Clarifier No. 3 Gearbox Replacement Project Bid Award
    d. RFP 26-015 Yard Debris Grinding Services Award
    e. 2025/2026 Street Improvement Project Task Order No. 26-001 - Engineering Services
12. Communications
13. Adjournment

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

Office of the Mayor

**City Of New Port Richey**

# Proclamation

***WHEREAS,*** *libraries connect people, ideas, and information to strengthen an informed and vibrant community; and*

***WHEREAS,*** *the New Port Richey Public Library provides free access to literature, technology, digital resources, educational programming, and community services for residents of all ages; and*

***WHEREAS,*** *the Library supports literacy, lifelong learning, workforce development, civic engagement, and serves as a welcoming and inclusive community space;*

***NOW, THEREFORE,*** *I Chopper Davis, the Mayor of the City of New Port Richey hereby proclaims the month of February*

*Love Your Library Month,*

*in the City of New Port Richey, Florida, and encourages residents to visit, support, and recognize the New Port Richey Public Library and its dedicated staff and supporters.*

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

_____

ATTEST: _____

DATE: _____

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

**TO:** City of New Port Richey City Council

**FROM:** Judy Meyers, City Clerk

**DATE:** February 17, 2026

**RE:** February 3, 2026 Regular Meeting Minutes

**REQUEST:**
The request is for City Council to approve the minutes from the February 3, 2026 regular meeting.

**DISCUSSION:**
City Council met for their regularly scheduled meeting on February 3, 2026. The minutes from that meeting are attached for Council's review and approval.

**RECOMMENDATION:**
Staff recommends that City Council approve the minutes from the February 3, 2026 regular meeting as submitted.

**BUDGET/FISCAL IMPACT:**
No funding is required for this item.

**ATTACHMENTS:**
- 02.03.26 Regular Meeting Minutes.pdf

# MINUTES OF THE CITY COUNCIL REGULAR MEETING
## CITY OF NEW PORT RICHEY
**COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 5919 MAIN ST., NEW PORT RICHEY, FL 34652**
**February 3, 2026**
**6:00 PM**

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**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 Mayor Chopper Davis, Deputy Mayor Matt Murphy, Councilman Bertell Butler IV and Councilman Brian Jonas. Councilman Peter Altman arrived just after roll call was completed.

   Also in Attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Colin Eichenmuller, Police Chief Bob Kochen, Library Director Andi Figart, Parks & Recreation Director Kevin Trapp, Community and Development Director Dale Hall, Technology Solutions Director Leanne Mahadeo, Economic Development Director Dave Gammon, Assistant City Manager Rob Williamson and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Presentation of Donation by New Port Richey Rotary Club

5. Approval of Minutes

a. January 20, 2026 Work Session and Regular Meeting Minutes

   Motion made by Matt Murphy, and seconded by Brian Jonas to approve the minutes as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

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:

   - Beva Stevenson Karay, 5719 Lafayette St., NPR spoke regarding SOS GHS 1922, grant

opportunities and a proposed clean up of the Schwettman property.

- Jackie Phillips, 5441 Drinkard Dr., NPR spoke regarding backflow devices for Tropic Shores and the dredging of canals.
- Deanna Wilson, 5532 Delaware St., NPR spoke regarding the remodeling of her sister's home and a program to help homeowners.

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

7. Consent Agenda

Motion made by Matt Murphy, and seconded by Brian Jonas to accept the Consent Agenda. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

a. Purchases/Payments for City Council Approval

8. Public Reading of Ordinances

a. First Reading Ordinance 2026-2346: Amendment to Fire Pension Ordinance
City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Human Resources Director Arnel Wetzel who then presented the item to Council. He stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend the Fire Pension Ordinance. He then highlighted the changes being proposed. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Bertell Butler IV to approve the ordinance upon its first reading. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

9. Business Items

a. Board Re-Appointment: Robert Smallwood, Land Development Review Board
City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Robert Smallwood to the Land Development Review Board. If approved, Mr. Smallwood's term would be for three years and will be up for renewal on February 3, 2029. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Bertell Butler IV, and seconded by Brian Jonas to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

b. Resolution No. 2026-05 Finding of Necessity RE: Leisure Lane/Van Doren Avenue Properties City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to adopt a resolution to support the Finding of Necessity report regarding slum and/or blighted conditions within the newly annexed area more commonly referred to as the Leisure Lane/Van Doren area. This will add this area to the City's existing CRA boundaries. She then introduced Economic Development Director Dave Gammon who then made a presentation to Council. He began his presentation by highlighting the goal of this agenda item. He then provided a brief background on this project. Mr. Gammon then highlighted the criteria of the Finding of Necessity. He then highlighted the statutory requirements

for this agenda item. He then highlighted the next steps in the process. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Matt Murphy, and seconded by Brian Jonas to approve the item as follows:
1. Find the presence of "slum" and/or "Blight" in the defined area;
2. Declare the need for community redevelopment in that area;
3. Adopting a Finding of Necessity.
The Motion Passed. 5 - 0 Ayes: Bertell Butler IV, Brian Jonas, Chopper Davis, Matt Murphy, Peter Altman

c. Request to Purchase Fifty XL-95P Harris Police Portable Radios w/Accessories

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated the purpose of this agenda item was to approve the purchase of fifty XL-95P Harris Police Radios with accessories from Communications International in an amount not to exceed $195,264.00 and corresponding budget amendment. Chief Kochen stated the current radios used have reached their end of life and a critical for daily operations. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Bertell Butler IV to approve the item and corresponding budget amendment as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

d. Resolution No. 2026-06: Disposition of Surplus City Property RE: K9 Reaper

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated the purpose of this agenda item was to adopt a resolution which transfers ownership of retiring K-9 Reaper from the City to his handler, Aaron Eck. The resolution also contains Exhibit A, which is a K-9 Waiver, Release, and Indemnification Agreement between the City and Aaron Eck. He stated K-9 Reaper and Aaron Eck have provided valuable service to the department; however, K-9 Reaper is past his prime and is no longer of value to the department's K-9 unit for a myriad of reasons. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Bertell Butler IV, and seconded by Brian Jonas to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

e. ITB26-004 WWTP Oxidation Ditch No.3 Rehabilitation Project Bid Award

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated the purpose of this agenda item was to review and consider for approval the bid in the amount not to exceed $1,558,500.00 and award the project to EZ Contracting, LLC for the ITB26-004 Rehabilitation of Oxidation Ditch No. 3 at the Wastewater Treatment Facility. He began his presentation by giving an overview of the project. He stated the oxidation unit has exceeded the typical service life and is due for replacement to maintain reliable facility operations. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian

Jonas

f. ITB26-006 WWTP Clarifier No. 3 Rake and Plow Structure Refurbishment Bid Rejection

City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to reject the sole bid received for ITB26- 006, Clarifier No.3 Rake and Plow Structure refurbishment submitted by Razorback LLC. The submitted bid exceeds the budgeted amount by approximately 165% and represents an increase of approximately 244% over the winning bid for similar work in the prior fiscal year. Due to the significant variance between the bid amount, the project budget, and historical costs, staff believes the bid does not reflect a competitive or reasonable cost for the scope of work. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Peter Altman, and seconded by Brian Jonas to reject the bid as requested by staff. The Motion Passed. 5 - 0 Ayes: Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas, Chopper Davis

g. ITB26-007 WWTP Sludge Thickener Rake and Plow Structure Refurbishment Bid Rejection

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated the purpose of this agenda item was to reject the sole bid received for ITB26-007 Sludge Thickener Rake and Plow Structure Refurbishment, in the amount of $200,680.00 submitted by Razorback LLC. The submitted bid is approximately 100% higher than the budgeted amount and represents a 123% increase over the cost of the most recent comparable project, which was twice the size and involved a more extensive scope of work. Due to this significant discrepancy, staff does not believe the bid reflects a competitive or reasonable cost. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Peter Altman, and seconded by Brian Jonas to reject the bid as requested by staff. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

h. ITB26-008 WWTP Klampress No. 2 Reconditioning Bid Award

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated the purpose of this agenda item was to approve the bid in the amount not to exceed $317,620.00 and award the ITB26-008 project to Alfa Laval Inc for the reconditioning of the Klampress at the Wastewater Treatment Facility. The existing unit is over 20 years old, and the consumable moving parts have reached the end of their useful life; however, the press framework remains in excellent condition. Reconditioning the existing equipment is a cost-effective alternative to replacement, as the purchase and installation of a new press would exceed $1M. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

i. ITB26-009 WWTP Administration Building Roof Repairs Bid Award

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated the purpose of this agenda item was to approve bid in the amount not to exceed $ 49,300.00 and award the project to Lewis Walker Roofing, Inc. for the ITB26-009 Administration Building Roof Repairs at the Wastewater Treatment Facility. The Administration Building roof is the original to the structure, is more than 30 years old, and has required multiple repairs and patching over the past 10 years, demonstrating the need for a full roof replacement. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the item as presented with the Finance Department reviewing the definition of this repair to determine that this is appropriately allocated at 42%. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Matt Murphy, Peter Altman, Bertell Butler IV, Brian Jonas

j. 2026 Inundation Pond Project Task Order No. 6 – Engineering Services
City Manager Manns asked for the item to be tabled.

10. Communications

Councilman Altman addressed the comments Ms. Stevenson Karay spoke of regarding grants. He stated it has been over a year since he spoke regarding students coming in to help with the cleanup. He stated the interest in the property is high and there would be a good turnout of people to help with the cleanup. He would like to see something scheduled for a weekend cleanup. Councilman Altman addressed Mr. Phillips' comments made at Vox Pop. He stated it is difficult to get dredging and river cleanup. He stated there are areas at the bottom of our river that are dead due to sludge. He stated this weekend there is a science fair in St. Petersburg. Councilman Altman spoke about funding from the hurricanes. He stated we have the opportunity to bring in some serious revenue from the RESTORE Act and business opportunities. He would like Mr. Williamson to provide some input based on his background. Councilman Altman stated the population in Pasco over the next three years will reach 900K. Councilman Butler spoke regarding the discussion on speed traffic technology. He stated he does plan on bringing this topic back for a more in depth conversation on that technology once he has the terminology. He encouraged the rest of Council to read articles on the latest technology on FLOCK cameras. He spoke regarding the residential grant programs and CDBG grants. He spoke about the funding in the budget and how they are not used as appropriated. He would like to see a micro-grant program. He stated it will be something he will bring up during budget season. Deputy Mayor Murphy gave an update on the MPO merger. Councilman Jonas spoke regarding Councilman Butler's comments regarding the residential grant program. He stated it would be beneficial. He also addressed Councilman Altman's comments regarding the river. He stated it is our biggest asset. He agreed that a community cleanup at Schwettman would be a great idea. He stated it is a project everyone is passionate about. He spoke regarding the trip earlier this week to Tallahassee for the Florida League of Cities Legislative Action Days. He stated the City was well represented. Mayor Davis stated an environmental person should be part of the river discussion. He asked about the wildflower ordinance. City Manager Manns replied that she has a response that will be passed along to Council on Friday. Councilman Altman made comments on the residential grant program. He also spoke regarding the recent Tampa Bay Water meeting he attended. City Manager Manns stated Mr. Lane from Pasco County will be at the RAC on February 18th at 6PM to host one of the the Better Future Program events. She encouraged residents to attend who were affected by the hurricanes. She stated on February 25th between 2-8PM Mr. Lane and staff will be available to assist with filling out applications at the RAC.

11. Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:22 p.m.

(signed) _____
Judy Meyers, MMC
City Clerk

NEW PORT RICHEY

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**TO:** City of New Port Richey City Council

**FROM:** Crystal Dunn, Finance Department

**DATE:** February 17, 2026

**RE:** Purchases/Payments for City Council Approval

**REQUEST:**

The City Council is asked to review the attached list of purchases and expenditures and authorize payment.

**DISCUSSION:**

Section 2-161 of the City's Code of Ordinances requires approval by the City Council for purchases and payments $25,000 and over.

**RECOMMENDATION:**

It is recommended that the City Council authorize the payment of the attached list of purchases and expenditures.

**BUDGET/FISCAL IMPACT:**

The purchases and expenditures presented have already been budgeted for. Expenditures will be included in the fiscal year-end reporting.

**ATTACHMENTS:**

- Purchase Payments 2.17.26.pdf

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

(No pay requests at this time)

RECURRING EXPENDITURES OVER $25,000

| | |
|---|---|
| Waste Pro of Florida<br>Monthly Solid Waste Collection Fee – January | $182,098.43 |
| Duke Energy<br>Monthly Usage – January | $170,887.08 |
| Tampa Bay Water<br>Monthly Usage – January | $128,491.63 |
| TD Bank<br>Series 2016 Non Ad Valorem Revenue Note | $63,004.44 |
| Public Risk Management<br>Workers Comp. Additional Premium | $49,429.00 |
| Truist Governmental Finance<br>Fire Truck Payment | $35,502.13 |
| Public Risk Management<br>Deductible as of Sept. 30, 2025 | $33,974.87 |

NEW PORT RICHEY

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**TO:** City of New Port Richey City Council

**FROM:** Crystal Dunn, Finance Department

**DATE:** February 17, 2026

**RE:** Consideration of Amendment to the FY26 Adopted Budget

**REQUEST:**

The City Council is asked to review and approve the following amendments to the FY26 Adopted Budget:

- Acceptance of the donation received by the Library for use towards the purchase of shelving for library's book mobile, ELROY. The donation was presented at the City Council meeting on February 3, 2026.
- Request to use prior year fund balance to fund the purchase and installation of new flooring in the gym located at the Police Department, as well as the replacement and acquisition of new fitness equipment. This will address the wear and tear and safety concerns to support the health, wellness, and physical readiness of sworn personnel. Funding for this project is made available through liquidated damages received in connection with the Fire Station Relocation Project. The use of fund balance, supported by these one-time revenues allows the City to complete these capital improvements without impacting the current operating budget.
- Request to carryover the FY25 designation of Equitable Sharing funds for the purchase and outfitting of UTV vehicles. The original request was brought before and approved by City Council on August 15, 2025, however due to the timing and delivery of the vehicles the outfitting was completed in FY26.

**DISCUSSION:**

The City's Purchasing Policy states that unbudgeted capital outlay expenses and receipts not anticipated in the budget or received for a particular purpose, including but not limited to grants, donations, or gifts, must be approved by City Council.

**RECOMMENDATION:**
It is recommended that City Council approve the attached amendments to the FY26 Adopted Budget.

**BUDGET/FISCAL IMPACT:**

The amendment allows for the acceptance of the donations and results in an overall increase of $1,500

to the Library Department's Budget and $49,815 to the Police Departments Budget.

**ATTACHMENTS:**

- 02.17.26 Rotary Club Donation - ELROY and Police Department Equipment.pdf

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## BUDGET AMENDMENT REQUEST

**Date** 2/17/2026 **NO.** _____

**INCREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
|---|---|---|---|---|---|
| 001 347120 | General | Contributions - Library | 140 | 1,500 | 1,640 |
| 001051 45111 | General | Office Supplies | 1,500 | 1,500 | 3,000 |
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**DECREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
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**Explanation:** Recognition of donation from the Rotary Club for the purchase of shelving to be used on ELROY.

Requested By: Andrea Figart
Department Head

Approved By:
Finance Director _____

City Manager _____

Council Action Required ☑ Yes ☐ No (If Yes, Date Approved _____)

Date Posted _____ Current Month _____ Posted By: _____

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## BUDGET AMENDMENT REQUEST

**Date** 2/17/2026 **NO.** _____

**INCREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
|---|---|---|---|---|---|
| 001 | General | Prior Year Fund Balance | 15,960 | 42,510 | 58,470 |
| 001061 46431 | General | Special Purpose Equipment | 25,000 | 42,510 | 67,510 |
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**DECREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
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**Explanation:** Request to use prior year fund balance to fund the purchase and installation of new flooring in the gym located at the Police Department, as well as the replacement and acquisition of new fitness equipment. This will address the wear and tear and safety concerns to support the health, wellness, and physical readiness of sworn personnel. Use of py fund balance allows these one-time capital improvements to be completed without impacting the current operating budget.

Requested By: Robert Kochen
Department Head

Approved By:
Finance Director _____

City Manager _____

Council Action Required ☑ Yes ☐ No (If Yes, Date Approved _____)

Date Posted _____ Current Month _____ Posted By: _____

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## BUDGET AMENDMENT REQUEST

**Date** 2/17/2026 **NO.** _____

**INCREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
|---|---|---|---|---|---|
| 001064 46431 | General | Special Purpose Equipment | 644,250 | 7,305 | 651,555 |
| 001 389950 | General | Prior Year Reserves - Restricted | 60,000 | 7,305 | 67,305 |
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**DECREASE**

| Account No. | Division | Description | Budget Current | Change | Proposed Budget |
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**Explanation:** Carryover of FY25 designation of Equitable Sharing funds for the purchase and outfitting of UTV vehicles.

Requested By: Robert Kochen
Department Head

Approved By:
Finance Director _____

City Manager _____

Council Action Required ☑ Yes ☐ No (If Yes, Date Approved _____)

Date Posted _____ Current Month _____ Posted By: _____

NEW PORT RICHEY

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**TO:** City of New Port Richey City Council

**FROM:** Robert Kochen, Police Department

**DATE:** August 19, 2025

**RE:** Request Approval of Police Equitable Sharing Expenditures

**REQUEST:**
The request for the City Council is to approve Police Federal Equitable Sharing expenditures not to exceed $55,000. Additionally, the council is asked to approve the corresponding budget amendment from the finance division, which allocates these Federal Equitable Sharing funds into the Police Department's F.Y. 2024/2025 budget.

**DISCUSSION:**
The above-mentioned funds exist to support police operations with dollars legally obtained from illegal activities. The funds in our Federal Equitable Sharing accounts are meant to be utilized by the New Port Richey Police Department to support the agency's mission to safeguard our community. It should be noted that oversight of these funds and the use thereof is accomplished through audits by State and Federal Officials, and mandatory spending approval by the New Port Richey City Council.

The strategic Equitable Sharing expenditure listed below is for the purchase of two utility vehicles (UTV's) that will enhance the police department's ability to safeguard city events, conduct downtown community policing, conduct police patrols throughout the city, and conduct emergency management operations.

The expenditures list is as follows:

**Federal Equitable Sharing Account – total expenditures $55,000:**

1) Two police utility vehicles (UTV) for city events, downtown community policing, general police operations, and emergency management operations. This includes equipment and decal markings – expenditure approval up to $55,000.00 for both utility vehicles and accessories.

**RECOMMENDATION:**
Approve Police Federal Equitable Sharing expenditure as outlined in this memorandum not to exceed $55,000.00. Finally, approve the corresponding budget amendment from the finance division, which allocates these Federal Equitable Sharing funds into the Police Department's F.Y. 2024/2025 budget.

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**TO:** City of New Port Richey City Council

**FROM:** Andrea Figart, Library

**DATE:** February 17, 2026

**RE:** Library Advisory Board Minutes - October and November 2025

**REQUEST:**
The request before the City Council is to review and approve the minutes from the October 20 and November 24, 2025, Library Advisory Board meetings.

**DISCUSSION:**
*The Library Advisory Board advises and assists the Library Director with long-range planning, policies and procedures, and submits reports to the Director and the City Council upon request.*

The Library Advisory Board meets once a month, and its most recent meeting was held on January 26, 2026, at which time it reviewed and approved the minutes from the October and November meetings. For your consideration, please find the approved meeting minutes.

The next Library Advisory Board Meeting will take place at the Library on Monday, February 23, 2026, at 9:30 am, and the public is invited to attend. **To participate, please enter by ringing the doorbell at the staff door located on the north side of the facility. Staff will escort attendees to the appropriate meeting room.*

**RECOMMENDATION:**
The recommendation before the City Council is to accept the minutes from the October 20 and November 24, 2025, meetings.

**BUDGET/FISCAL IMPACT:**
none

**ATTACHMENTS:**
- 10.20.25 Library Advisory Board Meeting Minutes .docx
- 11.24.25 Library Advisory Board Meeting Minutes .docx

# Library Advisory Board
## Meeting Minutes

Monday, October 20, 2025

**In Attendance:** Nicholas Pacini, Ron Becker, Nancy Cote, Joan Hook, Renee Tyner, Marci Mihall absent (excused), City Liaison Andi Figart, Library Administrative Assistant Joyce Haasnoot, Guest- Cindy Cadle.

**I. Call to order:** 9:35 a.m. by Ron Becker. A quorum was present

**II. Minutes:** There was one adjustment to the September minutes. Corrected date of next meeting to October 20, 2025 and adjusted Ron Becker"s attendance from excused absence to in attendance.

Nick Pacini approved, Renee Tyner seconded

**III. Public Comment:** No public comment

**IV. Officer/Committee Reports:**

- Pasco County Library Advisory Board & Library Cooperative (Ron Becker)
    - Updated the Board on the latest meeting and announced that New Port Richey Library will be hosting the meetings in February and May of 2026. Hudson Library Branch will close November 1 to begin renovations.
- The Friends of the New Port Richey Library (Nick Pacini)
    - Nick updated the Board on F.O.L.'s fundraising efforts and upcoming events. Friends are now hosting a book club at SIP and have an Advisory Committee that is looking for members.
- Library Director's Update (Andrea Figart)
    - Provided updates on upcoming library events, library maintenance, and staffing updates.

**V. New Business:**

- The committee reviewed the Annual Plan of Service and its goals. For several 2025 goals that were not completed, members offered suggestions on how they can be achieved in 2026:
    - **Goal:** Provide more personalized access and support for underserve patrons.
      **Suggestion:** Explore a potential partnership with the West Pasco Bar Association to help expand services.

- **Goal:** Strengthen partnerships with City departments by launching an eSports event in collaboration with Parks & Recreation. **Note:** This would require specific resources,such as adequate internet bandwidth and gaming systems, which may not currently be available.

- The ribbon-cutting ceremony for ELROY will be held on November 21 at 12:00 p.m. A dedicated page on the library's website will provide ELROY's full schedule.

## VI. Continuing Business:

- Cindy Cadle attended her second meeting and her application will be forwarded to the City Clerk to be presented for approval at the November 4th Council.

- Director Figart asked the Board to review the City's Comprehensive Plan. For the next meeting she asked that members bring forward suggestions on future needs and ways to integrate the library into the plan.

    - Some ideas briefly discussed:

        - Refer to it as Public Service instead of Library Services, and design a name that captures attention.

        - Frame the plan so the library plays a primary role, including ways it can partner with other departments.

## VII. Communications:

- The next meeting will be November 24, 2025, at 9:30 a.m. at the library**.**

## VIII. Adjournment

- The meeting was adjourned at 10:47 a.m.

# Library Advisory Board
## Meeting Minutes

Monday, November 24, 2025

**In Attendance:** Nicholas Pacini, Ron Becker, Nancy Cote, Joan Hook, Renee Tyner, Marci Mihall , City Liaison Andi Figart, Library Administrative Assistant Joyce Haasnoot, Guest Daisy Thomas, Guest Lewis Curtwright, Guest Cindy Cadle.

**I. Call to order:** 9:35 a.m. by Ron Becker. A quorum was present

**II. Minutes:** No changes, minutes approved. Marci Mihall first, Renee Tyner, second.

**III. Public Comment:** Lewis Cartwright, a former board member, addressed the Board to express his appreciation for its work and his interest in continuing to serve.

**IV. Officer/Committee Reports:**

- Pasco County Library Advisory Board & Library Cooperative (Ron Becker)
    - Updated the Board on the latest meeting with the board and Pasco Library information.
- The Friends of the New Port Richey Library (Nick Pacini)
    - Nick updated the Board on F.O.L.'s fundraising efforts and upcoming events..
- Library Director's Update (Andrea Figart)
    - Provided updates on upcoming library events, library maintenance, and staffing updates.

**V. New Business:**

- FLA Legislative Days was discussed. Nick will be attending again on behalf of the library.
- Daisy Thomas shared information about a feature on the Florida Legislature website that shows bill pre-filings/status. Users can set alerts for specific terms, track sponsors, filings, and bill status, and use the information to identify potential outreach contacts.
- The Board discussed the December regular committee meeting. In lieu of a regular meeting, a work session will be held on December 22 to review the Library section of the City Comprehensive Plan.

## VI. Continuing Business:

- The City's Comprehensive Plan was discussed. Some of the highlights to keep in mind when creating the plan where as follows:

    - Highlight a living city element such as access to services, support to residents
    - Retain the title "Library" rather than adopting a broader "Public Services" designation, while highlighting the Library's role within the delivery of public services throughout the plan.
    - The current plan includes only two references to the Library. In developing the new plan, it is important to include the Library's goals and resources within a dedicated section, rather than encouraging overlap with other departments that could result in the Library being omitted.

## VII. Communications:

- The next meeting will be a work session December 22nd at 9:30 a.m. at the library**.**

## VIII. Adjournment

- The meeting was adjourned at 10:45 a.m.

NEW PORT RICHEY

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

**TO:** City of New Port Richey City Council

**FROM:** Kevin Trapp, Parks and Recreation Department

**DATE:** February 17, 2026

**RE:** Parks and Recreation Advisory Board Minutes - December 2024 - December 2025

**REQUEST:**
The request before the City Council is to review and approve the Parks and Recreation Advisory Board minutes from December 2025.

**DISCUSSION:**

The Parks and Recreation Advisory Board meets monthly. The Parks and Recreation Advisory Board has approved the minutes from their December 2025 meeting.

The next Parks and Recreation Advisory Board meeting is scheduled for February 11, 2026, at 5:30pm in the Oak Room at the New Port Richey Recreation and Aquatic Center, which is located at 6630 Van Buren Street. The public is invited to attend.

**RECOMMENDATION:**
The recommendation before the City Council is to review and accept the minutes for December 2024, January 2025, February 2025, March 2025, May 2025, August 2025, October 2025, November 2025, and December 2025 Parks and Recreation Advisory Board meeting minutes.

**BUDGET/FISCAL IMPACT:**
None

**ATTACHMENTS:**
- December 2025_Parks Recreation Adv. Board Minutes.pdf

# PARKS & RECREATION ADVISORY BOARD
# MEETING MINUTES

## December 10, 2025

The regular meeting of the Parks & Recreation Advisory Board was held at the Recreation & Aquatic Center and called to order at 5:30pm on Wednesday, December 10, 2025. Board Members Chairman David Schrader, Stephen Blanchard, Rob Oman, Tad Clements, and Kevin Robinson were in attendance. Jayson Vosburgh attended his second meeting as a guest.

1. **APPROVAL OF MINUTES**
    - Chairman Schrader motioned for the November 8, 2025 minutes to be approved. All members unanimously approved the minutes.

2. **OLD BUSINESS**
    - Advisory Board Member Recruitment

      Jayson Vosburgh attended his second meeting as a guest. The Advisory Board Membership application was given to him and Mr. Trapp informed him of the process to become a member once he competes the application and turns it in to the City. Chairman Schrader suggested going to City Council again regarding permitting two, regular non-residents to be on the Board. Board Member Rob Oman made a motion to accept two non-residents from Pasco County as part of the advisory board. Board Member Tad Clements seconded the motion. A discussion ensued regarding the motion and it was requested to review the Library Advisory Board requirements for membership. The motion passed unanimously. Chairman Schrader also spoke about his interest in starting a non-profit Friends of the New Port Richey Parks & Recreation group, similar to the group that the Library has. He said he will look into this idea further and bring to a future meeting.

    - Membership Sale

      Mr. Trapp informed the Board that the sale started on Monday, December 8th. Chairman Schrader asked what the status of the sale was to date and Board Member Tad Clements asked if there was a maximum number of memberships that were permitted to be sold at the sale price.

    - Holiday Events Overview

      Mr. Trapp mentioned that the events will be reviewed later in the meeting, along with the event wrap-ups. Mr. Trapp informed the members of the street parade scheduled for Saturday, December 13, 2025. The parade will start at 6:00pm.

3. **NEW BUSINESS**

- Facility Holiday Hours

  Mr. Trapp distributed a flyer with all of the adjusted Holiday hours and reviewed them with all members.

- Toys for Tots Event

  Mr. Trapp spoke to the event, which will occur on December 20th from 8:00am to 4:30pm and informed the Board that volunteers are needed. Over 3,000 children are registered this year, approximately 1,000 over last year. Board Member Tad Clements asked what hours the volunteers are needed and Mr. Trapp informed him that they are needed for set-up and the day of the event. Mr. Trapp is going to send information for the set-up and Chairman Schrader said that he will be at the event on Saturday at 8:00am.

- Winter Camp Overview

  Mr. Trapp distributed a flyer with details on the camp to all members. Camp starts on December 22nd and ends on January 6th. The hours are from 7:30am to 5:30pm and there will be two field trips, one each week.

- Project Updates

  Mr. Trapp informed the members that the outdoor basketball court resurfacing project is complete and reviewed the final details of the project. Mr. Trapp then spoke to the skate park project and the next steps. The contract for the project is currently being finalized and once it is, the public will be solicited for input on it.

- Event wrap-ups

  Mr. Trapp provided details for events that have occurred. The most recent Park Friends event on December 6th had the biggest turnout yet. Approximately 60 people attended the event in James E. Grey Preserve. The movie night on November 21st did not have as many people attend as usual for a movie night. The concert in Sims Park on Saturday, November 22nd was very well attended and received a lot of positive feedback. The Light up the Night Event was a huge success with approximately 5,000 people attending. Board Member Tad Clements asked if the department organized tournaments over the holidays due to the idea of kids being out of school and recommended considering this in the future. Board Member Kevin Robinson asked if any frisbee golf setup could be a possibility in any of the city parks.

4. **UPCOMING SPECIAL EVENTS/REC PROGRAMS/LEAGUES**

   Staff provided a general overview of the upcoming events.

The meeting adjourned at 6:17pm.

Respectfully submitted,
Krista J. Schiano

NEW PORT RICHEY

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**TO:** City of New Port Richey City Council

**FROM:** Dale Hall, Development Department

**DATE:** February 17, 2026

**RE:** Second Reading, Ordinance 2026-2342: Future Land Use Map Amendment of 6606 & 6620 Forest Avenue from Residential/Office (R/O) to Public/ Semi-Public (P/SP) Zoning District.

**REQUEST:**
The request is for City Council to conduct a first reading of an ordinance which will amend the Future Land Use Map for the property located at 6606 & 6620 Forest Avenue from Residential/Office (R/O) to Public/ Semi-Public (P/SP) Zoning District. Morton Plant Hospital is proposing to incorporate newly acquired property along with an existing parking area into a new off-street parking lot that will be designed and constructed to meet current City standards.

A companion application for a rezoning has also been submitted.

**DISCUSSION:**
The majority of the subject property (Public/ Semi-Public (P/SP) Zoning District) is comprised of the existing Morton Plant North Bay Hospital and its associated stormwater and off-street parking facilities. A portion of these off-street parking facilities has not yet been developed to the current standards of the LDC.

The remainder of the subject property (Residential/Office (R/O)) was previously occupied by Cobbe Family Dental until December 2023, when the property was acquired by Morton Plant Hospital Association, Inc. The building on the property was demolished soon after in February 2024, and the site has since been utilized as parking for the hospital.

The applicant is proposing to combine the portion of the existing off-street parking facilities that has not been developed to current standards along with the newly acquired property as a new off-street parking lot.

This request will amend the Future Land Use of the newly acquired parcel to be consistent with the balance of the hospital properties.

The DRC and LDRB both recommended approval of the request.

**RECOMMENDATION:**
Approve the Future Land Use Map Amendment on the subject property from Residential/Office (R/O)

to Public/ Semi-Public (P/SP) Zoning District.

**BUDGET/FISCAL IMPACT:**
There is no fiscal impact to the city.

**ATTACHMENTS:**
- ORD 2026-2342 Future Land Use Map Amendment for 6606 & 6620 Forest Avenue.pdf
- LUA-25-10-0006_CC Staff Report_01.20.26.pdf
- LUA Application.pdf
- LDRB Minutes 2025 11-20_DRAFT.pdf
- Legal Description.pdf
- Aerial Map.pdf
- Zoning Map.pdf
- Master Plan.pdf
- Ordinance 2016-2080 REZ North Bay Hospital.pdf
- Survey.pdf
- Site Plan.pdf
- Legal Notice_69839 Morton Plant LUP.pdf
- Mailing Affidavit 2025 12-24.pdf

**ORDINANCE NO. 2026-2342**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 0.27 ACRES OF PROPERTY, GENERALLY LOCATED ON THE EAST SIDE OF FOREST AVENUE APPROXIMATELY 100 FEET NORTH OF INDIANA AVENUE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE DESIGNATION FOR SAID PROPERTY FROM RESIDENTIAL/OFFICE (R/O) TO PUBLIC/ SEMI-PUBLIC (P/SP); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Development Department has reviewed the Small-Scale future land use map (FLUM) application submitted on behalf of the owner of the property and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments; and

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

**WHEREAS,** the Development Department has prepared a staff report concluding the Small-Scale FLUM application is in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved; and

**WHEREAS**, at the duly LDRB regular public hearing held on November 20, 2025, the LDRB sitting as the Local Planning Agency, considered the Development Department

staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved; and

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

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

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

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

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

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

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

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

**SECTION 2. Property description**. The property subject to this Small-Scale FLUM amendment is legally described as:

LOTS 9 AND 10, GOLDEN HEIGHTS, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel ID: 04-26-16-007A-00000-0090

**SECTION 3. FLUM Amendment**. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Residential/Office (R/O) to Public /Semi-Public (P/SP), as shown in the location map attached hereto as Exhibit "A."

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

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

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

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 20th day of January, 2026.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this 17th day of February, 2026.

**ATTEST:** **CITY OF NEW PORT RICHEY, FLORIDA**

_____ _____

Judy Meyers, MMC, City Clerk Alfred C. Davis, Mayor-Council Member

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

_____

Timothy P. Driscoll, City Attorney CAA 12-4-25

# EXHIBIT “A”


KENTUCKY AVE
MADISON ST
MADISON STREET
OAK HILL DRIVE
FOREST AVENUE
JACKSON ST
JACKSON STREET
OHIO AVE
FOREST AVE
INDIANA AVE
6091
6027
6049
6109
6139

# STAFF REPORT

City of New Port Richey, FL
City Council
January 20, 2026

## APPLICATION INFORMATION

| | |
|---|---|
| **Case:** | LUA-25-10-0006 |
| **Address:** | 6606 Forest Avenue |
| **Parcel ID:** | 04-26-16-007A-00000-0090 |
| **Owner:** | Morton Plant Hospital Association, Inc. |
| **Applicant:** | VHB, Inc. |
| **Request:** | Amendment of the Future Land Use Map from Residential/Office (R/O) to Public/ Semi-Public (P/SP) |

## STATEMENTS OF FACT

| | |
|---|---|
| **Property Location:** | 0.27 acres on the east side of Forest Avenue, approximately 100 feet north of Indiana Avenue |
| **Existing Future Land Use:** | Residential/Office (R/O) |
| **Proposed Future Land Use:** | Public/ Semi-Public (P/SP) |
| **Existing Zoning:** | R/O, Residential/Office Zoning District |
| **Proposed Zoning:** | PDD, Planned Development District (CPPD, Commercial Planned Development District) |
| **Surrounding Future Land Use:** | North ..... Public/ Semi-Public (P/SP) |
| | South ..... Residential/Office (R/O) |
| | East..... Low Medium Density Residential (LMDR) |
| | West ..... Public/ Semi-Public (P/SP) |
| **Existing Use:** | Unimproved parcel (parking) |
| **Proposed Use:** | Off-street parking lot (associated with hospital) |
| **Adjacent Uses:** | North ..... Off-street parking |
| | South ..... Medical offices |
| | East..... Single-family detached dwellings |
| | West ..... Hospital |

## ANALYSIS

### Background and Existing Conditions:

The subject property was previously occupied by Cobbe Family Dental until December 2023, when the property was acquired by Morton Plant Hospital Association, Inc. The building on the property was demolished soon after in February 2024, and the site has since been utilized as parking for the adjacent Morton Plant North Bay Hospital.

### Proposal:

The applicant is proposing to formally develop the subject property as off-street parking and incorporate the parcel within the existing Morton Plant Hospital Planned Development District, which was most recently amended in 2016. Accordingly, they have submitted an application to amend the Future Land Use Map as it pertains to this specific property from Residential/Office (R/O) to Public/ Semi-Public (P/SP). Additionally, a companion application has also been submitted to amend the Zoning Map for the subject property, as well as the balance of the Morton Plant North Bay Hospital complex, from R/O, Residential/Office and PDD, Planned Development District (CPPD, Commercial Planned Development District to PDD, Planned Development District (CPPD, Commercial Planned Development District.

### Comprehensive Plan Compatibility:

The following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan are applicable to the requested Future Land Use Map amendment:

| | |
|---|---|
| GOAL 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. |
| Policy FLU 1.1.3 | Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map categories set forth in the companion table to this policy (see Table FLU 1.1.3, Attachment #1). Only those land uses, densities and intensities specified for the Future Land Use Map category are permitted unless uses, densities and intensities specified in the zoning regulations are more restrictive. In such cases, the zoning regulations shall prevail. |
| Policy FLU 1.2.4 | Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities. |
| Policy FLU 1.5.4 | Through site plan review, redevelopment shall occur in a manner to minimize disruption within the community and relocation of residents, and to ensure the compatibility of land uses. |

The proposed P/SP Future Land Use Map category is compatible with the surrounding land use designations, and is consistent with the majority of parcel located along the east side of Forest Avenue with the lone exception of the immediate parcel to the south. The proposed use will be

consistent with and complementary to these existing uses, as well as with the proposed P/SP Future Land Use Map category.

**Land Development Code:**

*LDC Section 7.21.00 – Land Use and Zoning Consistency.*

While the chart set forth within LDC Section 7.21.00 includes the P/SP Future Land Use category, it does not include the zoning district proposed (PDD) with the companion Rezoning application (REZ-25-10-0018). That said, the proposed land use and zoning designations have previously been determined to be consistent with one another, and are currently in place for the balance of the Morton Plant North Bay Hospital property.

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## SUMMARY AND RECOMMENDATION

At its meeting of October 23, 2025, the Development Review Committee (DRC) reviewed the request and found that a Future Land Use Map Amendment from R/O to P/SP would be consistent and compatible with the City's adopted Comprehensive Plan and Future Land Use Map. Accordingly, the DRC recommended **approval** of LUA-25-10-0006.

**LDRB Review:**

The LDRB conducted a quasi-judicial review of this case at its meeting of November 20, 2025 and unanimously recommended **approval** of this application.

**Notice and Response:**

This item was originally scheduled to be heard by the City Council at their meeting on December 16, 2025, but due to an advertising error had to be rescheduled. Pursuant to LDC Section 5.01.03, notice was sent to all property owners within 500 feet of the subject property on December 24, 2025, and a sign posted at the subject property on that same date. Additionally, notice of the public hearing was published in the Tampa Bay Times on December 31, 2025.

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COMMUNITY DEVELOPMENT
NEW PORT RICHEY

# FUTURE LAND USE MAP AMENDMENT

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

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

Date Received

Required Attachments:

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

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

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

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

B. Conformance to FS § 163.3117(6)(a)9. This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.
   1. Primary indicators. The 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. An analysis of whether the proposed FLUM amendment discourages urban sprawl is addressed below.
      a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
      b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
      c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
      d. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
      e. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
      f. Fails to maximize use of existing public facilities and services.
      g. Fails to maximize use of future public facilities and services.
      h. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
      i. Fails to provide a clear separation between rural and urban uses.
      j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
      k. Fails to encourage a functional mix of uses.
      l. Results in poor accessibility among linked or related land uses.
      m. Results in the loss of significant amounts of functional open space.

   2. Secondary indicators. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.
      a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
      b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

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

1. Current Property Owner(s)
Morton Plant Hospital Association, Inc. / BayCare Health System

| Mailing Address | City | County | State | Zip |
|---|---|---|---|---|
| 2985 Drew Street | Clearwater | Pinellas | FL | 33759 |

| Phone Number | Email |
|---|---|
| | |

2. Representative of Owner
VHB, Inc.

Relationship to Owner
Consultant

| Mailing Address | City | County | State | Zip |
|---|---|---|---|---|
| 501 E. Kennedy Blvd., Suite 1010 | Tampa | Hillsborough | FL | 33602 |

| Phone Number | Email |
|---|---|
| (813) 327-5448 | nstralow@vhb.com |

3. Primary Contact *{Phone Number & Email}*
Neale Stralow, AICP (813.327-5448 & nstralow@vhb.com)

4. Site Address
6606 & 6620 Forest Avenue, New Port Richey, FL 34652

General Location
East side of Forest Avenue, North of Indiana Avenue

| Size of Site | | |
|---|---|---|
| Square Feet | 0.50 | Acres |

Legal Description of Subject Property

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF

Tax Parcel Number(s)
04-26-16-007A-00000-0110 & 04-26-16-007A-00000-0090

| Future Land Use Category | Proposed Future Land Use Category |
|---|---|
| Office & Residential | Public / Semi Public |

Existing Use *{Include number of residential units and/or spare footage of non-residential uses}*
Surface parking. Former dentist office.

Proposed Use *{Provide details about the specific use requested}*
Surface parking.

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

See attached project narrative memorandum.

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

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

Transportation:

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

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

## APPLICATION & HEARING PROCESS

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

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

## ATTENDANCE AT MEETINGS

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

## AUTHORIZATION TO VISIT THE PROPERTY

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

## AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

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

_____
Owner's Signature

Sworn to and subscribed before me by Kimberly A. Guy

this 7th day of October 2025

☑ Personally Known OR ☐ Produced Identification

Type of Identification Produced: _____

Notary Signature: Alice Phillips

ALICE PHILLIPS
Notary Public - State of Florida
Commission # HH 453668
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

## APPLICANT'S AFFIDAVIT

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

VHB / Neale Stralow, AICP
Owner or Representative's Name *(Printed)*

_____
Owner or Representative's Signature

Sworn to and subscribed before me by Neale Stralow

this 1st day of October 2025.

☑ Personally Known OR ☐ Produced Identification

Type of Identification Produced: _____

Notary Signature: Tia Johnson

TIA R JOHNSON
Notary Public - State of Florida
Commission # HH 320068
My Comm. Expires Oct 10, 2026
Bonded through National Notary Assn.

**AFFIDAVIT OF PROPERTY OWNER DESIGNATION OF A PERSONAL REPRESENTATIVE TO SIGN SERVICE REQUEST, PERMIT APPLICATIONS, CERTIFICATES AND RELATED DOCUMENTS**

To:
City of New Port Richey
Southwest Florida Water Management District

I hereby proclaim that I am/we are the Owner(s) and record title holder(s) of Parcel IDs: 04-26-16-007A-00000-0090 & 04-26-16-007A-00000-0110 in Pasco County, Florida, also described in the attached application(s) and to conduct activities on my/our behalf related to obtaining reviews and/or permits from the above referenced public agencies, I hereby designate Neale Stralow, AICP, with Vanasse Hangen Brustlin, Inc. These activities specifically include signing all documents requiring signature of a "representative" or "applicant". These designees are to be considered an agent of my/our business and therefore the signature of said agent is binding and causes me/us to assume all responsibilities connected to or associated with the signature as they may relate to my/our property.

(Signature)

Kimberly A. Guy, Bay Care - COO
(Entity Name & Title - As Applicable)

**STATE OF FLORIDA**
**COUNTY OF** Pinellas

The foregoing instrument was acknowledged before me this 7th day of October, 2025, by:

Kimberly A. Guy
(Signatory's Printed Name)

Alice Phillips
(Notary Signature)

ALICE PHILLIPS
Notary Public - State of Florida
Commission # HH 453668
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

✓ Personally Known OR ___ Produced Identification

Type of Identification Produced _____

NOTARY STAMP

To: Robert Teff, Senior Planner
City of New Port Richey – Community Development
5919 Main Street
New Port Richey, FL 34652
E: tefftr@cityofnewportrichey.org

Date: October 1, 2025

Memorandum

VHB Project #: 66750.01

From: Neale Stralow, PLA, AICP, ENV SP
E: nstralow@vhb.com

Re: Future Land Use and Rezoning Applications – Project Narrative

North Bay Hospital – Parking Addition Project
6606 & 6620 Forest Avenue
New Port Richey, FL 34652

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## Project Introduction

BayCare Health System's (Owner) Morton Plant North Bay Hospital has been a longstanding center designed to enhance healthcare services in New Port Richey, Pasco County, and the surrounding areas. The facility continues to address the growing demand for patient services and intensified wellness needs and employment at the location.

The hospital owns two (2) parcels, measuring 0.50-acres, located at 6606 & 6620 Forest Avenue. The property is currently a combination of surface parking and former dentist office use. The Owner desires to develop additional paved surface parking spaces to service the existing main hospital use.

To align with the City's local planning and zoning requirements, the proposed project is undergoing concurrent processes, including a Comprehensive Plan Amendment to change the property's Future Land Use to Public / Semi Public; and a Rezoning Map Amendment to include these properties in the hospitals existing PDD conditionalized zoning approval.

## Narrative Justification for Land Use Map Amendment

The application for changing the Project Site's future land use designation from City of New Port Richey's Residential/Office (R/O) district to the Public / Semi Public (P/SP) district is a consistency move to address the evolving needs of the hospital and community. The hospital is a major community asset and employer that has a continuing need for parking solutions. This amendment is in line with the current hospital district designations and specifically like the West side of Forest Avenue and other owned lands. The project site's transformation includes only surface parking, and no buildable SF is proposed in the near future.

### A. Conformance with F.S. §§ 163.3177(6)(a)8 provisions.

In compliance with specific application requirements outlined in F.S. §§ 163.3177(6)(a)8 and 163.3177(6)(a)9, the proposal substantiates the need for this land use change. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

Memorandum

1. ***Availability of Facilities and Services***

   Being in an urban area that is surrounded by existing hospital, professional services and residential use, the project site provides the opportunity for infill development that supports the hospital and communities growing healthcare needs.

2. ***Analysis of Suitability***

   This amendment provides integration into the City's broader developmental framework recognizing the importance of North Bay Hospital as an identified center of activity and employment. Approval of the amendment will assist the hospital in meeting the growing healthcare needs of the local population and adheres to the city's long-term planning and zoning objectives.

3. ***Analysis of Land***

   The project site's current state, characterized by surface parking and a former dentist office that has previously been removed on two (2) parcels totaling 0.50-acres. Surface parking exists North and West of project site. These amendments will transform the site to better serve the surrounding hospital needs.

## B. Conformance with 163.3177(6)(a)9 provisions.

In compliance with specific application requirements outlined in F.S. §§ 163.3177(6)(a)8 and 163.3177(6)(a)9, the proposal substantiates the need for this land use change. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

1. ***Primary Indicators***

   This amendment proposes redevelopment within the urban center of the city. It is supporting the existing hospital use and will organize surface parking and traffic circulation meeting City standards.

2. ***Secondary Indictors***

   The Owner continues to support improvement and investment at the North Bay Hospital campus adding to its success as a major community asset. The location and design of the surface parking will improve walkability and connections along Forest Avenue and through the community.

## C. Guidelines for Granting a Rezoning LDC §§ 5.01.11.

In compliance with specific application requirements outlined in the City's Land Development Code §§ 5.01.11., the proposal substantiates the need for this rezoning change to include the subject property within the hospital's current PDD conditionalized zoning approval. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

1. ***Character or type of use proposed.***

   The character and type of the proposed use is compatible with the surrounding neighborhood. Existing surface parking abuts the project to the North and the West and are similar in character to the proposed project.

Memorandum

2. ***Land use density and intensity.***
The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan. No additional building SF is currently planned as part of this amendment.

3. ***Building heights and setbacks.***
No buildings are proposed as part of the amendment. Any heights and setbacks requirements will be compatible with the existing neighborhood and adhere to all relevant land development codes.

4. ***Site and architectural mitigation design techniques.***
The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

5. ***Potential Project Compatibility Mitigation Techniques***
The proposed project is compatible with its surrounding uses and specific mitigation factors will be addressed through site and development plan review process unless otherwise determined by reviewing parties. Mitigation techniques may include but are not limited to the following:

- Providing open space, perimeter buffers, and landscaping.
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery, and storage areas.
- Locating road access to minimize adverse impacts.

### D. Requested Variance to City LDC

To efficiently design and deliver surface parking spaces with controlled access to Forest Avenue and internal circulation, the Applicant requests dimensional changes to the minimum parking space requirements. The proposed parking space dimension will be 8.5 feet wide by 20 feet long.

## Conclusion

The Applicant/Owner has responded to the City of New Port Richey's Comprehensive Plan Map Amendment and Rezoning Application requirements and respectfully requests review and approval.

Should any additional information or further clarification is needed, please contact Neale Stralow, PLA, AICP, ENV SP at (813) 327-5448 or nstralow@vhb.com.

155,000.00

LAW OFFICES OF JAMES J. ALTMAN
LAW OFFICES OF JAMES J. ALTMAN
5628 MAIN STREET
NEW PORT RICHEY, FL 34652

R

2000118101

Rcpt: 442234 Rec: 6.00
DS: 1085.00 IT: 0.00
09/19/00 Dpty Clerk
JED PITTMAN, PASCO COUNTY CLERK
09/19/00 10:36am 1 of 1
OR BK 4445 PG 1546

Parcel ID Number: 04-26-16-007A-00000-0110
Grantee #1 TIN:
Grantee #2 TIN:

# Warranty Deed

**This Indenture,** Made this 11 day of September, 2000 A.D., **Between** MARK BRIAN URSCHLER, a single man

of the County of Jefferson, State of Florida, **grantor,** and MORTON PLANT HOSPITAL ASSOCIATION, INC. D/B/A NORTH BAY HOSPITAL

whose address is: P.O. BOX 210, CLEARWATER, FL 33756

of the County of PINELLAS, State of Florida, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND ($155,000.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of PASCO State of Florida to wit:

Lots 11 and 12, GOLDEN HEIGHTS, UNIT 4 in the City of New Port Richey, said lots being designated in accordance with the plat of said subdivision recorded in Plat Book 8, Page 76, of the Public Records of PASCO County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the grantor has hereunto set his hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

Beverly Duinkerken
**Printed Name:** Beverly Duinkerken
**Witness**

Mark Brian Urschler (Seal)
MARK BRIAN URSCHLER
P.O. Address: RT. 2, BOX 217-B, Monticello, FL 32344

Debra G. Scott
**Printed Name:** Debra G. Scott
**Witness**

**STATE OF** Florida
**COUNTY OF** Jefferson

The foregoing instrument was acknowledged before me this 11 day of September, 2000 by MARK BRIAN URSCHLER, a single man

he is personally known to me or he has produced his Florida driver's license as identification. U624542754050

BEVERLY DUINKERKEN
MY COMMISSION # CC 610900
EXPIRES: February 16, 2001
Bonded Thru Notary Public Underwriters

Beverly Duinkerken
**Printed Name:** Beverly Duinkerken
**Notary Public**
My Commission Expires:

URSCHLER

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

November 20, 2025
2:00 PM

---

Vice-chairman Cadel called the November 20, 2025 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadel conducted a roll call of members present and the following persons were in attendance constituting a quorum.

Members in Attendance: Jon Grey (arrived 2:10 pm), Dr. Donald Cadle, Kelly Mothershead, Mike Peters, George Romagnoli, Allan Safranek, and Bob Smallwood

Staff in Attendance: Debbie Manns, City Manager; Dale Hall, Development Director; Robert Tefft, Senior Planner; and Gabriela Miagany, Planner

Dr. Cadel led the pledge of allegiance.

Ms. Mothershead made a motion to approve the minutes of the Board's meeting of September 18, 2025. Mr. Peters seconded the motion. The motion was approved unanimously (6-0).

**Case: VAR-25-09-0035 – 5511 Tropic Drive**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of an additional 10 feet of dock length (from 25 feet to 35 feet). Mr. Tefft discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

It is noted that Mr. Grey arrived during the staff presentation.

Mr. Peters noted concerns as to the depth of the water and access of neighbors to the south.

The applicant, Mr. Clisti, spoke in favor of the application and to the concerns raised by Mr. Peters. Mr. Clisti noted that he could shift the dock further north and create additional distance between the dock and the property to the west across the canal. No one was present to speak in opposition to the request.

Mr. Grey made a motion to approve the variance request. Mr. Safranek seconded the motion. The motion was approved (7-0) and the variance application was approved.

**Case: VAR-25-09-0036 – 5824 US Highway 19**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of reducing the setback for a monument sign from 15 feet to 1.5 feet from US Highway 19. Mr. Tefft discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

Mr. Grey expressed concerns of sight visibility. Mr. Hall noted that this would be further reviewed at building permit; however, it was not presumed that there would be any issues with vehicular traffic.

Mr. Peters questioned the allowable sign area, and discussed the need to improve signage along the corridor.

Mr. Hall clarified that the proposed sign would be 1.5 feet from the property and 5 feet from the sidewalk.

The applicant, James Acosta, spoke in favor of the application and further clarified the location of the sign. No one was present to speak in opposition to the request.

Mr. Grey made a motion to approve the variance request. Ms. Mothershead seconded the motion. The motion was approved (7-0) and the variance application was approved.

It is noted that Ms. Manns left the meeting at conclusion of this item.

**Case: VAR-25-09-0037 – 5708 Kentucky Avenue**

Ms. Miagany presented the staff report. Ms. Miagany discussed with the Board the variance being requested, and that it was for the purpose of an additional 5 feet of dock length (from 25 feet to 30 feet). Ms. Miagany discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

No one spoke in favor or opposition to the request.

Mr. Romagnoli made a motion to approve the variance request. Mr. Grey seconded the motion. The motion was approved (7-0) and the variance application was approved.

**Case: LUA-25-09-0005 – 6297 Pine Hill Road**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Future Land Use Map amendment, and that the request is to amend the map from P/SP to LI. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and that the Development Review Committee recommended approval of the request.

No one was present to speak in favor or opposition to the request.

Mr. Peters made a motion to recommend approval of the Future Land Use Map amendment. Ms. Mothershead seconded the motion. The motion was approved (7-0).

**Case: REZ-25-09-0017 – 6297 Pine Hill Road**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Zoning Map amendment, and that the request is to amend the map from C-2 to LI. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and the Land Development Code, and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Mr. Grey made a motion to recommend approval of the Zoning Map amendment. Mr. Romagnoli seconded the motion. The motion was approved (7-0).

**Case: LUA-25-10-0006 – 6006 Forest Avenue**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Future Land Use Map amendment, and that the request is to amend the map from R/O to P/SP. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Ms. Mothershead made a motion to recommend approval of the Future Land Use Map amendment. Mr. Romagnoli seconded the motion. The motion was approved (7-0).

**Case: REZ-25-10-0018 – 6726 Madison Street; 6606, 6620, 6633, 6636, and 6701 Forest Avenue; 6705 and 6715 Jackson Street; and 6124 Ohio Avenue**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Zoning Map amendment, and that the request is to amend the map from R/O to PDD (CPDD). Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and the Land Development Code, and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Mr. Grey made a motion to recommend approval of the Zoning Map amendment. Mr. Smallwood seconded the motion. The motion was approved (7-0).

## Staff Comments

Mr. Hall and Mr. Tefft briefly discussed the upcoming items for the December LDRB.

## Board Member Comments

Mr. Romagnoli discussed the number of variances on the river and wondered if changes may be warranted. Mr. Hall noted that this has been discussed in the past, and changes to the river are not likely, but the LDRB could make suggestions. Mr. Grey discussed the amount of silt within the river, and that the river is a jewel of the cities.

Mr. Safranek left the meeting at 3:06 pm.

Mr. Peters and Mr. Grey discussed works done by the City of Port Richey. Mr. Romagnoli noted that cities all use the same lobbyist and that this may be more of a state issue. Mr. Peters suggested that the LDRB chair put together a committee to address these issues.

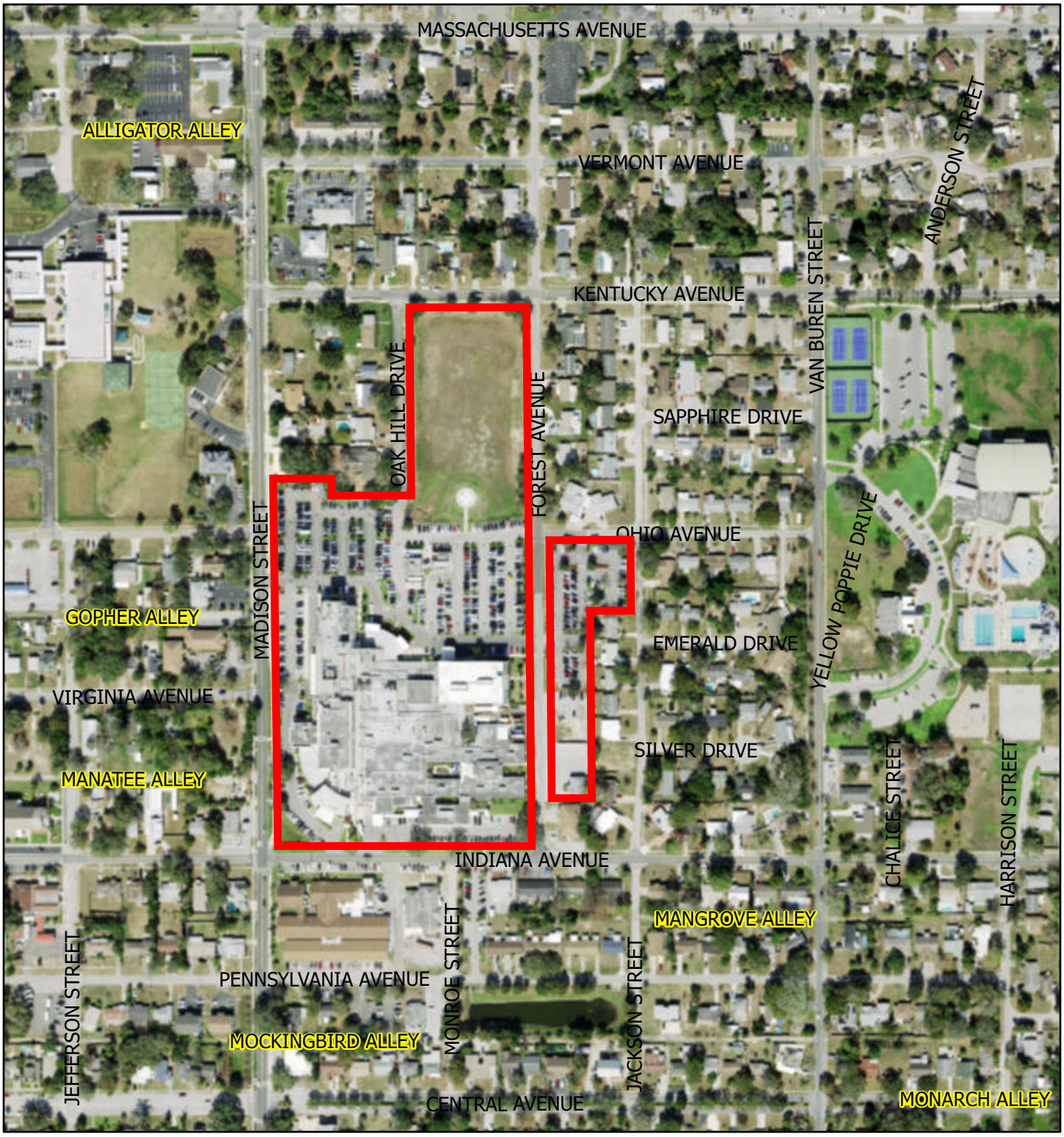
Dr. Cadel noted that a recommendation was made in the past to increase the allowable length of docks from 25 feet to 35 feet, and that many places cannot have a 25-foot dock.

Mr. Hall indicated that staff will conduct an analysis of how other jurisdictions development codes interact with the river.

Dr. Cadel adjourned the meeting at 3:13 pm.

| Conceptual Site Plan ID | Parcel ID | Legal Description |
|---|---|---|
| 3 | 04-26-16-007A-00000-0130 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 13 OR 4355 PG 1350 |
| 4 | 04-26-16-007A-00000-0140 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 14 OR 4355 PG 1350 |
| 5 | 04-26-16-007A-00000-0150 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 15 OR 4355 PG 1350 |
| 6 | 04-26-16-007A-00000-0160 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 16 OR 4355 PG 1350 |
| 7 | 04-26-16-0070-00000-0190 | GOLDEN HEIGHTS UNIT 3 PB 8 PG 60 LOT 19 OR 8503 PG 1659 |
| 8 | 04-26-16-007A-00000-0180 | GOLDEN HEIGHTS SUBDIVISION UNIT 4 PB 8 PG 76 LOT 18 OR 6831 PG 383 |
| 9 | 04-26-16-007A-00000-0170 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 17 OR 4462 PG 1958 |
| 10 | 04-26-16-0070-00000-0200 | GOLDEN HEIGHTS SUB UNIT 3 PB 8 PG 60 LOT 20 OR 9411 PG 3768 |
| 11 | 04-26-16-0040-00000-0360 | A D GIBBONS SUBDIVISION PB 2 PG 26 LOTS 36 TO 40 INCLUSIVE & OAK HILL HEIGHTS SUB PB 3 PG 82 LOTS 1 TO 16 INCLUSIVE BLK 2 AND LOTS 1 TO 16 INCLUSIVE BLOCK 3 OAK HILL HEIGHTS SUBDIVISION PB 3 PG 82 ALSO THAT PORTION OF OAK HILL DRIVE IN SAID OAK HILL HEIGHTS LYING SOUTH OF OHIO AVE AND NORTH OF LOT 36 A D GIBBONS SUBDIVISION VACATED BY CITY OF NEW PORT RICHEY ORDINANCE NO 299 DATED SEPTEMBER 17,1963; LESS THAT PORTION OF LOTS 36 TO 40 INCLUSIVE OF A D GIBBONS SUBDIVISION LYING E OF SOUTHERN EXTENSION OF E LN OF SAID BLK 3; & OAK HILL HEIGHTS PB 3 PG 82 LOTS 1 & 2 BLOCK 1 & SOUTH 10 FT OF LOT 19 & LOT 20 BLOCK 1 & LOTS 1 THROUGH 20 BLOCK 4 & VACATED PORTION OF OHIO AVE & PORTION OF OAK HILL DR AS DESC IN OR 7655 PG 1794 OR 4163 PG 1974, OR 4403 PG 196 & OR 4457 PG 1730 & OR 5603 PG 585 & OR 7181 PG 1899 & OR 6700 PG 540 & OR 6700 PG 540 & OR 7076 PG 445 & OR 6790 PG 1872 & OR 7343 PG 903 & OR 7405 PG 300 |

# Aerial Map




11/13/2025

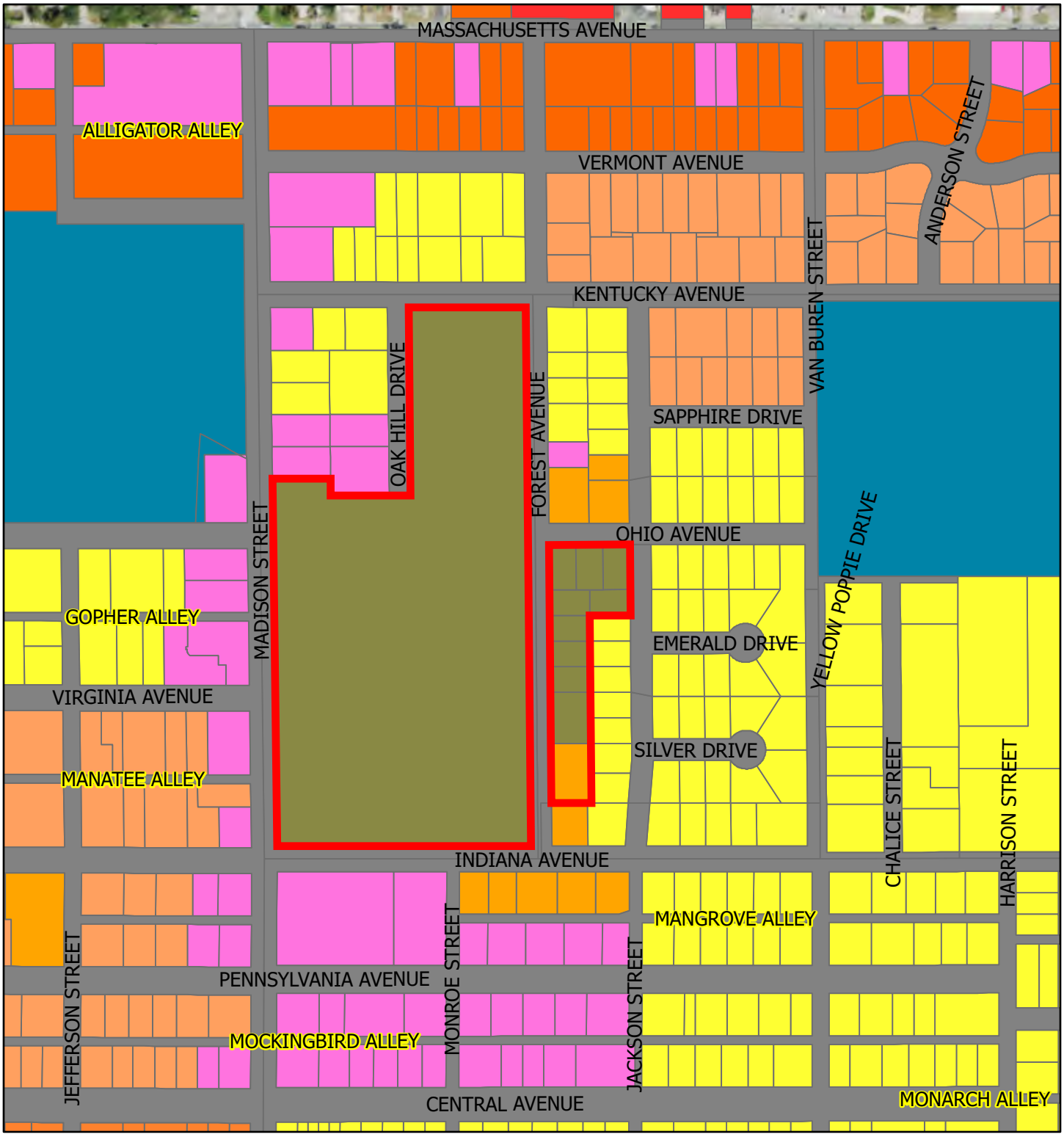
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

State of Florida, Vantor

# Zoning Map




11/13/2025

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

NPRZoning_070123

- C-2
- GOVT
- MF-10
- MF-14
- MF-30
- OFFICE
- PDD
- R-3
- R/O

Low Resolution 15m Imagery

High Resolution 60cm Imagery

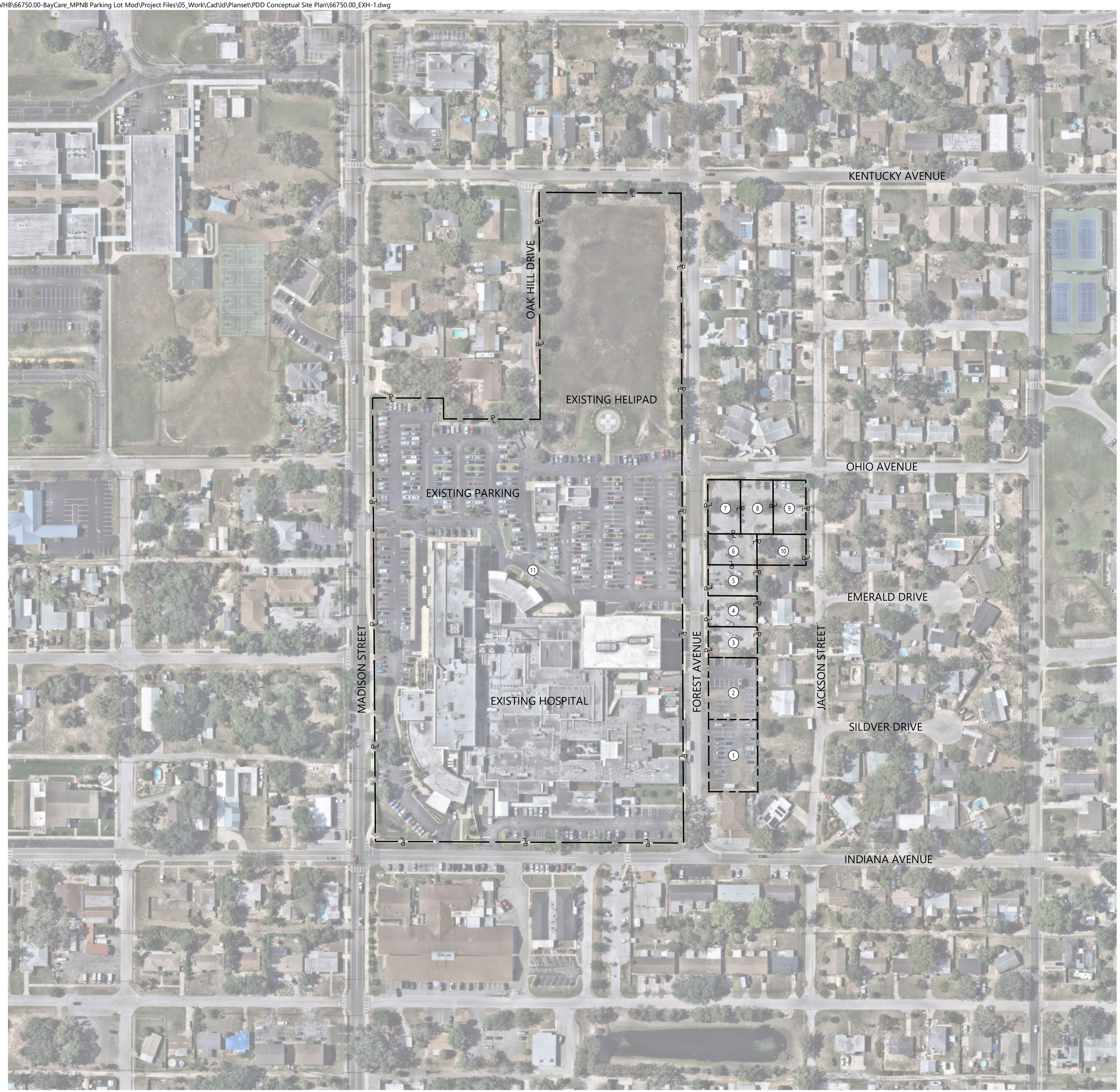
High Resolution 30cm Imagery

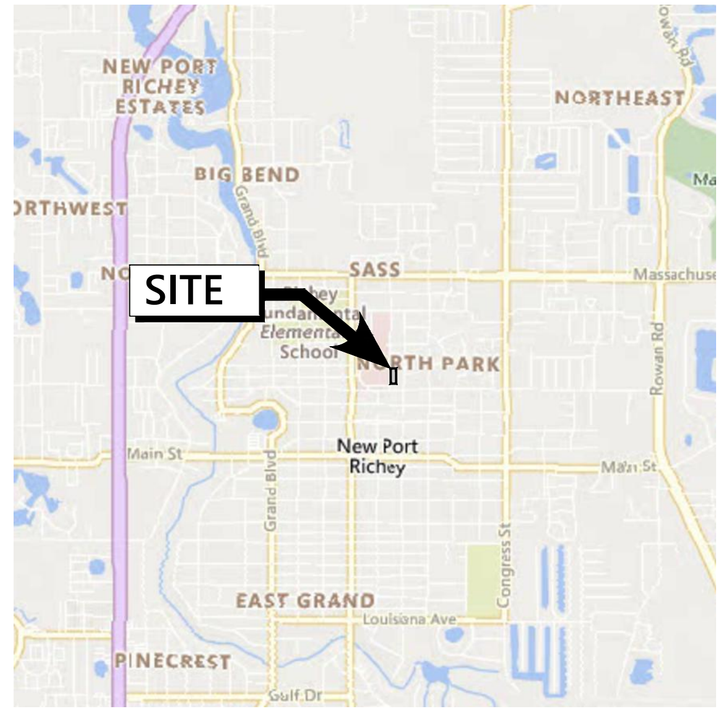
Citations

1.2m Resolution Metadata

World Imagery

State of Florida, Vantor




## Site Vicinity Map

SCALE: 1" = 2000'

## Legend

- EXISTING PDD PARCEL
- PROPOSED PDD PARCELS ADDITION
- (10) PARCEL OWNERSHIP ID LABEL

## Site Data Table

TAX PARCEL ID: 04-26-16-007A-00000-0110 AND 04-26-16-007A-00000-0090

GROSS ACREAGE: 15.73 ACRES
EXISTING: 15.23 ACRES
PROPOSED ADDITION: 0.50 ACRES

FUTURE LAND USE: PUBLIC / SEMI-PUBLIC
EXISITNG: PUBLIC / SEMI-PUBLIC
PROPOSED PARCEL ADDITION: OFFICE & RESIDENTIAL

ZONING: PDD & R6
EXISTING: PDD & R6
PROPOSED PARCEL ADDITION: PDD

PROPOSED USE: HOSPITAL AND ASSOCIATED HEALTHCARE USES

TOTAL PARKING COUNT: 639 SPACES
EXISTING: 593 SPACES
PROPOSED ADDITION: 46 SPACES

## Legal Description

PARCEL 1 (04-26-16-007A-00000-0110)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2024000274
OFFICIAL RECORDS BOOK 10938 PAGE 607

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2 (04-26-16-007A-00000-0090)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2000118101
OFFICIAL RECORDS BOOK 4445 PAGE 1546

LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## Parcel ID Table

| Parcel Label | Parcel ID Number | Acreage |
|---|---|---|
| 1 | 04-26-16-007A-00000-0090 | 0.27 |
| 2 | 04-26-16-007A-00000-0110 | 0.23 |
| 3 | 04-26-16-007A-00000-0130 | 0.12 |
| 4 | 04-26-16-007A-00000-0140 | 0.12 |
| 5 | 04-26-16-007A-00000-0150 | 0.12 |
| 6 | 04-26-16-007A-00000-0160 | 0.12 |
| 7 | 04-26-16-007A-00000-0170 | 0.15 |
| 8 | 04-26-16-007A-00000-0180 | 0.15 |
| 9 | 04-26-16-007A-00000-0190 | 0.15 |
| 10 | 04-26-16-0070-00000-0200 | 0.13 |
| 11 | 04-26-16-0040-00000-0360 | 14.17 |

vhb.com

vhb

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

## Benchmark Notes

ELEVATIONS SHOWN ON THESE PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.

0 50 100 200 Feet

# North Bay Hospital Parking Lot Expansion

6620 Forest Avenue
New Port Richey, FL

| No. | Revision | Date | Appvd. |
|---|---|---|---|

Designed by: CJM
Checked by: MB
Issued for: Review
Date: Nov 2025

## Conceptual Site Plan

Drawing Number
EXH 1
Sheet of
---
Project Number
66750.00



Saved Wednesday, October 1, 2025 4:24:41 PM EGRANT Plotted Wednesday, October 1, 2025 4:25:05 PM Ethan Grant

ORDINANCE # 2016-2080

AN ORDINANCE REZONING 15.41 ACRES OF PROPERTY GENERALLY LOCATED EAST OF MADISON STREET, NORTH AND SOUTH OF OHIO AVENUE, SOUTH OF KENTUCKY AVENUE, NORTH OF INDIANA AVENUE; EAST OF A PORTION OF FOREST AVENUE AND SOUTH OF OHIO AVENUE AND WEST OF JACKSON STREET; FROM: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY) AND R-3, RESIDENTIAL DISTRICT TO: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY); FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act of 1985 requires that each municipality in the state shall prepare and adopt a Comprehensive Plan of the type and in the manner set out in the act; and

WHEREAS, the City of New Port Richey has adopted a Comprehensive Plan pursuant to the Growth Management Act of 1985; and

WHEREAS, the Land Development Review Board (Local Planning Agency) and the City Council of New Port Richey has reviewed this rezoning as REZ2016-02, also attached as Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, the City Council of the City of New Port Richey finds and declares that this rezoning, also attached as Exhibit A, is consistent with the adopted Comprehensive Plan;

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

SECTION I.

That the real property described in Exhibit A and further described herein is hereby rezoned as follows:

The following described real property referred to as REZ2016-02 in Exhibit A and generally located east of Madison Street, north of Indiana Avenue, south of Kentucky Avenue; east of a portion of Forest Avenue and south of Ohio Avenue and west of Jackson Street, New Port Richey, Florida is hereby amended from: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory) (15.257 acres) and R-3, Residential District (0.153 acres) to: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory);

Legal Description:
Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 26 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 36 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1963, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of

said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28'W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 8, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°36'36"E.,. along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.894 acres more or less.

AND

(As per Official Records Book 8503, page 1659)
Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.

Parcel IDs:

| | |
|---|---|
| 04-26-16-0040-00000-0360 | 04-26-16-007A-00000-0110 |
| 04-26-16-007A-00000-0130 | 04-26-16-007A-00000-0140 |
| 04-26-16-007A-00000-0150 | 04-26-16-007A-00000-0160 |
| 04-26-16-007A-00000-0170 | 04-26-16-007A-00000-0180 |
| 04-26-16-007A-00000-0190 | |

SECTION II. Development Standards.
The development standards within the Planned Development District include:

- Site size: Three acres minimum; 15.41 acres provided;
- Impervious Surface Ratio (ISR): 70 percent maximum; 67.8 percent proposed;
- Front setback:
  - Madison Street – 20 feet to hospital canopy, 45 to portion of main hospital , with a 110 feet to a majority of main hospital;
  - Indiana Avenue -- 45 feet to existing hospital, 15 feet to masonry screen wall;
  - Forest Avenue – Four feet to medical office building (one-story portion); 25 feet to existing office (6620 Forest Avenue);
- Side setback: North property line – 249 feet; and south property line (adjacent to 6620 Forest Avenue) – six feet;
- Rear setback: Not applicable;
- Building height (proposed buildings):
  - Generator/gas building - One-story, 20 feet;
  - Outpatient surgery addition – One-story/25 feet;
  - Sleep/rehab center – One-story/25 feet, stepped back to the MOB
  - Medical office building (MOB) – Four stories/70 feet;
  - Patient tower – Three stories/60 feet;
- Building design: All buildings will have a similar design;
- Landscape buffer: 9.5 percent vehicular use area (VUA) with flexibility in plantings in areas of utility placement; the existing offices along Forest Avenue encroach into 15-foot buffer; existing paving encroaches into three-foot VUA along Indiana Avenue; three-foot landscaped buffer provided around entire parking lot with trees planted within landscaped islands and along perimeter;
- Fencing – Six-foot high, almond, PVC fence along the east and south property lines of the employee parking lot at the southeast corner of Indiana Avenue and Forest Avenue; six-foot high, black, vinyl clad chain link around the stormwater retention area with landscaping on the exterior side;
- Parking –
  - Parking standard: 1.5 spaces/bed; 5 spaces/1,000 square feet of medical office
  - Parking provided: 593, including 17 handicap spaces (includes 100 space parking area adjacent to Forest Avenue).

SECTION III. Severability.

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

SECTION IV. Effective Date.

This Ordinance shall become effective as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 19th day of July, 2016.

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 2nd day of August, 2016.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

(SEAL)

~~Doreen Summers, City Clerk~~

Judy Meyers
Interim City Clerk

Rob Marlowe, Mayor - Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT

Joseph A. Poblick, City Attorney

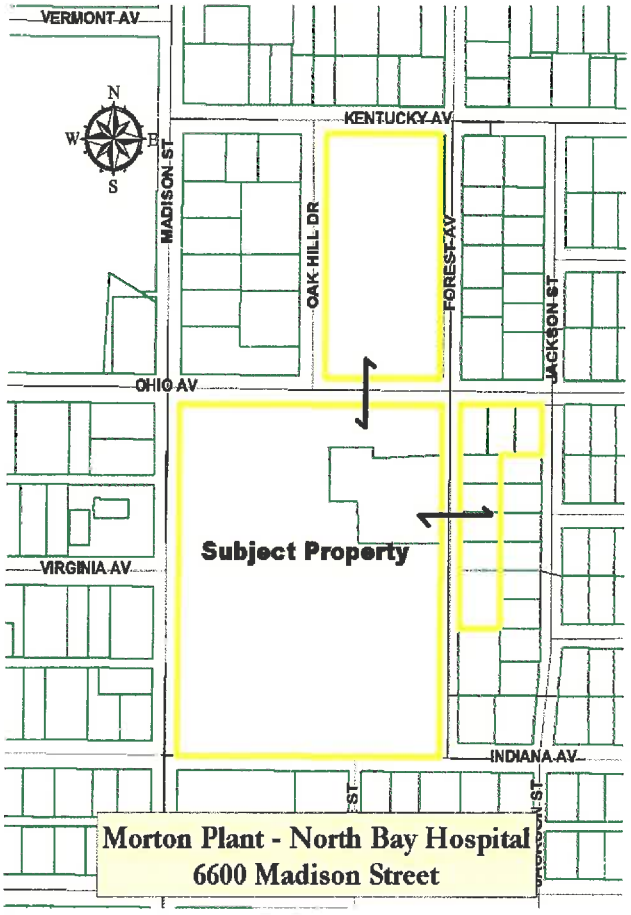



EXHIBIT A

# BOUNDARY AND TOPOGRAPHIC SURVEY
# FOR - BAYCARE PROPERTIES, L.L.C.

## General Notes

1) THE NORTH ORIENTATION DEPICTED HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA WEST ZONE, UNIT OF MEASURE: US SURVEY FOOT. THE BASIS WAS ESTABLISHED BETWEEN TWO PERMANENT REFERENCE MARKERS ALONG THE WEST BOUNDARY LINE OF THE PLAT DEPICTED IN PLAT BOOK 8, PAGE 76 NORTH 00° 12' 32" WEST.
2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JUNE, 2025 AND FROM DEEDS AND PLANS OF RECORD.
3) THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JUNE 2024.
4) ONLY ABOVE GROUND EVIDENCE OF UTILITIES WAS LOCATED, UNDERGROUND UTILITY SURVEY WAS NOT CONDUCTED.
5) HORIZONTAL DATUM IS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM-WEST ZONE (NAD83-2011), AND BASED ON CONTROL ESTABLISHED UTILIZING NOAA'S ONLINE POSITIONING SERVICE (OPUS).
6) ELEVATIONS SHOWN ON THIS PLAN REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.
7) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
8) UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY
9) HORIZONTAL AND VERTICAL LOCATIONS WERE ESTABLISHED UTILIZING A FOUR HOUR OPUS OBSERVATION, AND REFERENCE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK H-761, ELEVATION: 20.11 FEET (NAVD88).

## PLAN REFERENCES

1) THE PLAT OF GOLDEN HEIGHTS UNIT FOUR, RECORDED IN PLAT BOOK 8 PAGE 76, PASCO COUNTY, FLORIDA.

## RECORD LEGAL DESCRIPTION

PARCEL 1 -

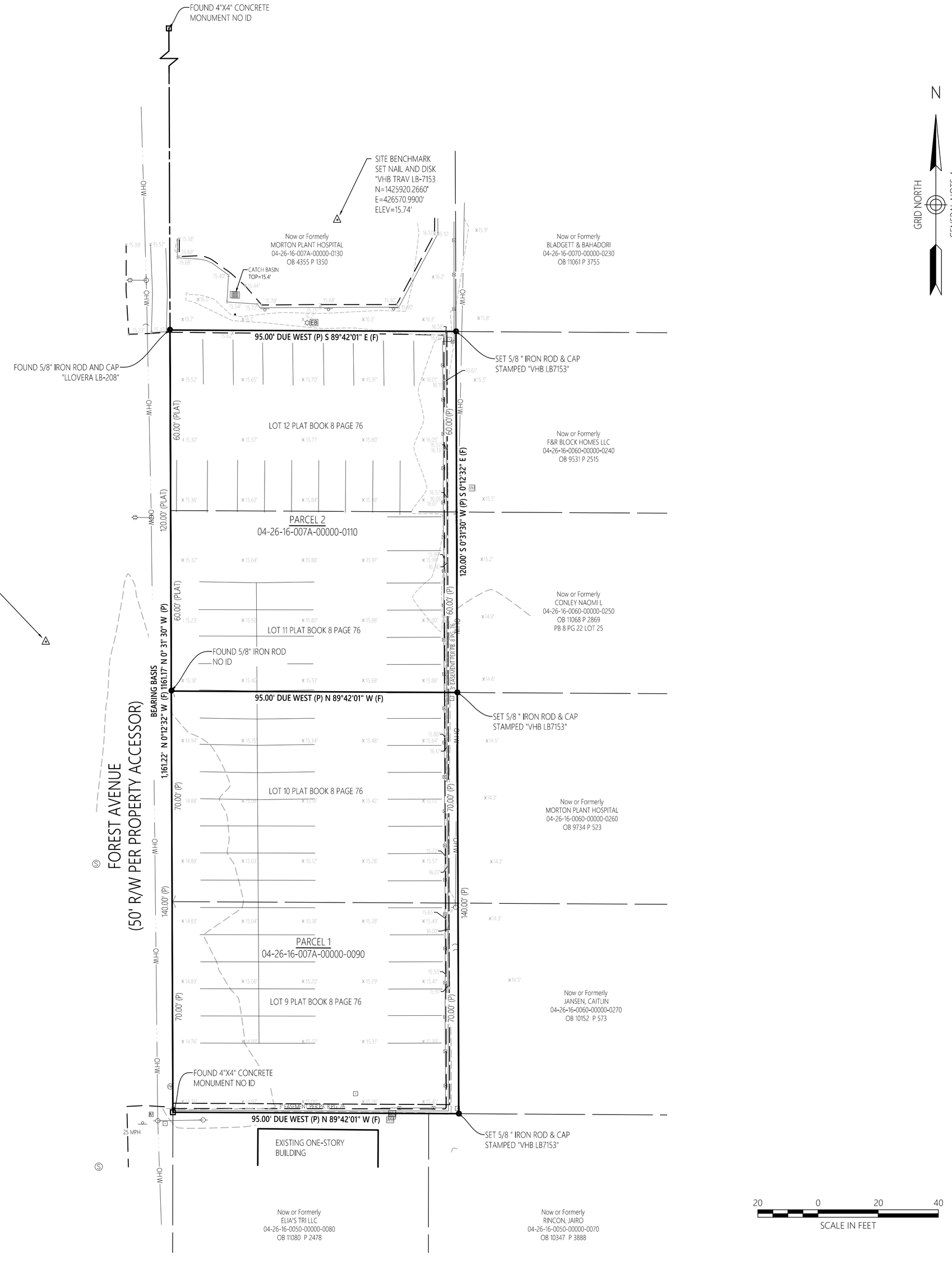
PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2024000274
OFFICIAL RECORDS BOOK 10938 PAGE 607

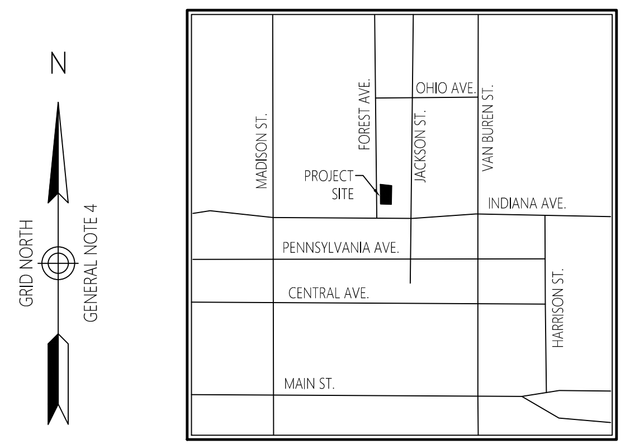
LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2 -

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2000118101
OFFICIAL RECORDS BOOK 4445 PAGE 1546

LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.




Location Map
(NOT TO SCALE)


vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #7153


## Legend

- (M) MEASURED
- (F) FIELD
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- FORCE MAIN VALVE
- MB MAILBOX
- EB ELECTRIC BOX
- WM WATER METER
- CABLE TV BOX
- TELEPHONE PEDESTAL
- IRRIGATION CONTROL BOX
- SITE BENCHMARK
- ID IDENTIFICATION
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- METAL FENCE
- OHW OVERHEAD WIRE
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- ROAD RIGHT OF WAY
- INTERIOR ORIGINAL LOT LINE

**BayCare Properties, LLC**
**2995 Drew Street**
**Clearwater, Florida**

| No. | Revision | Date | Appvd. |
|---|---|---|---|
| 0 | Initial Submittal | 07-02-25 | |

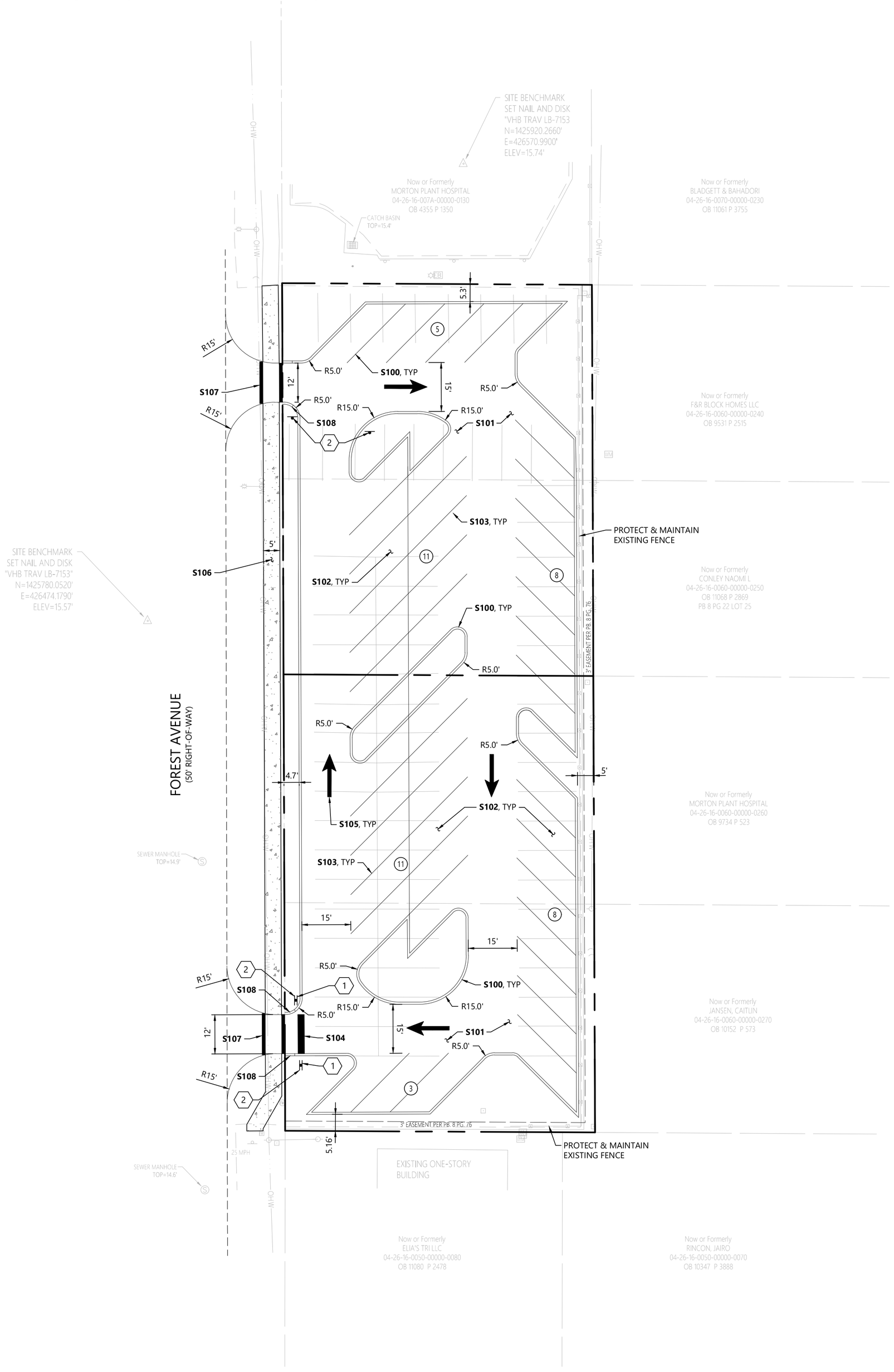
Designed by | Checked by
Issued for | Date
**July 2, 2025**

Drawing Title
**BOUNDARY, TOPOGRAPHIC & SURVEY OF PROPERTY AT: 6606 FOREST AVENUE NEW PORT RICHEY, FL 34653**

Drawing Number
**Sv-1**

Sheet 1 of 1

Project Number
**66750.00**




## Site Data Table

| | | | | |
|---|---|---|---|---|
| TAX PARCEL ID: | 04-26-16-007A-00000-0110 AND 04-26-16-007A-00000-0090 | | | |
| ZONING:<br>EXISTING LAND USE:<br>PROPOSED LAND USE: | PLANNED DEVELOPMENT DISTRICT (PDD) & RESIDENTIAL/OFFICE (R/O)<br>PARKING LOT<br>PARKING LOT | | | |
| FLOOD ZONE:<br>FEMA PANEL NUMBER: | X<br>12101C0189G | | | DATED: 06/05/2020 |
| TOTAL PARCEL AREA: | 24,700 | SF | 0.57 | ACRES |
| EXISTING IMPERVIOUS AREA:<br>PROPOSED IMPERVIOUS AREA: | 23684<br>18510 | SF<br>SF | 0.54<br>0.42 | ACRES<br>ACRES |
| PROPOSED PARKING<br>STANDARD (10'x18'):<br>TOTAL PARKING PROVIDED: | <br>46<br>46 | <br>STALLS<br>STALLS | | |

## Legend

- PROPERTY BOUNDARY
- CONCRETE
- (10) PARKING COUNT

## Signage & Striping Notes

1. ALL PAVEMENT MARKINGS AND STRIPING - EXCEPT FOR STANDARD PARKING STALL LINES - MUST BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. RETRO-REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
4. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR MUST BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
5. ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND THE CITY OF NEW PORT RICHEY ROAD CONSTRUCTION SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS.

## Site Plan Notes

1. ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
2. SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
3. ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.

## Sign Legend

| No. | M.U.T.C.D. Number | Specification Width | Specification Height | Desc. |
|---|---|---|---|---|
| (1) | R1-1 | 30" | 30" | STOP |
| (2) | R5-1 | 24" | 24" | DO NOT ENTER |

## Site Keynote Legend

| NO. | DESCRIPTION |
|---|---|
| S100 | TYPE "D" CURB, SEE DETAIL 03/C5.00 |
| S101 | ASPHALT PAVEMENT, SEE DETAIL 04/C5.00 |
| S102 | 8.5'X18' STANDARD PARKING SPACES |
| S103 | 6" WHITE PAINT STRIPE |
| S104 | 24" WIDE WHITE THERMOPLASTIC STOP BAR |
| S105 | SOLID WHITE DIRECTIONAL ARROWS |
| S106 | CONCRETE SIDEWALK, SEE DETAIL 01/C5.00 |
| S107 | CROSSWALK STRIPING, SEE DETAIL 02/C5.00 |
| S108 | 3' CURB TYPE TRANSITION |

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

## Benchmark Notes

ELEVATIONS SHOWN ON THESE PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.

0 10 20 40 Feet

# North Bay Hospital Parking Lot Expansion

6620 Forest Avenue
New Port Richey, FL

| No. | Revision | Date | Appvd. |
|---|---|---|---|
| | | | |

Designed by: CJM
Checked by: MB
Issued for: Review
Date: Nov 2025

## Site Plan

Drawing Number
C3.00
Sheet of

Project Number
66750.00



Saved Wednesday, October 1, 2025 4:16:55 PM EGRANT Plotted Wednesday, October 1, 2025 4:18:56 PM Ethan Grant

69839

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Morton Plant LUP was published in said newspaper by print in the issues of 12/31/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **12/31/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Deirdre A Bonett
My Commission HH 601171
Expires 1/4/2029

LEGAL NOTICE

# NOTICE OF FUTURE LAND USE MAP AMENDMENT

The City of New Port Richey's **City Council** will conduct a public hearing to discuss the case described below. Interested parties may appear at the meeting and may be heard with respect to the proposed ordinance. The ordinance may be inspected by the public at the Development Department located at 5919 Main Street, New Port Richey, FL, within City Hall between 8:00 am and 4:00 pm.

**Public Hearing:** City Council, Tuesday, January 20, 2026, 6:00 pm

**Location of Meeting:** Council Chambers, 1st Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

**Staff Contact:** Robert Tefft, Senior Planner; tefftr@cityofnewportrichey.org

**Owner:** Morton Plant Hospital Association, Inc.

**Applicant:** VHB, Inc.

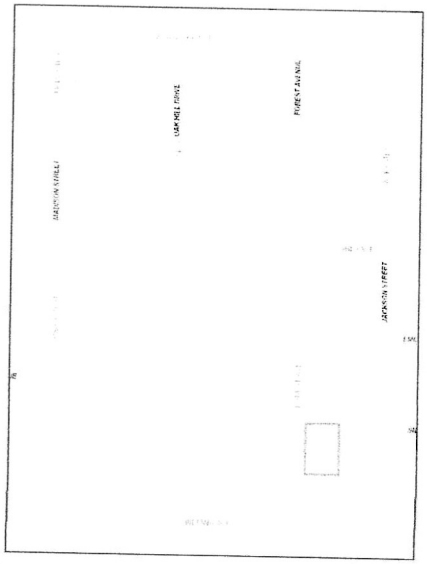
**Request:** AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 0.27 ACRES OF PROPERTY, GENERALLY LOCATED ON THE EAST SIDE OF FOREST AVENUE APPROXIMATELY 100 FEET NORTH OF INDIANA AVENUE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE DESIGNATION FOR SAID PROPERTY FROM RESIDENTIAL/OFFICE (R/O) TO PUBLIC/ SEMI-PUBLIC (P/SP); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**Legal Description:** LOTS 9 AND 10, GOLDEN HEIGHTS, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**Proposed Use:** Off-street parking associated with Hospital

**Exhibit A**

(Subject property – east side of Forest Avenue, approximately 100 feet north of Indiana Avenue)



12/31/2025 69839-1

COMMUNITY DEVELOPMENT
NEW PORT RICHEY

# MAILING AFFIDAVIT

Pursuant to the New Port Richey Land Development Code, notice has been sent to all affected parties regarding the Future Land Use Map and Zoning Map amendments for the property located at 6726 Madison Street; 6606, 6620, 6633, 6636, and 6701 Forest Avenue; 6705 and 6715 Jackson Street; and 6124 Ohio Avenue.

The parties notified are attached to this affidavit.

Robert Tefft, Senior Planner
City Clerk or Designee

December 24, 2025
Date Notice Mailed

STATE OF FLORIDA

COUNTY OF PASCO

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me this 24 day of December, 2025

by Robert Tefft.
(Name of person making statement).

Signature of Notary Public - State of Florida

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

COMMUNITY DEVELOPMENT
NEW PORT RICHEY

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Signature of Notary Public - State of Florida

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

NEW PORT RICHEY

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

**TO:** City of New Port Richey City Council

**FROM:** Dale Hall, Development Department

**DATE:** February 17, 2026

**RE:** Second Reading, Ordinance 2026-2343: Rezoning of 6606 & 6620 Forest Avenue from R/O, Residential/Office Zoning District to PDD, Planned Development District (CPPD, Commercial Planned Development District)

**REQUEST:**
The request is for City Council to conduct a second reading of an ordinance to rezone the property located at 6606 & 6620 Forest Avenue from R/O, Residential/Office Zoning District to PDD, Planned Development District (CPPD, Commercial Planned Development District). Morton Plant Hospital is proposing to incorporate newly acquired property along with an existing parking area into a new off-street parking lot that will meet current City standards.

A companion application for a land-use amendment has also been submitted.

**DISCUSSION:**
The majority of the subject property (currently zoned PDD) is comprised of the existing Morton Plant North Bay Hospital and its associated stormwater and off-street parking facilities. A portion of these off-street parking facilities has not yet been developed to the current standards of the LDC.

The remainder of the subject property (currently zoned R/O) was previously occupied by Cobbe Family Dental until December 2023, when the property was acquired by Morton Plant Hospital Association, Inc. The building on the property was demolished soon after in February 2024, and the site has since been utilized as parking for the hospital.

The applicant is proposing to develop that portion of the existing hospital off-street parking facilities that has not been developed to current standards along with the newly acquired and adjacent property as a new off-street parking lot.

The request will add the newly acquired parcel of land in with the existing parcels zoned PDD (CPDD) and therefore provide consistency with the balance of the hospital properties.

The DRC and LDRB both recommended approval of the request.

**RECOMMENDATION:**
Approve the rezoning request on the subject property from R/O, Residential/Office Zoning District to PDD, Planned Development District (CPPD, Commercial Planned Development District).

**BUDGET/FISCAL IMPACT:**
There is no fiscal impact to the City.

**ATTACHMENTS:**
- ORD 2026-2343 Rezoning for 6606 & 6620 Forest Avenue.pdf
- REZ-25-10-0018_CC Staff Report_01.20.26.pdf
- REZ Application.pdf
- LDRB Minutes 2025 11-20_DRAFT.pdf
- Legal Description.pdf
- Aerial Map.pdf
- Zoning Map.pdf
- Master Plan.pdf
- Ordinance 2016-2080 REZ North Bay Hospital.pdf
- Survey.pdf
- Site Plan.pdf
- Legal Notice_69840 Morton Plant REZ.pdf
- Mailing Affidavit 2025 12-24.pdf

**ORDINANCE NO. 2026-2343**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 15.73 ACRES OF PROPERTY, GENERALLY LOCATED TO THE EAST OF MADISON STREET AND TO THE NORTH OF INDIANA AVENUE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PLANNED DEVELOPMENT DISTRICT (PDD), (CPDD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND RESIDENTIAL OFFICE ZONING DISTRICT (RO) TO PLANNED DEVELOPMENT DISTRICT (PDD), (CPDD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the LDC addresses the procedures for granting an amendment to the Zoning District Map;

**WHEREAS**, the applicant, VHB, Inc., has filed with the Development Department, a Rezoning (REZ) application to change the zoning district from Residential/Office (RO) and Planned Development District (PDD), (CPDD, Commercial Planned Development District) to Planned Development District (PDD), (CPDD, Commercial Planned Development District) for 15.73 acres of property generally located generally located to the east of Madison Street and to the north of Indiana Avenue;

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

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

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

**WHEREAS**, at the duly noticed LDRB regular public hearing held on November 20, 2025, the LDRB sitting as the Local Planning Agency considered the Development Department staff report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be adopted;

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

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

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

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

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

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

**SECTION 2. Rezoning approved.** The Zoning Map of the City of New Port Richey is hereby amended to amend the zoning designation for the property described herein from Residential/Office (RO) and Planned Development District (PDD), (CPDD, Commercial Planned Development District) to Planned Development District (PDD), (CPDD, Commercial Planned Development District).

**SECTION 3. Property description.** The property subject to this Zoning Map amendment is generally located to the east of Madison Street and to the north of Indiana Avenue as shown in the location map attached hereto as Exhibit “A”, and is legally described as follows:

LOTS 19 – 20, GOLDEN HEIGHTS, UNIT 3, AND LOTS 13 – 18, GOLDEN HEIGHTS, UNIT 4, IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUB RECORDED IN PB 8, PG 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A D GIBBONS SUBDIVISION PB 2 PG 26, LOTS 36 TO 40 INCLUSIVE & OAK HILL HEIGHTS SUB PB 3 PG 82 LOTS 1 TO 16 INCLUSIVE BLK 2 AND LOTS 1 TO 16 INCLUSIVE BLOCK 3 OAK HILL HEIGHTS SUBDIVISION PB 3 PG 82, ALSO THAT PORTION OF OAK HILL DRIVE IN SAID OAK HILL HEIGHTS LYING S OF OHIO AVE AND N OF LOT 36 A D GIBBONS SUBDIVISION VACATED BY CITY OF NEW PORT RICHEY ORDINANCE NO 299 DATED SEPTEMBER 17,1963; LESS THAT PORTION OF LOTS 36 TO 40 INCLUSIVE OF A D GIBBONS SUBDIVISION LYING E OF SOUTHERN EXTENSION OF E LN OF SAID BLK 3; & OAK HILL HEIGHTS PB 3 PG 82, LOTS 1 & 2 BLOCK 1 & SOUTH 10 FT OF LOT 19 & LOT 20 BLOCK 1 & LOTS 1 THROUGH 20 BLOCK 4 & VACATED PORTION OF OHIO AVE & PORTION OF OAK HILL DR AS DESC IN OR 7655 PG 1794 & OR 4163 PG 1974 & OR 4403 PG 196 & OR 4457 PG 1730 & OR 5603 PG 585 & OR 7181 PG 1899 & OR 6700 PG 540 & OR 6700 PG 540 & OR 7076 PG 445 & OR 6790 PG 1872 & OR 7343 PG 903 & OR 7405 PG 300.

Parcel IDs:

04-26-16-0040-00000-0360
04-26-16-0070-00000-0200
04-26-16-0070-00000-0190
04-26-16-007A-00000-0180
04-26-16-007A-00000-0170
04-26-16-007A-00000-0160
04-26-16-007A-00000-0150
04-26-16-007A-00000-0140
04-26-16-007A-00000-0130
04-26-16-007A-00000-0110
04-26-16-007A-00000-0090

**Section 4. Development Standards.** The development standards within the Planned Development District include:

- Site Size: three acres minimum; 15.73 acres proposed.
- Impervious Surface Ratio (ISR): 70% maximum.
- Front Setback:
  - *Madison Street*: 20 feet to hospital canopy; 45 feet to portion of main hospital, with 110 feet to a majority of main hospital.
  - *Indiana Avenue*: 45 feet to existing hospital and 15 feet to masonry screen wall.
  - *Forest Avenue*: Four feet to medical office building (one-story portion).
- Side Setback: North property line – 249 feet.
- Rear Setback: Not applicable.
- Building Height (proposed buildings):

- *Generator/gas building*: One-story, 20 feet;
- *Outpatient surgery addition*: One-story/25 feet;
- *Sleep/rehab center*: One-story/25 feet, stepped back to the MOB;
- *Medical office building (MOB)*: Four stories/70 feet;
- *Patient tower*: Three stories/60 feet.

- Building Design: All buildings will have a similar design.
- Landscape Buffer: 9.5% vehicular use area (VUA) with flexibility in plantings in areas of utility placement; existing paving encroaches into three-foot VUA along Indiana Avenue; three-foot landscaped buffer provided around entire parking lot with trees planted within landscaped islands and along perimeter.
- Fencing: Six-foot high, almond, PVC fence along the east and south property lines of the employee parking lot at the southeast corner of Indiana Avenue and Forest Avenue; and six-foot high, black vinyl clad chain link around the stormwater retention area with landscaping on the exterior side.
- Parking: Parking standard: 1.5 spaces/bed; and 5.0 spaces/1,000 square feet of medical office.

**Section 5. Severability.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**Section 6. Conflicts.** All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

**Section 7. Effective Date.** This Ordinance shall be effective upon its adoption as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 17th day of January, 2026.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 17th day of February, 2026.

**ATTEST:** **CITY OF NEW PORT RICHEY, FLORIDA**

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

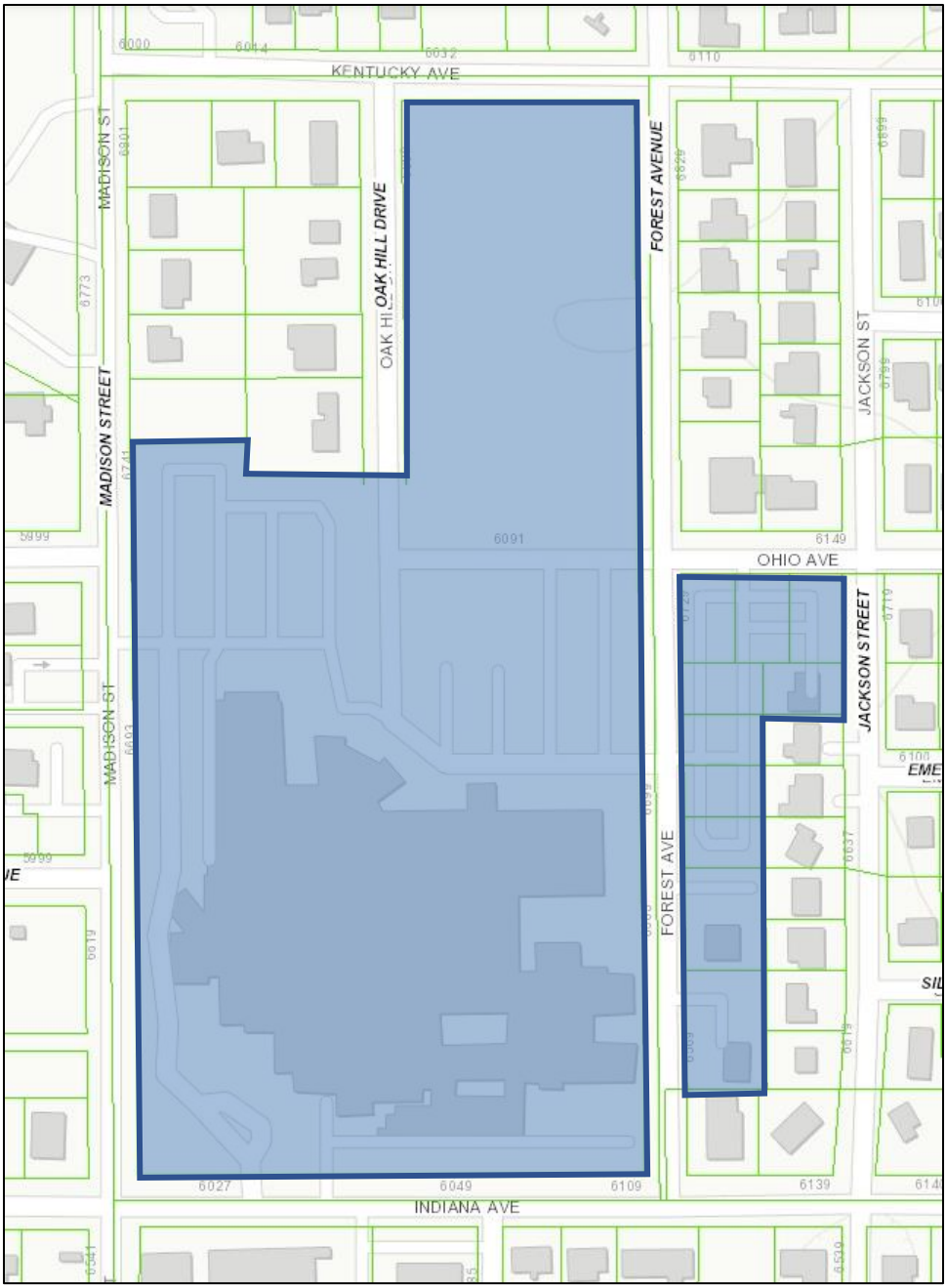
(SEAL)

**APPROVED AS TO LEGAL FORM AND CONTENT**

_____

Timothy P. Driscoll, City Attorney CAA 12-4-25

**EXHIBIT "A"**
**LOCATION MAP**



# STAFF REPORT

City of New Port Richey, FL
City Council
January 20, 2026

## APPLICATION INFORMATION

| | |
|---|---|
| **Case:** | REZ-25-10-0018 |
| **Address:** | 6606 Forest Avenue |
| **Parcel ID:** | 04-26-16-007A-00000-0090 |
| **Owner:** | Morton Plant Hospital Association, Inc. |
| **Applicant:** | VHB, Inc. |
| **Request:** | Amendment of the Land Development Code (LDC) Zoning District Map from R/O, Residential/Office and PDD, Planned Development District (CPPD, Commercial Planned Development District) to PDD, Planned Development District (CPPD, Commercial Planned Development District) |

## STATEMENTS OF FACT

| | |
|---|---|
| **Property Location:** | 0.27 acres on the east side of Forest Avenue, approximately 100 feet north of Indiana Avenue |
| **Existing Future Land Use:** | Residential/Office (R/O) |
| **Proposed Future Land Use:** | Public/ Semi-Public (P/SP) |
| **Existing Zoning:** | R/O, Residential/Office Zoning District |
| **Proposed Zoning:** | PDD, Planned Development District (CPPD, Commercial Planned Development District) |
| **Surrounding Zoning:** | North ..... Residential, R-3; O, Office; and R/O, Residential/Office Zoning Districts<br>South ..... O, Office; and R/O, Residential/Office Zoning Districts<br>East..... Residential, R-3; O, Office; and R/O, Residential/Office Zoning Districts<br>West ..... Residential, R-3; MF-10, Multi-Family Low-Medium Density; and O, Office Zoning Districts |
| **Existing Use:** | Unimproved parcel (parking) |
| **Proposed Use:** | Off-street parking lot (associated with hospital) |

**Adjacent Uses:**

North .....Off-street parking
South .....Medical offices
East.....Single-family detached dwellings
West .....Hospital

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## ANALYSIS

### Background and Existing Conditions:

The majority of the subject property (currently zoned PDD) is comprised of the existing Morton Plant North Bay Hospital and its associated stormwater and off-street parking facilities. A portion of these off-street parking facilities has not yet been developed to the current standards of the LDC. The remainder of the subject property (currently zoned R/O) was previously occupied by Cobbe Family Dental until December 2023, when the property was acquired by Morton Plant Hospital Association, Inc. The building on the property was demolished soon after in February 2024, and the site has since been utilized as parking for the hospital.

### Proposal:

The applicant is proposing to develop that portion of the existing hospital off-street parking facilities that has not been developed to current standards along with the newly acquired and adjacent property as a new off-street parking lot, and incorporate the new parcel within the existing Morton Plant Hospital Planned Development District, which was most recently amended in 2016. In order facilitate all of this, an application has been filed to amend the Zoning District Map from R/O to PDD (CPDD) consistent with the balance of the hospital properties.

### Comprehensive Plan Compatibility:

The following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan are applicable to the requested rezoning:

| | |
|---|---|
| GOAL 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. |
| Policy FLU 1.1.3 | Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map categories set forth in the companion table to this policy. Only those land uses, densities and intensities specified for the Future Land Use Map category are permitted unless uses, densities and intensities specified in the zoning regulations are more restrictive. In such cases, the zoning regulations shall prevail. |

| | |
|---|---|
| Policy FLU 1.2.4 | Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities. |
| Policy FLU 1.5.4 | Through site plan review, redevelopment shall occur in a manner to minimize disruption within the community and relocation of residents, and to ensure the compatibility of land uses. |

As discussed in the staff report for the companion Future Land Use Map (FLUM) amendment, LUP-25-10-0006, if approved, the Future Land Use Map designation for all parcels within the Morton Plant North Bay Hospital development will be Public/Semi-Public (P/SP). The proposed rezoning to PDD (CPDD) will be consistent and appropriate with this land use, and the development standards established for the PDD will ensure adequate protection to the adjacent residential areas from encroachment of incompatible activities.

**Land Development Code:**

*LDC Chapter 4 – Consistency and Concurrency.*

Pursuant to LDC Section 4.02.02, the purpose of the concurrency review is to determine a project's impact on the provision of public facilities/services. Development permits for structures less than 1,500 square feet utilized for nonresidential purposes are deemed to be exempt from concurrency review. The development proposal associated with the subject rezoning application does not exceed this threshold as no additional buildings are proposed. As such, the rezoning is exempt from concurrency determination.

*LDC Section 5.01.11 – Guidelines for Granting a Rezoning.*

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

1. Whether the proposed zoning district is one of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;
3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;
4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;
5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;
6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;

7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;
8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;
11. The totality of the circumstances; and
12. Any competent substantial evidence presented at the public hearings.

In taking each of the above guidelines into consideration, the proposed PDD (CPDD) zoning, in conjunction with the proposed P/SP FLUM designation, is appropriate for the subject property as it will continue to facilitate the functions of the existing hospital and will be consistent and compatible with the surrounding properties and their respective land uses.

*LDC Section 7.21.00 – Land Use and Zoning Consistency.*

While the chart set forth within LDC Section 7.21.00 includes the P/SP Future Land Use category associated with the companion Land Use Map Amendment application (LUA-25-10-0006), it does not include the proposed zoning district (PDD). That said, the proposed land use and zoning designations have previously been determined to be consistent with one another, and are currently in place for the balance of the Morton Plant North Bay Hospital property.

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## SUMMARY AND RECOMMENDATION

**DRC Review:**

At its meeting of October 23, 2025, the Development Review Committee (DRC) reviewed the request and found that a Zoning Map Amendment from R/O and PDD (CPDD) to PDD (CPDD) would be consistent with the City's adopted Comprehensive Plan and Future Land Use Map. Accordingly, the DRC recommended **approval** of REZ-25-10-0018.

**LDRB Review:**

The LDRB conducted a quasi-judicial review of this case at its meeting of November 20, 2025 and unanimously recommended **approval** of this application.

**Notice and Response:**

This item was originally scheduled to be heard by the City Council at their meeting on December 16, 2025, but due to an advertising error had to be rescheduled. Pursuant to LDC Section 5.01.03, notice was sent to all property owners within 500 feet of the subject property on December 24, 2025, and a sign posted at the subject property on that same date. Additionally, notice of the public hearing was published in the Tampa Bay Times on December 31, 2025.

COMMUNITY DEVELOPMENT
NEW PORT RICHEY

# REZONING APPLICATION

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

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

Date Received

Required Attachments:

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

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

Guidelines for Granting a Rezoning. LDC § 5.01.11.
The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

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

| | | | | |
|---|---|---|---|---|
| 1. Current Property Owner(s)<br>Morton Plant Hospital Association / BayCare Health System | | | | |
| Mailing Address<br>2985 Drew Street | City<br>Clearwater | County<br>Pinellas | State<br>FL | Zip<br>33759 |
| Phone Number | Email | | | |
| 2. Representative of Owner<br>VHB, Inc. | | | | |
| Relationship to Owner<br>Consultant | | | | |
| Mailing Address<br>501 E. Kennedy Blvd., Suite 1010 | City<br>Tampa | County<br>Hillsborough | State<br>FL | Zip<br>33602 |
| Phone Number<br>(813) 327-5448 | Email<br>nstralow@vhb.com | | | |
| 3. Primary Contact *{Phone Number & Email}*<br>Neale Stralow, AICP (813.327.5448 & nstralow@vhb.com) | | | | |

4. Site Address

6606 & 6620 Forest Avenue, New Port Richey, FL 346653

General Location

East side of Forest Avenue, North of Indiana Avenue.

| Size of Site | | |
|---|---|---|
| Square Feet | 0.50 | Acres |

Legal Description of Subject Property

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY O

Tax Parcel Number(s)

04-26-16-007A-00000-0110 & 04-26-16-007A-00000-0090

| Zoning District | Proposed Zoning District |
|---|---|
| Residential/Office | PDD |
| **Future Land Use Category** | **Proposed Future Land Use Category** |
| Residential/Office | Public / Semi Public |

Existing Use *{Include number of residential units and/or spare footage of non-residential uses}*

Surface parking. Former dentist office.

Proposed Use *{Provide details about the specific use requested}*

Surface parking.

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

See attached project narrative memorandum.

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

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

Residential:

*Single Family:* 152 gal x 2.12 persons/household x _____ units = _____ gal/day/capita (demand)

*Multi-Family:* 152 gal x 1.90 persons/household x _____ units = _____ gal/day/capita (demand)

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

WASTE WATER – Adopted level of service (LOS) = 114 gal/day/capita (non-residential uses are included in the adopted LOS).

Residential:

*Single Family:* 114 gal x 2.12 persons/household x _____ units = _____ gal/day/capita (demand)

*Multi-Family:* 114 gal x 1.90 persons/household x _____ units = _____ gal/day/capita (demand)

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

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

Residential:

*Single Family:* 6.3 lbs x 2.12 persons/household x _____ units = _____ gal/day/capita (demand)

*Multi-Family:* 6.3 x 1.90 persons/household x _____ units = _____ gal/day/capita (demand)

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

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

Residential:

*Single Family:* _____ units x 2.12 persons/household = _____ (population projection)

*Multi-Family:* _____ units x 1.90 persons/household = _____ (population projection)

Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.

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

Transportation:

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

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

## APPLICATION & HEARING PROCESS

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

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

## ATTENDANCE AT MEETINGS

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

## AUTHORIZATION TO VISIT THE PROPERTY

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

## AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S)

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

_____
Owner's Signature

Sworn to and subscribed before me by _____

this _____ day of _____, 20_____.

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

## APPLICANT'S AFFIDAVIT

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

VHB / Neale Stralow, AICP

Owner or Representative's Name *(Printed)*

Owner or Representative's Signature

Sworn to and subscribed before me by Neale Stralow

this 1st day of October, 20 25.

☑ Personally Known OR ☐ Produced Identification

Type of Identification Produced:

Notary Signature: Tia Johnson

TIA R JOHNSON
Notary Public - State of Florida
Commission # HH 320068
My Comm. Expires Oct 10, 2026
Bonded through National Notary Assn.

**AFFIDAVIT OF PROPERTY OWNER DESIGNATION OF A PERSONAL REPRESENTATIVE TO SIGN SERVICE REQUEST, PERMIT APPLICATIONS, CERTIFICATES AND RELATED DOCUMENTS**

To:
City of New Port Richey
Southwest Florida Water Management District

I hereby proclaim that I am/we are the Owner(s) and record title holder(s) of Parcel IDs: 04-26-16-007A-00000-0090 & 04-26-16-007A-00000-0110 in Pasco County, Florida, also described in the attached application(s) and to conduct activities on my/our behalf related to obtaining reviews and/or permits from the above referenced public agencies, I hereby designate Neale Stralow, AICP, with Vanasse Hangen Brustlin, Inc. These activities specifically include signing all documents requiring signature of a "representative" or "applicant". These designees are to be considered an agent of my/our business and therefore the signature of said agent is binding and causes me/us to assume all responsibilities connected to or associated with the signature as they may relate to my/our property.

(Signature)

Kimberly A. Guy Bay Care - COO
(Entity Name & Title - As Applicable)

**STATE OF FLORIDA**
**COUNTY OF** Pinellas

The foregoing instrument was acknowledged before me this 7th day of October, 2025, by:

Kimberly A. Guy
(Signatory's Printed Name)

Alice Phillips
(Notary Signature)

ALICE PHILLIPS
Notary Public - State of Florida
Commission # HH 453668
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

✓ Personally Known OR ___ Produced Identification

Type of Identification Produced _____

NOTARY STAMP

To: Robert Teff, Senior Planner
City of New Port Richey – Community Development
5919 Main Street
New Port Richey, FL 34652
E: tefftr@cityofnewportrichey.org

Date: October 1, 2025

Memorandum

VHB Project #: 66750.01

From: Neale Stralow, PLA, AICP, ENV SP
E: nstralow@vhb.com

Re: Future Land Use and Rezoning Applications – Project Narrative

North Bay Hospital – Parking Addition Project
6606 & 6620 Forest Avenue
New Port Richey, FL 34652

---

## Project Introduction

BayCare Health System's (Owner) Morton Plant North Bay Hospital has been a longstanding center designed to enhance healthcare services in New Port Richey, Pasco County, and the surrounding areas. The facility continues to address the growing demand for patient services and intensified wellness needs and employment at the location.

The hospital owns two (2) parcels, measuring 0.50-acres, located at 6606 & 6620 Forest Avenue. The property is currently a combination of surface parking and former dentist office use. The Owner desires to develop additional paved surface parking spaces to service the existing main hospital use.

To align with the City's local planning and zoning requirements, the proposed project is undergoing concurrent processes, including a Comprehensive Plan Amendment to change the property's Future Land Use to Public / Semi Public; and a Rezoning Map Amendment to include these properties in the hospitals existing PDD conditionalized zoning approval.

## Narrative Justification for Land Use Map Amendment

The application for changing the Project Site's future land use designation from City of New Port Richey's Residential/Office (R/O) district to the Public / Semi Public (P/SP) district is a consistency move to address the evolving needs of the hospital and community. The hospital is a major community asset and employer that has a continuing need for parking solutions. This amendment is in line with the current hospital district designations and specifically like the West side of Forest Avenue and other owned lands. The project site's transformation includes only surface parking, and no buildable SF is proposed in the near future.

### A. Conformance with F.S. §§ 163.3177(6)(a)8 provisions.

In compliance with specific application requirements outlined in F.S. §§ 163.3177(6)(a)8 and 163.3177(6)(a)9, the proposal substantiates the need for this land use change. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

Memorandum

1. ***Availability of Facilities and Services***
   Being in an urban area that is surrounded by existing hospital, professional services and residential use, the project site provides the opportunity for infill development that supports the hospital and communities growing healthcare needs.

2. ***Analysis of Suitability***
   This amendment provides integration into the City's broader developmental framework recognizing the importance of North Bay Hospital as an identified center of activity and employment. Approval of the amendment will assist the hospital in meeting the growing healthcare needs of the local population and adheres to the city's long-term planning and zoning objectives.

3. ***Analysis of Land***
   The project site's current state, characterized by surface parking and a former dentist office that has previously been removed on two (2) parcels totaling 0.50-acres. Surface parking exists North and West of project site. These amendments will transform the site to better serve the surrounding hospital needs.

## B. Conformance with 163.3177(6)(a)9 provisions.

In compliance with specific application requirements outlined in F.S. §§ 163.3177(6)(a)8 and 163.3177(6)(a)9, the proposal substantiates the need for this land use change. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

1. ***Primary Indicators***
   This amendment proposes redevelopment within the urban center of the city. It is supporting the existing hospital use and will organize surface parking and traffic circulation meeting City standards.

2. ***Secondary Indictors***
   The Owner continues to support improvement and investment at the North Bay Hospital campus adding to its success as a major community asset. The location and design of the surface parking will improve walkability and connections along Forest Avenue and through the community.

## C. Guidelines for Granting a Rezoning LDC §§ 5.01.11.

In compliance with specific application requirements outlined in the City's Land Development Code §§ 5.01.11., the proposal substantiates the need for this rezoning change to include the subject property within the hospital's current PDD conditionalized zoning approval. The proposed surface parking use included in this amendment will not have any contributory negative impacts to existing public facilities, the availability of water supplies, public facilities, and services.

1. ***Character or type of use proposed.***
   The character and type of the proposed use is compatible with the surrounding neighborhood. Existing surface parking abuts the project to the North and the West and are similar in character to the proposed project.

2. ***Land use density and intensity.***
   The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan. No additional building SF is currently planned as part of this amendment.

3. ***Building heights and setbacks.***
   No buildings are proposed as part of the amendment. Any heights and setbacks requirements will be compatible with the existing neighborhood and adhere to all relevant land development codes.

4. ***Site and architectural mitigation design techniques.***
   The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

5. ***Potential Project Compatibility Mitigation Techniques***
   The proposed project is compatible with its surrounding uses and specific mitigation factors will be addressed through site and development plan review process unless otherwise determined by reviewing parties. Mitigation techniques may include but are not limited to the following:

   - Providing open space, perimeter buffers, and landscaping.
   - Screening of sources of light, noise, mechanical equipment, refuse areas, delivery, and storage areas.
   - Locating road access to minimize adverse impacts.

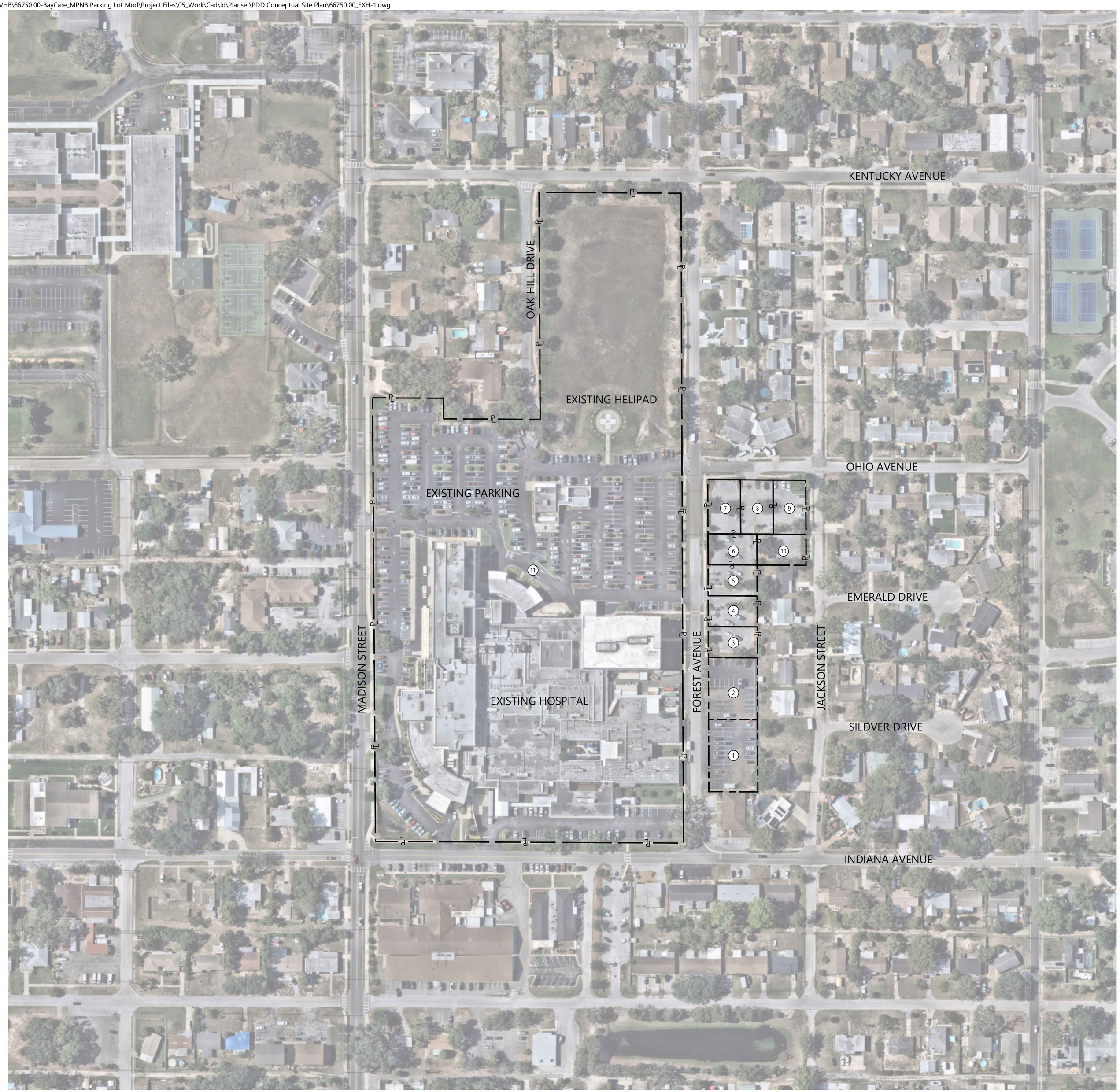
### D. Requested Variance to City LDC

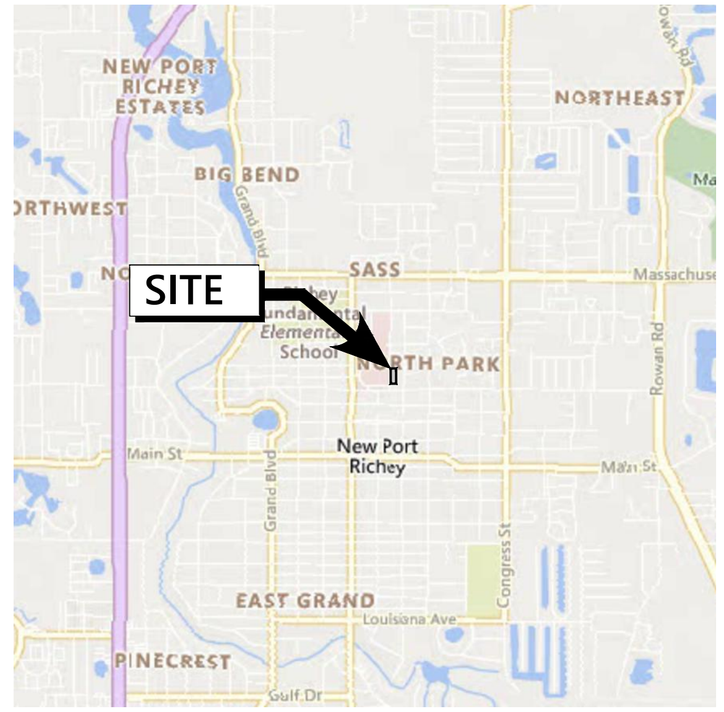
To efficiently design and deliver surface parking spaces with controlled access to Forest Avenue and internal circulation, the Applicant requests dimensional changes to the minimum parking space requirements. The proposed parking space dimension will be 8.5 feet wide by 20 feet long.

## Conclusion

The Applicant/Owner has responded to the City of New Port Richey's Comprehensive Plan Map Amendment and Rezoning Application requirements and respectfully requests review and approval.

Should any additional information or further clarification is needed, please contact Neale Stralow, PLA, AICP, ENV SP at (813) 327-5448 or nstralow@vhb.com.




## Site Vicinity Map

SCALE: 1" = 2000'

## Legend

- EXISTING PDD PARCEL
- PROPOSED PDD PARCELS ADDITION
- (10) PARCEL OWNERSHIP ID LABEL

## Site Data Table

TAX PARCEL ID: 04-26-16-007A-00000-0110 AND 04-26-16-007A-00000-0090

GROSS ACREAGE: 15.73 ACRES
EXISTING: 15.23 ACRES
PROPOSED ADDITION: 0.50 ACRES

FUTURE LAND USE: PUBLIC / SEMI-PUBLIC
EXISITNG: PUBLIC / SEMI-PUBLIC
PROPOSED PARCEL ADDITION: OFFICE & RESIDENTIAL

ZONING: PDD & R6
EXISTING: PDD & R6
PROPOSED PARCEL ADDITION: PDD

PROPOSED USE: HOSPITAL AND ASSOCIATED HEALTHCARE USES

TOTAL PARKING COUNT: 639 SPACES
EXISTING: 593 SPACES
PROPOSED ADDITION: 46 SPACES

## Legal Description

PARCEL 1 (04-26-16-007A-00000-0110)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2024000274
OFFICIAL RECORDS BOOK 10938 PAGE 607

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2 (04-26-16-007A-00000-0090)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2000118101
OFFICIAL RECORDS BOOK 4445 PAGE 1546

LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## Parcel ID Table

| Parcel Label | Parcel ID Number | Acreage |
|---|---|---|
| 1 | 04-26-16-007A-00000-0090 | 0.27 |
| 2 | 04-26-16-007A-00000-0110 | 0.23 |
| 3 | 04-26-16-007A-00000-0130 | 0.12 |
| 4 | 04-26-16-007A-00000-0140 | 0.12 |
| 5 | 04-26-16-007A-00000-0150 | 0.12 |
| 6 | 04-26-16-007A-00000-0160 | 0.12 |
| 7 | 04-26-16-007A-00000-0170 | 0.15 |
| 8 | 04-26-16-007A-00000-0180 | 0.15 |
| 9 | 04-26-16-007A-00000-0190 | 0.15 |
| 10 | 04-26-16-0070-00000-0200 | 0.13 |
| 11 | 04-26-16-0040-00000-0360 | 14.17 |

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

## Benchmark Notes

ELEVATIONS SHOWN ON THESE PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.

0 50 100 200 Feet

# North Bay Hospital Parking Lot Expansion

6620 Forest Avenue
New Port Richey, FL

| No. | Revision | Date | Appvd. |
|---|---|---|---|

Designed by: CJM
Checked by: MB
Issued for: Review
Date: Nov 2025

## Conceptual Site Plan

Drawing Number
EXH 1
Sheet of
---
Project Number
66750.00



Saved Wednesday, October 1, 2025 4:24:41 PM EGRANT Plotted Wednesday, October 1, 2025 4:25:05 PM Ethan Grant

155,000.00

LAW OFFICES OF JAMES J. ALTMAN
LAW OFFICES OF JAMES J. ALTMAN
5628 MAIN STREET
NEW PORT RICHEY, FL 34652

R

2000118101

Rcpt: 442234 Rec: 6.00
DS: 1085.00 IT: 0.00
09/19/00 Dpty Clerk
JED PITTMAN, PASCO COUNTY CLERK
09/19/00 10:36am 1 of 1
OR BK 4445 PG 1546

Parcel ID Number: 04-26-16-007A-00000-0110
Grantee #1 TIN:
Grantee #2 TIN:

# Warranty Deed

**This Indenture,** Made this 11 day of September, 2000 A.D., **Between** MARK BRIAN URSCHLER, a single man

of the County of Jefferson, State of Florida, **grantor,** and MORTON PLANT HOSPITAL ASSOCIATION, INC. D/B/A NORTH BAY HOSPITAL

whose address is: P.O. BOX 210, CLEARWATER, FL 33756

of the County of PINELLAS, State of Florida, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND ($155,000.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of PASCO State of Florida to wit:

Lots 11 and 12, GOLDEN HEIGHTS, UNIT 4 in the City of New Port Richey, said lots being designated in accordance with the plat of said subdivision recorded in Plat Book 8, Page 76, of the Public Records of PASCO County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the grantor has hereunto set his hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

Beverly Duinkerken
**Printed Name:** Beverly Duinkerken
**Witness**

Mark Brian Urschler (Seal)
MARK BRIAN URSCHLER
P.O. Address: RT. 2, BOX 217-B, Monticello, FL 32344

Debra G. Scott
**Printed Name:** Debra G. Scott
**Witness**

**STATE OF** Florida
**COUNTY OF** Jefferson

The foregoing instrument was acknowledged before me this 11 day of September, 2000 by MARK BRIAN URSCHLER, a single man

he is personally known to me or he has produced his Florida driver's license as identification. U624542754050

BEVERLY DUINKERKEN
MY COMMISSION # CC 610900
EXPIRES: February 16, 2001
Bonded Thru Notary Public Underwriters

Beverly Duinkerken
**Printed Name:** Beverly Duinkerken
**Notary Public**
My Commission Expires:

URSCHLER

Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

INSTR# 2024000274 OR BK 10938 PG 607 Page 1 of 2
01/02/2024 04:00 PM Rcpt: 2656108 Rec: 18.50 DS: 2485.00 IT: 0.00
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

Prepared By: **Mikell L. St. Germain**
**RECORD & RETURN TO:**
**SOMERS TITLE COMPANY**
**1290 Court Street**
**Clearwater, FL 33756**
**(727) 441-1088 phone**
incidental to the issuance of a title insurance policy.
File Number: **2311010C**
Parcel ID #: **04-26-16-007A-00000-0090**
Sales Price: 355,000.00
18.50
2485.00

# WARRANTY DEED

This WARRANTY DEED, dated **12/27/2023** by

**Peeshee LLC, a Florida limited liability company**

whose post office address is:
**19 Windward Island, Clearwater, Fl 33767**

hereinafter called the GRANTOR, to

**Morton Plant Hospital Association, Inc., a Florida Not For Profit Corporation**

whose post office address is:
**300 Pinellas Street, Clearwater, Fl 33756**

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)
WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Pasco** County, Florida, viz:

**Lots 9 and 10, of Golden Heights Subdivision, Unit Four, according to the map or plat thereof, recorded in Plat Book 8, Page 76, public records of Pasco County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2024** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Sign: _____
Print Name: MIKELL L. ST. GERMAIN
(As to both signatures) 1290 Court Str. Clearwater Fl 33756

Witness Sign: _____
Print Name: RONALD E SOMERS
(As to both signatures) 1290 Court Street Clearwater, Fl 33756

**Peeshee, LLC, a Florida limited liability company**

_____
**Michael T. Cobbe, Manager-Member**

_____
**Farah Poustchi-Amin, Manager-Member**

State of **Florida**
County of **Pinellas**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me by means of x physical presence or online notarization, on **12/ 27 /2023** by: **Michael T. Cobbe, Manager-Member and Farah Poustchi-Amin, Manager-Member** of **Peeshee LLC, a Florida limited liability company,** on behalf of the company. Such persons have produced a drivers license as identification.

Notary Seal/Expiration Date

_____
Notary Signature
MIKELL L. ST. GERMAIN

MIKELL L. ST. GERMAIN
MY COMMISSION # HH 033413
EXPIRES: September 24, 2024
Bonded Thru Notary Public Underwriters

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

November 20, 2025
2:00 PM

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Vice-chairman Cadel called the November 20, 2025 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadel conducted a roll call of members present and the following persons were in attendance constituting a quorum.

Members in Attendance: Jon Grey (arrived 2:10 pm), Dr. Donald Cadle, Kelly Mothershead, Mike Peters, George Romagnoli, Allan Safranek, and Bob Smallwood

Staff in Attendance: Debbie Manns, City Manager; Dale Hall, Development Director; Robert Tefft, Senior Planner; and Gabriela Miagany, Planner

Dr. Cadel led the pledge of allegiance.

Ms. Mothershead made a motion to approve the minutes of the Board's meeting of September 18, 2025. Mr. Peters seconded the motion. The motion was approved unanimously (6-0).

**Case: VAR-25-09-0035 – 5511 Tropic Drive**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of an additional 10 feet of dock length (from 25 feet to 35 feet). Mr. Tefft discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

It is noted that Mr. Grey arrived during the staff presentation.

Mr. Peters noted concerns as to the depth of the water and access of neighbors to the south.

The applicant, Mr. Clisti, spoke in favor of the application and to the concerns raised by Mr. Peters. Mr. Clisti noted that he could shift the dock further north and create additional distance between the dock and the property to the west across the canal. No one was present to speak in opposition to the request.

Mr. Grey made a motion to approve the variance request. Mr. Safranek seconded the motion. The motion was approved (7-0) and the variance application was approved.

**Case: VAR-25-09-0036 – 5824 US Highway 19**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of reducing the setback for a monument sign from 15 feet to 1.5 feet from US Highway 19. Mr. Tefft discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

Mr. Grey expressed concerns of sight visibility. Mr. Hall noted that this would be further reviewed at building permit; however, it was not presumed that there would be any issues with vehicular traffic.

Mr. Peters questioned the allowable sign area, and discussed the need to improve signage along the corridor.

Mr. Hall clarified that the proposed sign would be 1.5 feet from the property and 5 feet from the sidewalk.

The applicant, James Acosta, spoke in favor of the application and further clarified the location of the sign. No one was present to speak in opposition to the request.

Mr. Grey made a motion to approve the variance request. Ms. Mothershead seconded the motion. The motion was approved (7-0) and the variance application was approved.

It is noted that Ms. Manns left the meeting at conclusion of this item.

**Case: VAR-25-09-0037 – 5708 Kentucky Avenue**

Ms. Miagany presented the staff report. Ms. Miagany discussed with the Board the variance being requested, and that it was for the purpose of an additional 5 feet of dock length (from 25 feet to 30 feet). Ms. Miagany discussed the six variance criteria and how the applicant's request complied and that the Development Review Committee recommended approval of the variance request.

No one spoke in favor or opposition to the request.

Mr. Romagnoli made a motion to approve the variance request. Mr. Grey seconded the motion. The motion was approved (7-0) and the variance application was approved.

**Case: LUA-25-09-0005 – 6297 Pine Hill Road**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Future Land Use Map amendment, and that the request is to amend the map from P/SP to LI. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and that the Development Review Committee recommended approval of the request.

No one was present to speak in favor or opposition to the request.

Mr. Peters made a motion to recommend approval of the Future Land Use Map amendment. Ms. Mothershead seconded the motion. The motion was approved (7-0).

**Case: REZ-25-09-0017 – 6297 Pine Hill Road**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Zoning Map amendment, and that the request is to amend the map from C-2 to LI. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and the Land Development Code, and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Mr. Grey made a motion to recommend approval of the Zoning Map amendment. Mr. Romagnoli seconded the motion. The motion was approved (7-0).

**Case: LUA-25-10-0006 – 6006 Forest Avenue**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Future Land Use Map amendment, and that the request is to amend the map from R/O to P/SP. Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Ms. Mothershead made a motion to recommend approval of the Future Land Use Map amendment. Mr. Romagnoli seconded the motion. The motion was approved (7-0).

**Case: REZ-25-10-0018 – 6726 Madison Street; 6606, 6620, 6633, 6636, and 6701 Forest Avenue; 6705 and 6715 Jackson Street; and 6124 Ohio Avenue**

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the background of the Zoning Map amendment, and that the request is to amend the map from R/O to PDD (CPDD). Mr. Tefft discussed the compliance of the request with the adopted Comprehensive Plan and the Land Development Code, and that the Development Review Committee recommended approval of the request.

No one spoke in favor or opposition to the request.

Mr. Grey made a motion to recommend approval of the Zoning Map amendment. Mr. Smallwood seconded the motion. The motion was approved (7-0).

## Staff Comments

Mr. Hall and Mr. Tefft briefly discussed the upcoming items for the December LDRB.

## Board Member Comments

Mr. Romagnoli discussed the number of variances on the river and wondered if changes may be warranted. Mr. Hall noted that this has been discussed in the past, and changes to the river are not likely, but the LDRB could make suggestions. Mr. Grey discussed the amount of silt within the river, and that the river is a jewel of the cities.

Mr. Safranek left the meeting at 3:06 pm.

Mr. Peters and Mr. Grey discussed works done by the City of Port Richey. Mr. Romagnoli noted that cities all use the same lobbyist and that this may be more of a state issue. Mr. Peters suggested that the LDRB chair put together a committee to address these issues.

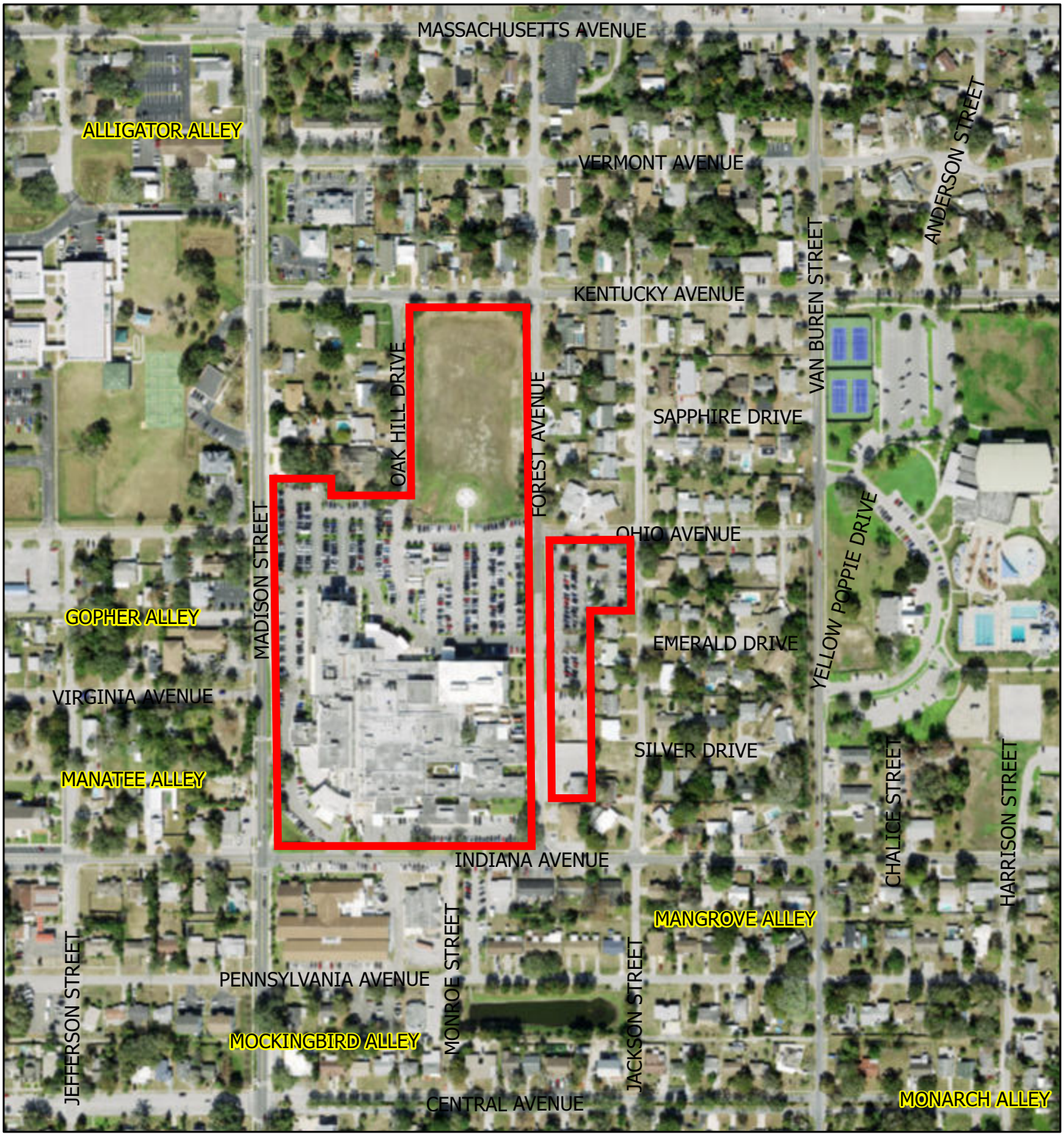
Dr. Cadel noted that a recommendation was made in the past to increase the allowable length of docks from 25 feet to 35 feet, and that many places cannot have a 25-foot dock.

Mr. Hall indicated that staff will conduct an analysis of how other jurisdictions development codes interact with the river.

Dr. Cadel adjourned the meeting at 3:13 pm.

| Conceptual Site Plan ID | Parcel ID | Legal Description |
|---|---|---|
| 3 | 04-26-16-007A-00000-0130 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 13 OR 4355 PG 1350 |
| 4 | 04-26-16-007A-00000-0140 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 14 OR 4355 PG 1350 |
| 5 | 04-26-16-007A-00000-0150 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 15 OR 4355 PG 1350 |
| 6 | 04-26-16-007A-00000-0160 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 16 OR 4355 PG 1350 |
| 7 | 04-26-16-0070-00000-0190 | GOLDEN HEIGHTS UNIT 3 PB 8 PG 60 LOT 19 OR 8503 PG 1659 |
| 8 | 04-26-16-007A-00000-0180 | GOLDEN HEIGHTS SUBDIVISION UNIT 4 PB 8 PG 76 LOT 18 OR 6831 PG 383 |
| 9 | 04-26-16-007A-00000-0170 | GOLDEN HEIGHTS UNIT 4 PB 8 PG 76 LOT 17 OR 4462 PG 1958 |
| 10 | 04-26-16-0070-00000-0200 | GOLDEN HEIGHTS SUB UNIT 3 PB 8 PG 60 LOT 20 OR 9411 PG 3768 |
| 11 | 04-26-16-0040-00000-0360 | A D GIBBONS SUBDIVISION PB 2 PG 26 LOTS 36 TO 40 INCLUSIVE & OAK HILL HEIGHTS SUB PB 3 PG 82 LOTS 1 TO 16 INCLUSIVE BLK 2 AND LOTS 1 TO 16 INCLUSIVE BLOCK 3 OAK HILL HEIGHTS SUBDIVISION PB 3 PG 82 ALSO THAT PORTION OF OAK HILL DRIVE IN SAID OAK HILL HEIGHTS LYING SOUTH OF OHIO AVE AND NORTH OF LOT 36 A D GIBBONS SUBDIVISION VACATED BY CITY OF NEW PORT RICHEY ORDINANCE NO 299 DATED SEPTEMBER 17,1963; LESS THAT PORTION OF LOTS 36 TO 40 INCLUSIVE OF A D GIBBONS SUBDIVISION LYING E OF SOUTHERN EXTENSION OF E LN OF SAID BLK 3; & OAK HILL HEIGHTS PB 3 PG 82 LOTS 1 & 2 BLOCK 1 & SOUTH 10 FT OF LOT 19 & LOT 20 BLOCK 1 & LOTS 1 THROUGH 20 BLOCK 4 & VACATED PORTION OF OHIO AVE & PORTION OF OAK HILL DR AS DESC IN OR 7655 PG 1794 OR 4163 PG 1974, OR 4403 PG 196 & OR 4457 PG 1730 & OR 5603 PG 585 & OR 7181 PG 1899 & OR 6700 PG 540 & OR 6700 PG 540 & OR 7076 PG 445 & OR 6790 PG 1872 & OR 7343 PG 903 & OR 7405 PG 300 |

# Aerial Map




11/13/2025

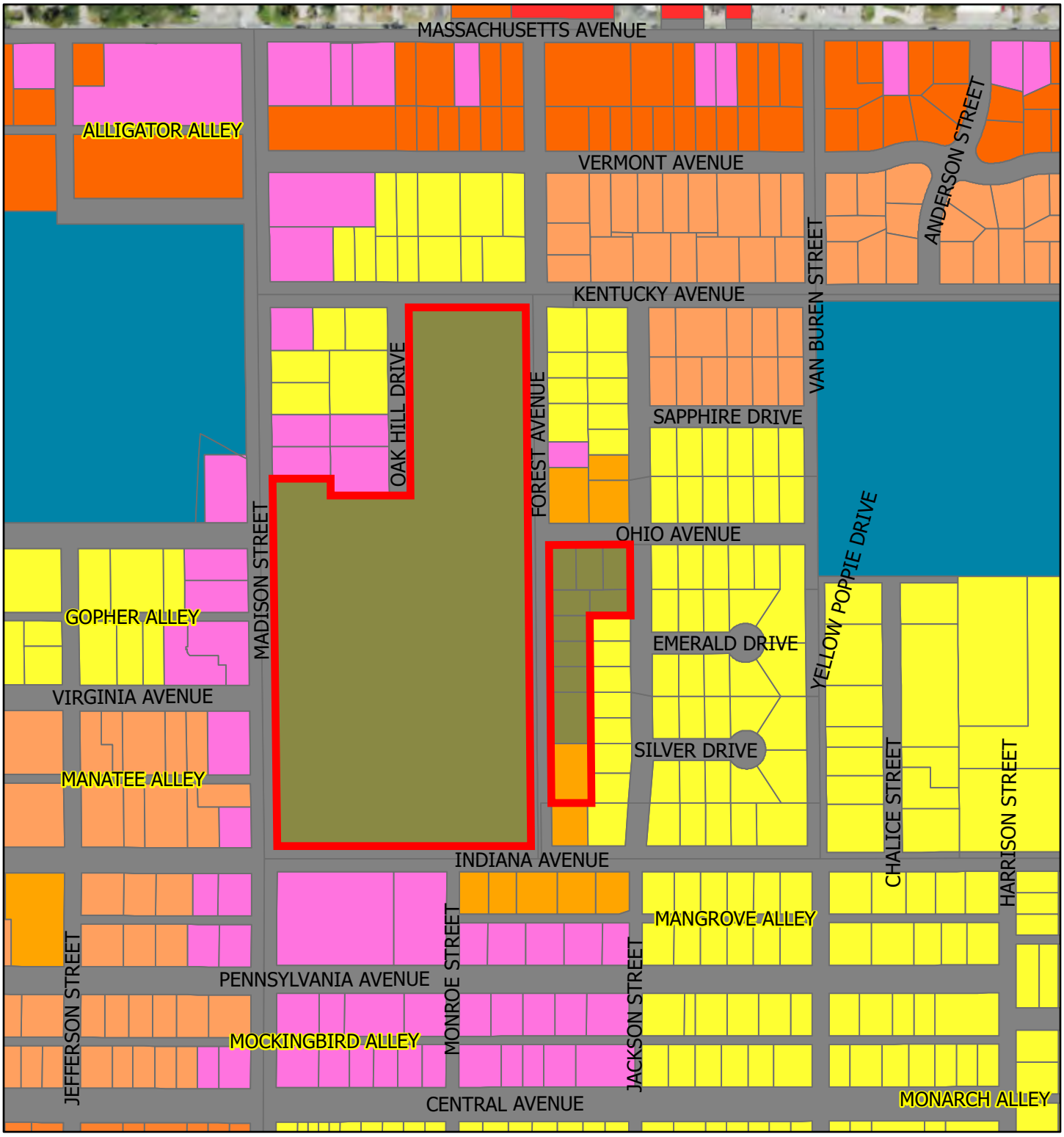
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

State of Florida, Vantor

# Zoning Map




11/13/2025

NPRZoning_070123

- C-2
- GOVT
- MF-10
- MF-14
- MF-30
- OFFICE
- PDD
- R-3
- R/O

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

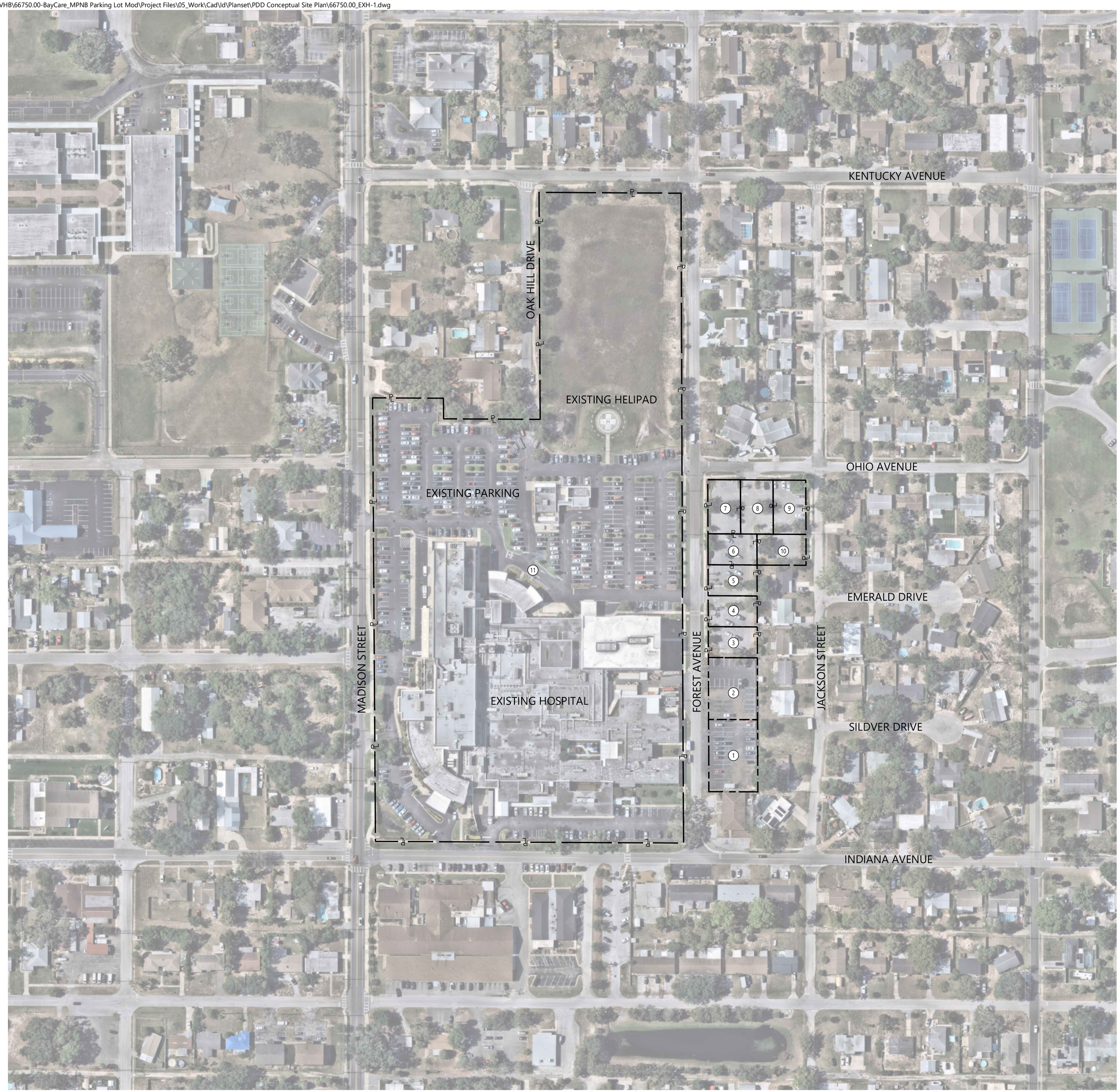
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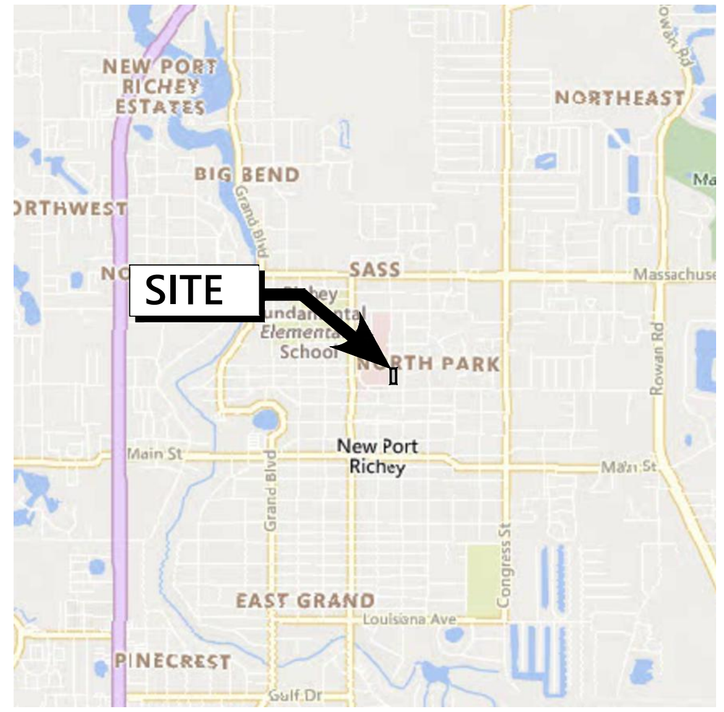
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

State of Florida, Vantor




## Site Vicinity Map

SCALE: 1" = 2000'

## Legend

- EXISTING PDD PARCEL
- PROPOSED PDD PARCELS ADDITION
- (10) PARCEL OWNERSHIP ID LABEL

## Site Data Table

TAX PARCEL ID: 04-26-16-007A-00000-0110 AND 04-26-16-007A-00000-0090

GROSS ACREAGE: 15.73 ACRES
EXISTING: 15.23 ACRES
PROPOSED ADDITION: 0.50 ACRES

FUTURE LAND USE: PUBLIC / SEMI-PUBLIC
EXISITNG: PUBLIC / SEMI-PUBLIC
PROPOSED PARCEL ADDITION: OFFICE & RESIDENTIAL

ZONING: PDD & R6
EXISTING: PDD & R6
PROPOSED PARCEL ADDITION: PDD

PROPOSED USE: HOSPITAL AND ASSOCIATED HEALTHCARE USES

TOTAL PARKING COUNT: 639 SPACES
EXISTING: 593 SPACES
PROPOSED ADDITION: 46 SPACES

## Legal Description

PARCEL 1 (04-26-16-007A-00000-0110)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2024000274
OFFICIAL RECORDS BOOK 10938 PAGE 607

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2 (04-26-16-007A-00000-0090)

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2000118101
OFFICIAL RECORDS BOOK 4445 PAGE 1546

LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## Parcel ID Table

| Parcel Label | Parcel ID Number | Acreage |
|---|---|---|
| 1 | 04-26-16-007A-00000-0090 | 0.27 |
| 2 | 04-26-16-007A-00000-0110 | 0.23 |
| 3 | 04-26-16-007A-00000-0130 | 0.12 |
| 4 | 04-26-16-007A-00000-0140 | 0.12 |
| 5 | 04-26-16-007A-00000-0150 | 0.12 |
| 6 | 04-26-16-007A-00000-0160 | 0.12 |
| 7 | 04-26-16-007A-00000-0170 | 0.15 |
| 8 | 04-26-16-007A-00000-0180 | 0.15 |
| 9 | 04-26-16-007A-00000-0190 | 0.15 |
| 10 | 04-26-16-0070-00000-0200 | 0.13 |
| 11 | 04-26-16-0040-00000-0360 | 14.17 |

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

## Benchmark Notes

ELEVATIONS SHOWN ON THESE PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.

0 50 100 200 Feet

# North Bay Hospital Parking Lot Expansion

6620 Forest Avenue
New Port Richey, FL

| No. | Revision | Date | Appvd. |
|---|---|---|---|

Designed by: CJM
Checked by: MB
Issued for: Review
Date: Nov 2025

## Conceptual Site Plan

Drawing Number: EXH 1
Sheet of: ----
Project Number: 66750.00



Saved Wednesday, October 1, 2025 4:24:41 PM EGRANT Plotted Wednesday, October 1, 2025 4:25:05 PM Ethan Grant

ORDINANCE # 2016-2080

AN ORDINANCE REZONING 15.41 ACRES OF PROPERTY GENERALLY LOCATED EAST OF MADISON STREET, NORTH AND SOUTH OF OHIO AVENUE, SOUTH OF KENTUCKY AVENUE, NORTH OF INDIANA AVENUE; EAST OF A PORTION OF FOREST AVENUE AND SOUTH OF OHIO AVENUE AND WEST OF JACKSON STREET; FROM: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY) AND R-3, RESIDENTIAL DISTRICT TO: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY); FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act of 1985 requires that each municipality in the state shall prepare and adopt a Comprehensive Plan of the type and in the manner set out in the act; and

WHEREAS, the City of New Port Richey has adopted a Comprehensive Plan pursuant to the Growth Management Act of 1985; and

WHEREAS, the Land Development Review Board (Local Planning Agency) and the City Council of New Port Richey has reviewed this rezoning as REZ2016-02, also attached as Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, the City Council of the City of New Port Richey finds and declares that this rezoning, also attached as Exhibit A, is consistent with the adopted Comprehensive Plan;

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

SECTION I.

That the real property described in Exhibit A and further described herein is hereby rezoned as follows:

The following described real property referred to as REZ2016-02 in Exhibit A and generally located east of Madison Street, north of Indiana Avenue, south of Kentucky Avenue; east of a portion of Forest Avenue and south of Ohio Avenue and west of Jackson Street, New Port Richey, Florida is hereby amended from: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory) (15.257 acres) and R-3, Residential District (0.153 acres) to: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory);

Legal Description:
Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 26 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 36 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1963, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of

said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28'W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 8, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°36'36"E.,. along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.894 acres more or less.

AND

(As per Official Records Book 8503, page 1659)
Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.

Parcel IDs:

| | |
|---|---|
| 04-26-16-0040-00000-0360 | 04-26-16-007A-00000-0110 |
| 04-26-16-007A-00000-0130 | 04-26-16-007A-00000-0140 |
| 04-26-16-007A-00000-0150 | 04-26-16-007A-00000-0160 |
| 04-26-16-007A-00000-0170 | 04-26-16-007A-00000-0180 |
| 04-26-16-007A-00000-0190 | |

SECTION II. Development Standards.
The development standards within the Planned Development District include:

- Site size: Three acres minimum; 15.41 acres provided;
- Impervious Surface Ratio (ISR): 70 percent maximum; 67.8 percent proposed;
- Front setback:
  - Madison Street – 20 feet to hospital canopy, 45 to portion of main hospital , with a 110 feet to a majority of main hospital;
  - Indiana Avenue -- 45 feet to existing hospital, 15 feet to masonry screen wall;
  - Forest Avenue – Four feet to medical office building (one-story portion); 25 feet to existing office (6620 Forest Avenue);
- Side setback: North property line – 249 feet; and south property line (adjacent to 6620 Forest Avenue) – six feet;
- Rear setback: Not applicable;
- Building height (proposed buildings):
  - Generator/gas building - One-story, 20 feet;
  - Outpatient surgery addition – One-story/25 feet;
  - Sleep/rehab center – One-story/25 feet, stepped back to the MOB
  - Medical office building (MOB) – Four stories/70 feet;
  - Patient tower – Three stories/60 feet;
- Building design: All buildings will have a similar design;
- Landscape buffer: 9.5 percent vehicular use area (VUA) with flexibility in plantings in areas of utility placement; the existing offices along Forest Avenue encroach into 15-foot buffer; existing paving encroaches into three-foot VUA along Indiana Avenue; three-foot landscaped buffer provided around entire parking lot with trees planted within landscaped islands and along perimeter;
- Fencing – Six-foot high, almond, PVC fence along the east and south property lines of the employee parking lot at the southeast corner of Indiana Avenue and Forest Avenue; six-foot high, black, vinyl clad chain link around the stormwater retention area with landscaping on the exterior side;
- Parking –
  - Parking standard: 1.5 spaces/bed; 5 spaces/1,000 square feet of medical office
  - Parking provided: 593, including 17 handicap spaces (includes 100 space parking area adjacent to Forest Avenue).

SECTION III. Severability.

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

SECTION IV. Effective Date.

This Ordinance shall become effective as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 19th day of July, 2016.

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 2nd day of August, 2016.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

(SEAL)

~~Doreen Summers, City Clerk~~

Judy Meyers
Interim City Clerk

Rob Marlowe, Mayor - Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT

Joseph A. Poblick, City Attorney

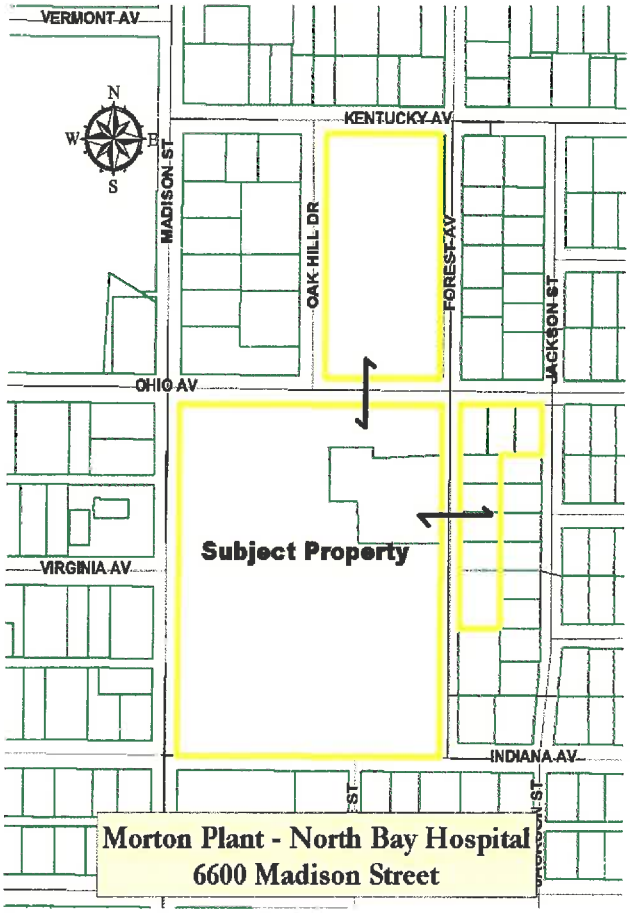



EXHIBIT A

# BOUNDARY AND TOPOGRAPHIC SURVEY FOR - BAYCARE PROPERTIES, L.L.C.

## General Notes

1) THE NORTH ORIENTATION DEPICTED HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA WEST ZONE, UNIT OF MEASURE: US SURVEY FOOT. THE BASIS WAS ESTABLISHED BETWEEN TWO PERMANENT REFERENCE MARKERS ALONG THE WEST BOUNDARY LINE OF THE PLAT DEPICTED IN PLAT BOOK 8, PAGE 76 NORTH 00° 12' 32" WEST.
2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JUNE, 2025 AND FROM DEEDS AND PLANS OF RECORD.
3) THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JUNE 2024.
4) ONLY ABOVE GROUND EVIDENCE OF UTILITIES WAS LOCATED, UNDERGROUND UTILITY SURVEY WAS NOT CONDUCTED.
5) HORIZONTAL DATUM IS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM-WEST ZONE (NAD83-2011), AND BASED ON CONTROL ESTABLISHED UTILIZING NOAA'S ONLINE POSITIONING SERVICE (OPUS).
6) ELEVATIONS SHOWN ON THIS PLAN REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.
7) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
8) UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY
9) HORIZONTAL AND VERTICAL LOCATIONS WERE ESTABLISHED UTILIZING A FOUR HOUR OPUS OBSERVATION, AND REFERENCE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK H-761, ELEVATION: 20.11 FEET (NAVD88).

## PLAN REFERENCES

1) THE PLAT OF GOLDEN HEIGHTS UNIT FOUR, RECORDED IN PLAT BOOK 8 PAGE 76, PASCO COUNTY, FLORIDA.

## RECORD LEGAL DESCRIPTION

PARCEL 1 -

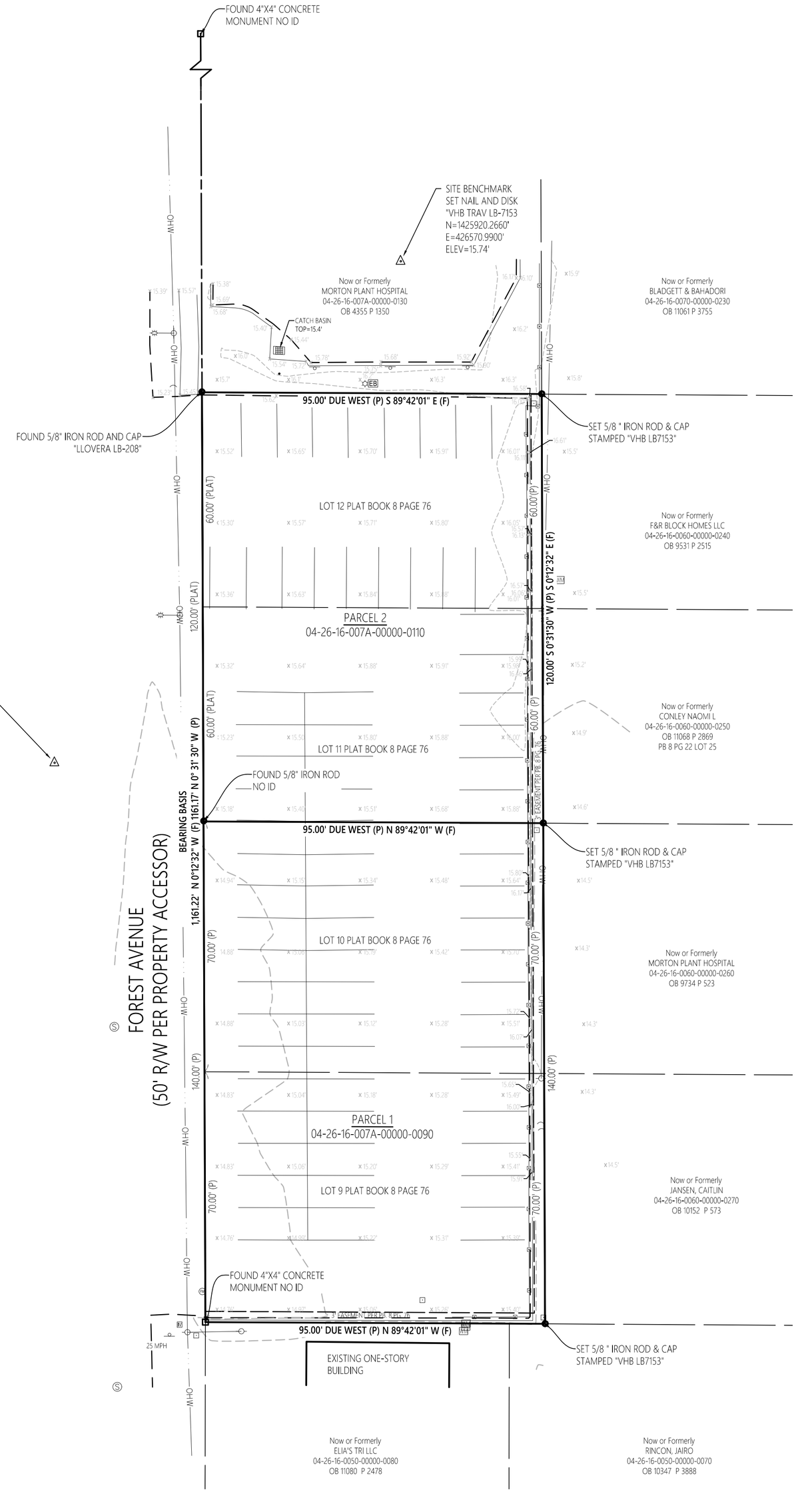
PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2024000274
OFFICIAL RECORDS BOOK 10938 PAGE 607

LOTS 9 AND 10 OF GOLDEN HEIGHTS SUBDIVISION, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2 -

PASCO COUNTY CLERK & COMPTROLLER
INSTRUMENT # 2000118101
OFFICIAL RECORDS BOOK 4445 PAGE 1546

LOTS 11 AND 12, GOLDEN HEIGHTS SUBDIVISION, UNIT 4 IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.







Location Map
(NOT TO SCALE)


vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #7153


## Legend

- (M) MEASURED
- (F) FIELD
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- FORCE MAIN VALVE
- MB MAILBOX
- EB ELECTRIC BOX
- WM WATER METER
- CABLE TV BOX
- TELEPHONE PEDESTAL
- IRRIGATION CONTROL BOX
- SITE BENCHMARK
- ID IDENTIFICATION
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- METAL FENCE
- OHW OVERHEAD WIRE
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- ROAD RIGHT OF WAY
- INTERIOR ORIGINAL LOT LINE

**BayCare Properties, LLC**
**2995 Drew Street**
**Clearwater, Florida**

| No. | Revision | Date | Appvd. |
|---|---|---|---|
| 0 | Initial Submittal | 07-02-25 | |

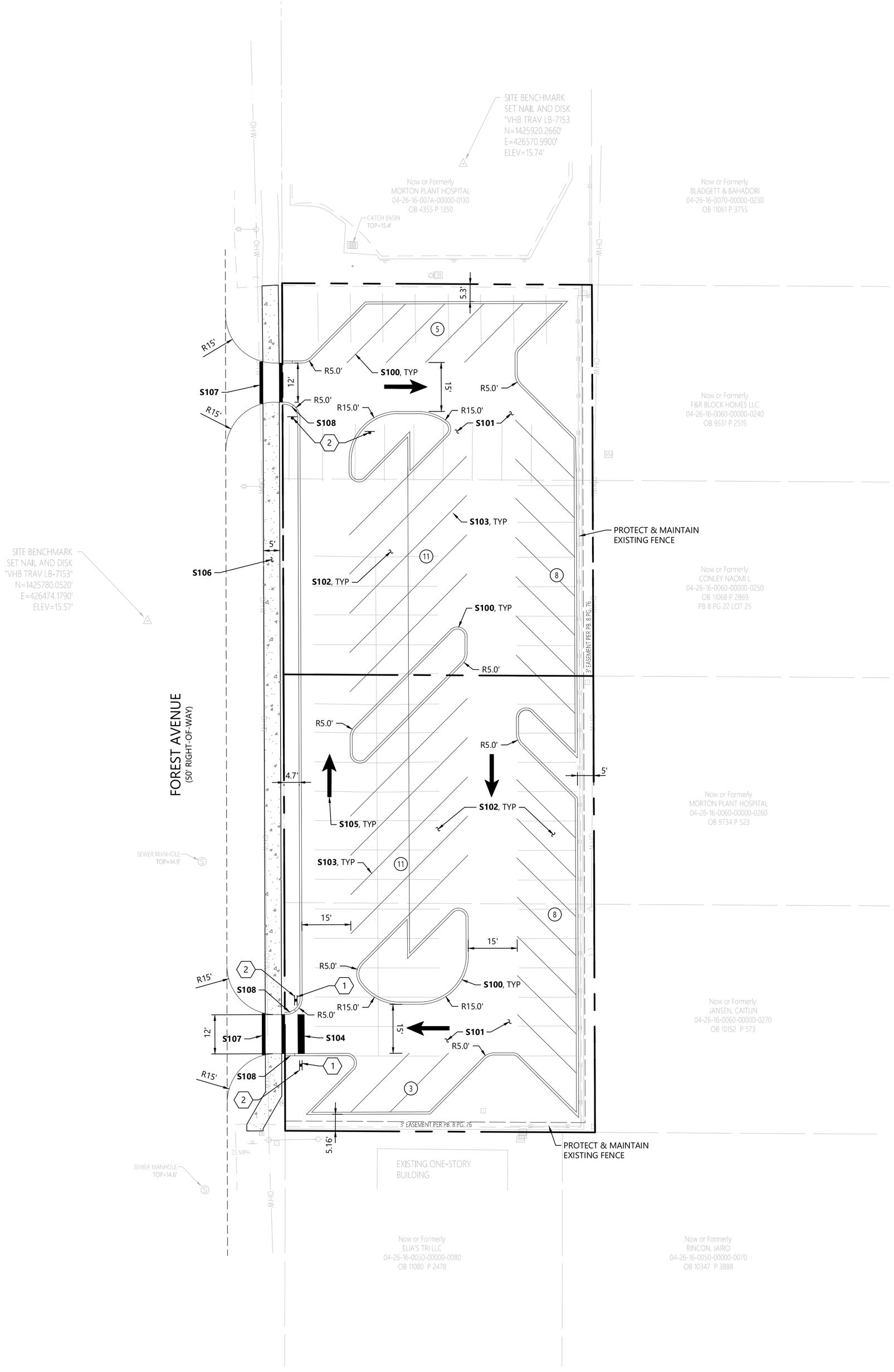
Designed by | Checked by
Issued for | Date
**July 2, 2025**

Drawing Title
**BOUNDARY, TOPOGRAPHIC & SURVEY OF PROPERTY AT: 6606 FOREST AVENUE NEW PORT RICHEY, FL 34653**

Drawing Number
**Sv-1**

Sheet 1 of 1

Project Number
**66750.00**




## Site Data Table

| | | | | |
|---|---|---|---|---|
| TAX PARCEL ID: | 04-26-16-007A-00000-0110 AND 04-26-16-007A-00000-0090 | | | |
| ZONING:<br>EXISTING LAND USE:<br>PROPOSED LAND USE: | PLANNED DEVELOPMENT DISTRICT (PDD) & RESIDENTIAL/OFFICE (R/O)<br>PARKING LOT<br>PARKING LOT | | | |
| FLOOD ZONE:<br>FEMA PANEL NUMBER: | X<br>12101C0189G | | | DATED: 06/05/2020 |
| TOTAL PARCEL AREA: | 24,700 | SF | 0.57 | ACRES |
| EXISTING IMPERVIOUS AREA:<br>PROPOSED IMPERVIOUS AREA: | 23684<br>18510 | SF<br>SF | 0.54<br>0.42 | ACRES<br>ACRES |
| PROPOSED PARKING<br>STANDARD (10'x18'):<br>TOTAL PARKING PROVIDED: | <br>46<br>46 | <br>STALLS<br>STALLS | | |

## Legend

- PROPERTY BOUNDARY
- CONCRETE
- (10) PARKING COUNT

## Signage & Striping Notes

1. ALL PAVEMENT MARKINGS AND STRIPING - EXCEPT FOR STANDARD PARKING STALL LINES - MUST BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. RETRO-REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
4. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR MUST BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
5. ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND THE CITY OF NEW PORT RICHEY ROAD CONSTRUCTION SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS.

## Site Plan Notes

1. ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
2. SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
3. ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.

## Sign Legend

| No. | M.U.T.C.D. Number | Specification Width | Specification Height | Desc. |
|---|---|---|---|---|
| (1) | R1-1 | 30" | 30" | STOP |
| (2) | R5-1 | 24" | 24" | DO NOT ENTER |

## Site Keynote Legend

| NO. | DESCRIPTION |
|---|---|
| S100 | TYPE "D" CURB, SEE DETAIL 03/C5.00 |
| S101 | ASPHALT PAVEMENT, SEE DETAIL 04/C5.00 |
| S102 | 8.5'X18' STANDARD PARKING SPACES |
| S103 | 6" WHITE PAINT STRIPE |
| S104 | 24" WIDE WHITE THERMOPLASTIC STOP BAR |
| S105 | SOLID WHITE DIRECTIONAL ARROWS |
| S106 | CONCRETE SIDEWALK, SEE DETAIL 01/C5.00 |
| S107 | CROSSWALK STRIPING, SEE DETAIL 02/C5.00 |
| S108 | 3' CURB TYPE TRANSITION |

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

## Benchmark Notes

ELEVATIONS SHOWN ON THESE PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE BASED OF SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK H-761 WITH A POSTED ELEVATION OF 20.11 FEET.

0 10 20 40 Feet

# North Bay Hospital Parking Lot Expansion

6620 Forest Avenue
New Port Richey, FL

| No. | Revision | Date | Appvd. |
|---|---|---|---|
| | | | |

Designed by: CJM
Checked by: MB
Issued for: Review
Date: Nov 2025

## Site Plan

Drawing Number
C3.00
Sheet of

Project Number
66750.00



Saved Wednesday, October 1, 2025 4:16:55 PM EGRANT Plotted Wednesday, October 1, 2025 4:18:56 PM Ethan Grant

69840

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Morton Plant REZ was published in said newspaper by print in the issues of 12/31/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **12/31/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Deirdre A Bonett
My Commission HH 601171
Expires 1/4/2029

LEGAL NOTICE

# NOTICE OF ZONING AMENDMENT

The City of New Port Richey's **City Council** will conduct a public hearing to discuss the case described below. Interested parties may appear at the meeting and may be heard with respect to the proposed ordinance. The ordinance may be inspected by the public at the Development Department located at 5919 Main Street, New Port Richey, FL, within City Hall between 8:00 am and 4:00 pm.

**Public Hearing:** City Council, Tuesday, January 20, 2026, 6:00 pm

**Location of Meeting:** Council Chambers, 1st Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

**Staff Contact:** Robert Tefft, Senior Planner; tefftr@cityofnewportrichey.org

**Owner:** Morton Plant Hospital Association, Inc.

**Applicant:** VHB, Inc.

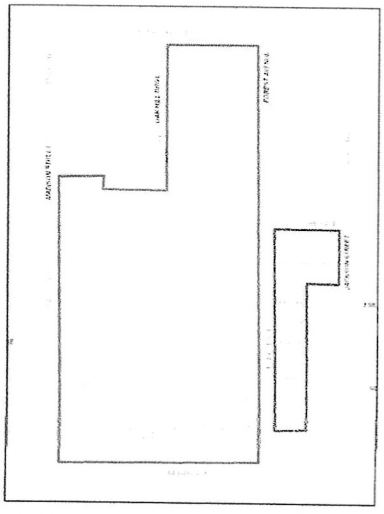
**Rezoning Request:** AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 15.73 ACRES OF PROPERTY, GENERALLY LOCATED TO THE EAST OF MADISON STREET AND TO THE NORTH OF INDIANA AVENUE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATIONS FOR SAID PROPERTIES FROM PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND RESIDENTIAL OFFICE (R/O) ZONING DISTRICT TO PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**Legal Description:** LOTS 19 – 20, GOLDEN HEIGHTS, UNIT 3, AND LOTS 13 – 18, GOLDEN HEIGHTS, UNIT 4, IN THE CITY OF NEW PORT RICHEY, SAID LOTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUB RECORDED IN PB 8, PG 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A D GIBBONS SUBDIVISION PB 2 PG 26, LOTS 36 TO 40 INCLUSIVE & OAK HILL HEIGHTS SUB PB 3 PG 82 LOTS 1 TO 16 INCLUSIVE BLK 2 AND LOTS 1 TO 16 INCLUSIVE BLOCK 3 OAK HILL HEIGHTS SUBDIVISION PB 3 PG 82, ALSO THAT PORTION OF OAK HILL DRIVE IN SAID OAK HILL HEIGHTS LYING S OF OHIO AVE AND N OF LOT 36 A D GIBBONS SUBDIVISION VACATED BY CITY OF NEW PORT RICHEY ORDINANCE NO 299 DATED SEPTEMBER 17,1963; LESS THAT PORTION OF LOTS 36 TO 40 INCLUSIVE OF A D GIBBONS SUBDIVISION LYING E OF SOUTHERN EXTENSION OF E LN OF SAID BLK 3; & OAK HILL HEIGHTS PB 3 PG 82, LOTS 1 & 2 BLOCK 1 & SOUTH 10 FT OF LOT 19 & LOT 20 BLOCK 1 & LOTS 1 THROUGH 20 BLOCK 4 & VACATED PORTION OF OHIO AVE & PORTION OF OAK HILL DR AS DESC IN OR 7655 PG 1794 & OR 4163 PG 1974 & OR 4403 PG 196 & OR 4457 PG 1730 & OR 5603 PG 585 & OR 7181 PG 1899 & OR 6700 PG 540 & OR 6700 PG 540 & OR 7076 PG 445 & OR 6790 PG 1872 & OR 7343 PG 903 & OR 7405 PG 300.

**Proposed Use:** Off-street parking associated with Hospital

**Exhibit A**

(Subject property – east side of Forest Avenue, approximately 100 feet north of Indiana Avenue)



12/31/2025 69840-1

COMMUNITY DEVELOPMENT
NEW PORT RICHEY

# MAILING AFFIDAVIT

Pursuant to the New Port Richey Land Development Code, notice has been sent to all affected parties regarding the Future Land Use Map and Zoning Map amendments for the property located at 6726 Madison Street; 6606, 6620, 6633, 6636, and 6701 Forest Avenue; 6705 and 6715 Jackson Street; and 6124 Ohio Avenue.

The parties notified are attached to this affidavit.

Robert Tefft, Senior Planner
City Clerk or Designee

December 24, 2025
Date Notice Mailed

STATE OF FLORIDA

COUNTY OF PASCO

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me this 24 day of December, 2025

by Robert Tefft.
(Name of person making statement).

Signature of Notary Public - State of Florida

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

COMMUNITY DEVELOPMENT
NEW PORT RICHEY

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by Robert Tefft.
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Signature of Notary Public - State of Florida

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

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

**TO:** City of New Port Richey City Council

**FROM:** Dale Hall, Development Department

**DATE:** February 17, 2026

**RE:** Second Reading, Ordinance No. 2026-2345: Amending Section 7.17.09 of the Land Development Code RE: Allowance of Single-Family Dwellings Pursuant to the Requirements of the R-4 Residential Coastal Cottage Zoning District

**REQUEST:**
Amend the existing Mobile Home Park Zoning District (MHP) to allow development per the R-4 Residential Coastal Cottage (R-4) Zoning District.

**DISCUSSION:**
In the aftermath of Hurricanes Helene and Milton, numerous mobile homes throughout the city have been required to be removed and replaced.

In many instances, the lots were simply too small to accommodate the construction of traditional single-family dwellings utilizing the allowable development standards of the R-3 Residential (R-3) Zoning District.

Accordingly, it was determined that the code could be amended to also allow development per the Residential Coastal Cottage (R-4) Zoning District, for which the required lot area, lot width, and setbacks are smaller, and that such a change would facilitate more sustainable development within many Mobile Home Park Zoning Districts.

**RECOMMENDATION:**
Approve the request to amend the LDC to allow for R-4 Coastal Cottage Development in the Mobile Home Park Zoning District as outlined in the attached documents.

**BUDGET/FISCAL IMPACT:**
There is no direct fiscal impact to the City, however allowing additional types of residential in certain zoning districts may increase development and the overall tax base long term.

**ATTACHMENTS:**
- ORD 2026-2345 MHP Single Family Homes R4 Coastal Cottage.pdf
- CC Staff Report_01.20.26_MHP SFR.pdf
- LDRB Minutes 2025 12-18_DRAFT.pdf
- LDC 7.17.00 - MHP (Mobile Home Park) Districts.pdf

- LDC 7.03.10 - R-4 Residential Coastal Cottage District.pdf
- Coastal Cottage Examples.pdf

**ORDINANCE NO. 2026-2345**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF SECTION 7.17.09 OF CHAPTER 7 OF THE LAND DEVELOPMENT CODE, PERTAINING TO OTHER USES IN THE MOBILE HOME PARK (MHP) ZONING DISTRICT, PROVIDING FOR THE ALLOWANCE OF SINGLE OR ONE-FAMILY DWELLING UNITS MEETING THE REQUIREMENTS OF THE R-4 RESIDENTIAL COASTAL COTTAGE ZONING DISTRICT (R-4); PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on November 19th, 1991, the City Council adopted Ordinance Number 1268, which ordinance enacted the City's Land Development Code;

WHEREAS, the City of New Port Richey desires for the LDC to function effectively and equitably throughout the city;

WHEREAS, the City of New Port Richey has determined where the LDC needs clarification and revision;

WHEREAS, many existing lots within the Mobile Home Park (MHP) Zoning District cannot meet the minimum lot size requirement applicable to the R-3 Residential (R-3) Zoning District so that a single-family home other than a mobile home may be constructed thereon;

WHEREAS, the R-4 Residential Coastal Cottage (R-4) Zoning District has a lesser minimum lot size than the R-3 Zoning District and would be more compatible for development of single-family homes within the MHP Zoning District;

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

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

WHEREAS, this ordinance provides for less burdensome or restrictive regulations on the properties affected hereby and does not violate applicable state law; and

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

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

**SECTION 1.** Section 7.17.09 of Chapter 7 the Land Development Code, pertaining to other uses in the Mobile Home Park (MHP) Zoning District, and providing as set forth hereafter, is hereby amended as follows (strikeout text is deleted and underlined text is added):

*7.17.09 Other uses.*

A. Single- or one-family dwelling units, other than mobile homes, shall be permitted provided that they meet the requirements set forth for this use in the R-3 or R-4 Residential District, and further provided the lot or lots to be developed for such use are not part of a recorded

mobile home subdivision or park.

B. Recreational vehicles may not be used for permanent legal residence within mobile home parks.

**SECTION 2. Conflict with Other Ordinances and Codes.** All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

**SECTION 3. Severability.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 4. Effective Date.** This ordinance shall take effect immediately upon its adoption as provided by law.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 20th day of January, 2026, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 17th day of February, 2026.

ATTEST:

By: _____ By: _____
Judy Meyers, MMC, City Clerk Alfred C. Davis, Mayor-Council Member

(Seal)

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

_____
Timothy P. Driscoll, City Attorney 11-20-25

# STAFF REPORT

City of New Port Richey, FL
City Council
January 20, 2026

## GENERAL INFORMATION

**Case:** Ordinance No. 2026-2345

**Applicant:** City of New Port Richey

**Request:** Amend Land Development Code Section 7.17.09 to provide for the allowance of single-family dwellings pursuant to the requirements of the R-4 Residential Coastal Cottage Zoning District.

## BACKGROUND AND ANALYSIS

In the aftermath of Hurricanes Helene and Milton, numerous mobile homes throughout the city have been required to be removed and replaced. In many instances, when residents were looking into replacing those mobile homes with traditional single-family dwellings, which is currently permissible pursuant to the development standards of the R-3 Residential (R-3) Zoning District, it was noticed that many lots were simply too small to accommodate such development.

Accordingly, it was determined that the code could be amended to also allow development per the R-4 Residential Coastal Cottage (R-4) Zoning District, for which the required lot area, lot width, and setbacks are smaller, and that such a change would facilitate more sustainable development within many Mobile Home Park Zoning Districts.

| | Min. Lot Area (Square Feet) | Min. Lot Width | Min. Setbacks | | | |
|---|---|---|---|---|---|---|
| | | | Front | Side | Side Street | Rear |
| R-3 Zoning District | 5,000 | 50 | 25 | 5 | 25 | 10 |
| R-4 Zoning District | 2,850 | 38 | 18 | 5 | 7 | 10 |

### Guidelines for Granting a Land Development Code Amendment:

Pursuant to LDC Section 5.04.03, the Land Development Review Board (LDRB) and City Council shall consider the following guidelines when making a recommendation on an LDC amendment:

A. The need and justification for the change; and

B. Whether the proposed amendment implements or is consistent with the Comprehensive Plan, whether it is consistent with or implements other federal and state laws, and whether the proposed change is internally consistent with and furthers the purposes of the LDC.

As mentioned previously, the proposed amendment will facilitate more sustainable development within MHP zoned lots; however, the proposed amendment will not implement any specific Goal, Objective, or Policy of the adopted Comprehensive Plan; however, the amendment is also not inconsistent with any provision of the Comprehensive Plan either.

## SUMMARY AND RECOMMENDATION

**Development Review Committee:**

At its meeting of December 4, 2025, the Development Review Committee (DRC) reviewed the subject request and found that the proposed amendment to the LDC met those guidelines for granting an amendment as per Section 5.04.03, and recommended approval of the amendment.

**Land Development Review Board:**

At its meeting on December 18, 2025, and pursuant to LDC Section 5.04.02.C., the LDRB conducted a public hearing on the amendment. The LDRB recommended approval of the proposed amendment as presented.

**City Council:**

Upon receiving the staff report and LDRB recommendations, the City Council shall review the staff report and recommendations before acting on the application.

## ATTACHMENTS

1. Proposed Ordinance No. 2026-2345

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

December 18, 2025
2:00 PM

---

Chairman Grey called the December 18, 2025 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Grey called for a roll call of members present and the following persons were in attendance constituting a quorum.

Members in Attendance: Jon Grey, Dr. Donald Cadle, Dan Maysilles, Kelly Mothershead, George Romagnoli, and Bob Smallwood

Staff in Attendance: Dale Hall, Development Director; Robert Tefft, Senior Planner; and Gabriela Miagany, Planner

Mr. Grey led the pledge of allegiance.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of November 20, 2025. Ms. Mothershead seconded the motion. The motion was approved unanimously (6-0).

**Case: Ordinance No. 2026-2345**

Mr. Tefft presented the staff report, and discussed with the Board the nature of the proposed amendment. Mr. Tefft discussed criteria associated with the review and approval of amendments to the Land Development Code and that the Development Review Committee recommended approval of the proposed amendment.

Mr. Maysilles made a motion to recommend approval of the amendment. Ms. Mothershead seconded the motion. The motion was approved (6-0).

**Staff Comments**

Mr. Hall wished the Board a Merry Christmas.

**Board Member Comments**

Mr. Grey adjourned the meeting at 2:13 pm.

DRAFT

## 7.17.00 - MHP (Mobile Home Park) Districts.

### *7.17.01 Title.*

This section shall be known as the mobile home park land use ordinance of the City of New Port Richey, Florida, and shall be designated as the MHP Zoning Ordinance.

### *7.17.02 Definitions.*

Definitions as used in this section are as follows:

*Licensee* shall mean any person licensed to operate and maintain a mobile home park under the provisions of section 13-9 of this Code of Ordinance.

*Mobile home* means any vehicle or similar portable structure having been constructed with wheels (whether or not such wheels have been removed) and having no foundation other than wheels, jacks or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. These do not include recreational vehicles as defined herein. Mobile homes are considered a single dwelling unit for the purposes of calculating density.

*Dependent mobile home* means any mobile home or travel type equipment without inside toilets and bath.

*Mobile home park* shall mean any plot of ground upon which two (2) or more mobile homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.

*Mobile home space* shall mean a plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.

*Park* shall mean a mobile home park.

*Permanent legal residence* means the one permanent home where the resident exercises his or her political rights and is liable to taxation and to where, whenever the resident is absent, he or she intends to return.

*Permittee* shall mean any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this section.

*Person* shall mean any natural individual, firm, trust, partnership, association or corporation.

*Recreational vehicle* means a vehicle, including a park trailer, which is: [See F.S. § 320.01.)

(1) Built on a single chassis;

(2) Four hundred (400) square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel, or seasonal use.

(Ord. No. 2016-2083, § I, 5-3-2016)

*7.17.03 Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within mobile home park.*

1. Such further information as may be requested by the city manager to enable him to determine if the proposed park will comply with this section. The application and all accompanying plans and specifications shall be filed in triplicate. The city manager shall investigate the applicant and inspect the application and the proposed plans and specifications. If the applicant demonstrates financial responsibility, and the proposed mobile home park will, when constructed or altered in accordance with such plans and specifications be in compliance with all provisions of this section, and all other applicable ordinances and statutes, the city manager, according to the plans and specifications, shall issue the license.

*7.17.04 Location.*

Mobile home parks shall be located only in a district designated for their use and approved by the city council as a MHP Zoning District.

*7.17.05 Mobile home park plan.*

Each mobile home park within an MHP district classification shall conform to the following requirements:

1. Minimum site area of ten (10) acres.
2. Minimum lot area of four thousand (4,000) square feet with 40-foot lot width.
3. Maximum possible gross density 8.8 dwelling units per acre.
4. Mobile homes located in mobile home parks developed prior to 2000 shall be separated from each other and other structures by at least ten (10) feet. Mobile homes located in mobile home parks developed after 2000 shall be separated from each other and other structures by at least fifteen (15) feet.
5. (a) A setback of fifteen (15) feet in width from all property lines of parcels of different use except for public streets shall be provided and maintained in each mobile home park. Such setback shall not be considered to be part of an abutting mobile home space; nor shall said setback be used as part of the recreation area.

   (b) Front setbacks from existing or planned center lines of rights-of-way or public thoroughfares shall be required if the setbacks in subsection 5(a) above are less than the following:

   1. Local streets: Twenty-five (25) feet from property line.

2. Collector streets and all others: Thirty-five (35) feet from property line.

6. No more than sixty-five (65) percent of the land area of each mobile home lot shall be devoted to the mobile home coach, carport, cabana, or other similar improvements.
7. Permissible uses shall not be construed to include display or sale of mobile homes or motor vehicles or storage of unoccupied mobile homes except such mobile homes that may be vacant when the same are set up and erected on a regular site. Recreational vehicles may not be used for permanent legal residence within mobile home parks.
8. The maximum height of a structure shall not exceed 25 feet.
9. The maximum number of mobile homes permitted on each lot is one.

(Ord. No. 1514, § I, 1-4-2000; Ord. No. 2016-2083, § II, 5-3-2016)

*7.17.06 Park streets and roads.*

Roadways or streets within a mobile home park may be private, but the following requirements shall apply.

1. Internal collector streets shall be thirty (30) feet in width, with a minimum of twenty (20) feet of paved surface.
2. Internal minor street shall be twenty-five (25) feet in width, with a minimum of twenty (20) feet of paved surface.

*7.17.07 Other regulations.*

The mobile home park shall be subject to the sign, off-street parking and building height regulations appropriate to the specific district in which the mobile home park is rezoned.

*7.17.08 Existing parks and subdivisions.*

Mobile home parks shall be located only in a district designated for their use and approved by the city council as a MHP Zoning District. Those mobile home parks or subdivisions approved or in existence at the time of adoption of this section shall be zoned in accordance with the above criteria as practically as possible, provided, however, that such parks or subdivisions may be completed and operated in accordance with plans for development as previously approved, or can continue to be operated in such manner as they were as of the date of adoption of this section and provided further, that such parks and subdivisions may be modified and changed in such a way as not to conflict with building or zoning requirements as adopted in this section.

(Ord. No. 1268, § 13, 11-19-91)

*7.17.09 Other uses.*

Single- or one-family dwelling units, other than mobile homes, shall be permitted provided that they meet the requirements set forth for this use in the R-3 Residential District, and further provided the lot or lots to be developed for such use are not part of a recorded mobile home subdivision or park.

Recreational vehicles may not be used for permanent legal residence within mobile home parks.

(Ord. No. 1311, § 1, 4-6-93: Ord. No. 2016-2083, § III, 5-3-2016)

7.03.10 - R-4 Residential Coastal Cottage District.

*7.03.10.01 Permitted land uses*

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

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

*7.03.10.02 Prohibited land uses*

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

*7.03.10.03 Development standards*

1. *Minimum lot sizes*

   Minimum lot sizes shall be as follows:

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

2. *Minimum setback*

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

   a. Minimum setback of the front building line from main artery and/or thoroughfare right-of-way for the primary structure shall be eighteen (18) feet, measured to the nearest permanent part or projection of the dwelling;
   b. Minimum setback of the rear building line of primary structures from rear property line shall be ten (10) feet;
   c. Minimum setback of side building lines on all lots, shall be five (5) feet from the side boundary line thereof to the nearest permanent wall or corner of the dwelling erected thereon; provided, however, that the roof of any permanent overhang shall not exceed eighteen (18) inches. The setback requirement in the case of a lot which has a side boundary line that abuts on a main or arterial street shall be seven (7) feet from the main or arterial right-of-way to the nearest permanent wall or corner of the dwelling erected thereon; provided, however, that the roof of any permanent overhang shall not exceed eighteen (18) inches; and

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

3. *Maximum dwelling height*

   The maximum dwelling height shall be as follows:

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

4. *Landscaping*

   All lots shall contain one (1) tree and foundation plantings at the front of the primary structure at time of new construction.

5. *Parking*

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

6. *Architectural elements*

   The following architectural elements shall be required:

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

7. *Impervious surface ratio*

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

(Ord. No. 2024-2293, § 1, 4-2-2024)

The **Coastal Cottage** design generally consists of the following elements:

- A standing seam gable-style metal roof with supporting brackets, decorative rafter tails, and Bermuda shutters. In certain circumstances and designs, asphalt single roofs may be used in-lieu of standing seam metal.
- An exterior finish consisting of a mix of stone (used as an embellishment below the finished floor elevation and at stair towers), Hardiboard siding, cedar siding, or similar, as well as banding, and sills.
- A covered front entry porch with a single-entry door, columns with a decorative finish, and railings.
- Second-floor balconies, if any, shall have details consistent with the front entry porch.
- Garage doors, if any, shall be of consistent materials and design with the balance of the home.



*Image courtesy of Coastal Home Plans*



*Image courtesy of Barrow Building Group*



*Image courtesy of House Plan One Story*



*Image courtesy of America's Best House Plans*



*Image courtesy of Coastal Home Plans*



*Image courtesy of Cobb Architecture*



*Image courtesy of The Plan Collection*



*Image courtesy of SDC House Plans*



*Image courtesy of SDC House Plans*

*All images are representative examples of the Coastal Cottage style of architecture, and final approval shall be made by the City of New Port Richey Community Development Department.*

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

**TO:** City of New Port Richey City Council

**FROM:** Arnel Wetzel, Human Resources

**DATE:** February 17, 2026

**RE:** Second Reading, Ordinance No. 2026-2346: Amendment to Fire Pension Ordinance

**REQUEST:**
The request is for City Council to conduct and approve a second reading of Ordinance 2026-2346 which will amend Chapter 17 Pension and Retirement, Article III Firefighters' Retirement System Code of Ordinances for the City of New Port Richey, Section 17-36 Definitions and Section 17-36.1 Plan Freeze. This action will amend the definition of Average Final Compensation and Plan Freeze benefit structure.

**DISCUSSION:**
During contract negotiations, the City and the Firefighters' Union (I.A.A.F., Local 1158) agreed to clarify and amend the Pension and Retirement Plan definition/calculation of Average Final Compensation. The current definition as written within the Plan created two different pension calculations for any Union member that was actively employed as a firefighter with the City prior to September 30, 2013, and still remains actively employed as a firefighter by the city to date.

The City and Firefighters' Union agreed to amend the definition of Average Final Compensation to provide one, unified calculation. Effective final adoption of this Ordinance, the definition of Average Final Compensation will mean one-twelfth (1/12) of the average annual salary of the three (3) best of the last five (5) years of credited service for all periods of credited service for Members who are actively employed as of the date of final adoption. By amending the definition of Average Final Compensation, Section 17-36.1-Plan Freeze also needs to be amended to allow for the appropriate benefit structure for any current or former non-retired employee that met the pre-September 30, 2013, age and years of credited service requirements at that time.

**RECOMMENDATION:**
Staff recommends that City Council approve the second reading of Ordinance 2026-2346 requesting to amend the Definition of Average Final Compensation and Plan Freeze benefit structure as presented.

**BUDGET/FISCAL IMPACT:**
The financial impact associated with this Agenda item was actuarially determined by the Pension Plan's Actuaries and Consultants. The additional costs associated with the change, approximately $37,000 will be shared by both the City and Firefighters' Union. The Union and its members agreed to a reduced

wage increase of 1% to fund their portion. The city accounted for the potential cost in the FY 2025-2026 Budget. Future funding for the pension plan contributions, including the proposed change, will be accounted for and included in forthcoming budgets.

**ATTACHMENTS:**

- ORD 2026-2346 Amendments to Fire Pension Ordinance.pdf

**ORDINANCE NO. 2026-2346**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY AMENDING CHAPTER 17, PENSIONS AND RETIREMENT, ARTICLE III, FIREFIGHTERS' RETIREMENT SYSTEM, OF THE CODE OF ORDINANCES OF THE CITY OF NEW PORT RICHEY; AMENDING SECTION 17-36, DEFINTIONS; AMENDING SECTION 17-36.1, PLAN FREEZE, NEW BENEFIT STRUCTURE; PROVIDING FOR SEVERABILITY OF PROVISION; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:** That Chapter 17, Pensions and Retirement, Article III, Firefighters' Retirement System, of the Code of Ordinances of the City of New Port Richey, is amended by amending Section 17-36, Definitions, to read:

*****

*Average final compensation* means one-twelfth (1/12) of the average salary of the one (1) best years of the last three (3) years of credited service prior to retirement, termination, or death, but in any event shall not be less than the average salary of the five (5) best years of the last ten (10), or the career average as a full-time firefighter, whichever is greater. A year shall be twelve (12) consecutive months. The definition of average final compensation set forth above is frozen at midnight, September 30, 2013. Under the benefit structure effective October 1, 2013, average final compensation means one-twelfth (1/12) of the average annual salary of the three (3) best of the last five (5) years of credited service immediately prior to retirement, termination, or death. Effective upon adoption of Ordinance No. 2026-2346, the definition of average final compensation means one-twelfth (1/12) of the average annual salary of the three (3) best of the last (5) years of credited service for all periods of credited service for Members who are actively employed as of the date of adoption.

*****

**SECTION 2:** That Chapter 17, Pensions and Retirement, Article III, Firefighters' Retirement System, of the Code of Ordinances of the City of New Port Richey, is amended by amending Section 17-36.1, Plan freeze; new benefit structure, to read:

The benefit structure in effect on September 30, 2013, is frozen at midnight on that date. All members will be vested in benefits accrued to that date and payable under the terms and conditions of the system provisions then in effect. No additional benefits of any kind will accrue;

provided, however, that for any member who is eligible to retire with normal benefits on September 30, 2013, the benefit structure in effect on September 30, 2013, shall remain in effect beyond September 30, 2013, and shall not be frozen, including that such member shall be able to enter DROP after September 30, 2013. Effective upon adoption of Ordinance No. 2026-2346, the September 2013 benefit freeze shall be unfrozen. The Normal Retirement Date for actively employed members shall be the earlier of the attainment of age fifty-two (52) and accrual of ten (10) years of credited service or the completion of twenty-three (23) years of credited service; however, for any member who completed at least ten (10) years of credited service as of September 30, 2013, the Normal Retirement Date shall be the earlier of the attainment of age fifty (50) and the completion of ten (10) years of credited service or the attainment of age forty (40) and the completion of twenty (20) years of credited service.

**SECTION 3:** If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

**SECTION 4:** Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the City of New Port Richey.

**SECTION 5:** All Ordinances or part of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 6:** That this Ordinance shall become effective upon its adoption.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 3rd day of February, 2026, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 17th day of February, 2026.

ATTEST:

By: _____ By: _____

Judy Meyers, MMC, City Clerk Alfred C. Davis, Mayor-Council Member

(Seal)

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

_____

Timothy P. Driscoll, City Attorney

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

**TO:** City of New Port Richey City Council

**FROM:** Andrea Figart, Library

**DATE:** February 17, 2026

**RE:** 2026 Fitzgerald's St. Patrick's Day Celebration - Alcoholic Beverage Special Event Application, Road Closure and Wet-Zone Request

**REQUEST:**
The request is to review and consider approval of Fitzgerald's Alcoholic Beverage Special Event Permit Application for the three-day St. Patrick's Day Celebration event scheduled for Sunday, March 15; Monday, March 16; and Tuesday, March 17, 2026. Event organizers are also requesting that a "wet zone" extension be established on Adams Street, between Main Street and Missouri Avenue, as denoted in the attached site map.

**DISCUSSION:**
The Special Events Team met with the owners of Fitzgerald Irish Tavern on January 20, 2026, for an on-site meeting to discuss event logistics. Following that, the Special Events Team met on February 2, 2026, to review the Special Event Application and Alcoholic Beverage Special Event Application for the 2026 Fitzgerald Irish Tavern's St. Patrick's Day Celebration. During the meeting, staff discussed event logistics, and safety precautions.

The owners of the Fitzgerald Irish Tavern are requesting to sell alcohol in a "wet zone" extension established on Adams Street, between Main Street and Missouri Avenue. A site map denoting the locations of where alcohol will be sold, and the "wet zone" location is attached. If approved, alcohol will be sold during the following times:

Sunday, March 15 from 10:00 am- 12:00 am
Monday, March 16 from 10:00 am- 12:00 am
Tuesday, March 17 from 10:00 am - 12:00 am

In addition, they are requesting to extend the hours of operation that the City Ordinance relating to the conditions for ABSEP approval indicate. Specifically, under New Port Richey City Code, Section 3-5, (3) lists the hours of operation for the sales and/or consumption of beer and wine shall be limited to noon through 11:00 pm for events held on Monday through Saturday and 1:00 pm to 9:00 pm for events held on Sunday. Therefore, the applicant is requesting to sell alcohol 3 hours earlier and three hours later than permitted on Sunday and one hour later than permitted on Monday and Tuesday. Based on the times requested by the event organizer, the City Council would need to extend the hours of operation.

If approved, the "wet zone" extension request for this free, three-day event would be in effect on

Sunday, March 15, for the traditional Irish Wake procession, which signals the start of the festivities. The "wet zone" would span from Adams Street, between Main Street and Missouri Avenue, and would include a hard closure throughout the three-day event, subject to approval.

The SET team had no objections to the applications submitted during the SET on-site walkthrough or to the final event plans submitted.

**RECOMMENDATION:**
The recommendation is for City Council to approve the Alcoholic Beverage Special Event Application for Fitzgerald's St. Patrick's Day Celebration to be held on Adams Street on March 15- 18, 2026.

**BUDGET/FISCAL IMPACT:**
No funding is required for this item.

**ATTACHMENTS:**
- ABSP Application- Fitzgeralds Irish Celebration.pdf
- Road Closure Request- Fitzgeralds Irish Celebration.pdf
- Site Map and Wet Zone .pdf

# ALCOHOLIC BEVERAGE SPECIAL EVENT PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
SET Date: _____
Council Date: _____
Date Received: 2-2-2026

** Please print legibly or use fillable form **

- ☑ Submit original signed and notarized application
- ☑ Submit $350 application fee
- ☑ Submit at least 45 days prior to the proposed special event
- ☑ **Submit with separate Special Event application** (Case # _____)

## ABSEP GENERAL INFORMATION:

Name of Event: St. Patricks Day Celebration

Date(s) of Event: March 15 - March 17 2026 *(Limited to three days for alcohol sales)*

Location of Event: 5811 Nebraska Ave

Applicant: Fitzgeralds Irish Tavern

Mailing Address: 5811 Nebraska Ave., New Port Richey, FL 34652
*(Street, City, State, Zip Code)*

Daytime Phone Number: 727-816-9092 Fax Number: —

Email or Alternate Contact Information: fitzgeraldstavern@yahoo.com

Authorized Person in Charge: Sherry Kuntz

If an organization, names, addresses, phone numbers of all Officers: (may attach as addendum_

Who is the PRIMARY contact for this application? Sherry Kuntz

## ABSEP SUBMITTAL REQUIREMENTS:

List Alcohol to be Sold: beer & wine
*(Limited to beer and wine)*

List Alcohol to be Given Away: n/a

Time of Alcohol Sales: 10:00 am - midnight all days of event
*(Limited to Monday through Saturday, 12:00 noon to 11:00 p.m. and Sunday, 1:00 p.m. to 9:00 p.m.; events limited to three days in duration)*

List ABSEP applications approved for your organization this calendar year: _____

- ☐ Attach approved alcoholic beverage license from Florida Department of Business and Professional Regulation Division of Alcoholic Beverages and Tobacco (1313 N. Tampa Road, Suite 909, Tampa, 33602; 8 13-272-2610.)
- ☐ Attach general liability and other insurance as required by the provisions of Florida Statutes for the sale or consumption of alcoholic beverages.
- ☐ Attach IRS Tax Exemption Form 501(c)(3) or (6), if nonprofit organization.

**APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS:**

1. Any business that obtains a permit allowing for outdoor consumption of alcoholic beverages on its premises shall provide an off-duty officer for security during all times that consumption is permitted.
2. The person responsible for conducting the event on behalf of the applicant must meet State minimum age licensing requirements and cannot have been convicted of a felony or crime involving moral turpitude. The applicant must obtain all necessary federal, state and local permits to engage in the proposed sale and/or consumption activity.
3. City Council may require any nonprofit civic organization that desires to hold an event on or in public property at which alcoholic beverages will be served, to enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the City from any and all liability which may arise as a result of any such function and may further require any such organization to secure public liability insurance coverage from an insurance company, and in the amount acceptable to City Council, but providing coverage for each event 1) for personal injury of not less than $1,000,000 per person and $2,000,000 per occurrence, and 2) for property damage of not less than $1,000,000.
4. Nonprofit civic organizations shall: 1) Have tax exempt status under Section 501(c)(3) or (6) of the 1986 IRS Code; 2) Operate an office in the City or be a nationally-recognized organization that conducted business as a nonprofit in the City; and 3) Promote or stimulate community and economic development within the City.
5. Only beer and wine shall be permitted to be served. The proposed sales and/or consumption activity must be associated with a public event. Alcoholic beverages shall be served in plastic containers only. No cans or glass containers shall be permitted.
6. Access points of the serving area shall be marked with signs notifying patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with as many personnel as necessary to enforce this requirement.
7. The proposed sales and/or consumption activity will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation. It will also not entail extraordinary or burdensome expense or police operation by the City. The use of alcoholic beverages is not expected to result in violence, crime or disorderly conduct.
8. The consumption and possession of alcoholic beverages upon a public street may be permitted as part of a special event subject to other conditions. No permits will be issued for special events within any City park except Sims Park or Orange Lake Park.
9. The sale, possession and consumption of alcoholic beverages shall be confined to designated and secured areas. The perimeter of the designated area shall be secured for the entire event. It is unlawful for any person to carry alcoholic beverages into the secured areas. Any person violating this shall be subject to ejection and arrest.
10. No person under the age of 21 shall be permitted to possess, consume or distribute any alcoholic beverages at the permitted event. After displaying the proper proof of legal age, the person wishing to purchase, possess or consume alcohol shall receive a wristband from the applicant (or agent) which shall be attached to his/her wrist and worn at all times of possession/consumption.
11. Hours of sales and/or consumption shall be limited to Monday through Saturday, noon to 11:00 p.m., and Sunday, 1:00 to 9:00 p.m. The applicant shall be responsible for enforcing the hours of operation and shall be liable for the failure to enforce.
12. The applicant shall pay all costs of police and other City services attributable to the sale or consumption of alcohol during the activity. For events at Sims Park, City Council may require an off-duty officer stationed at the playground, at the applicant's expense.
13. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations.

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the SET and City Council meetings.

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

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

Signature of Applicant(s): _____

Date: _____

Subscribed and sworn to before me this 2nd day of February, 20 26
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

My Commission Expires: _____

**APPLICANT'S AFFIDAVIT:**

I, **applicant or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Applicant: _____
Date: 2-2-26

Subscribed and sworn to before me this who is 2nd day February, 20 26
personally known to me and/or produced of as
identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

Notary Public State of Florida
Tammy Ledford
My Commission HH 620620
Expires 1/7/2029

My Commission Expires: _____

FOR STAFF USE ONLY:

- ☐ Date completed application received 2-2-2026
- ☐ Application fee paid

350 - Alcohol #2686 Cash

250 - Sm Event App #2673 Check #

- ☐ Approval from Business and Professional Regulation
- ☐ General liability or other insurance attached
- ☐ No more than three approvals for this applicant verified
- ☑ SET meeting date 1 - 20 - 2026
- ☐ City Council approval date _____

THE CITY OF NEW PORT FLORIDA

# Road Closure Request

City of New Port Richey
City Hall, Office of Cultural Events, 2nd Floor
5919 Main St
New Port Richey, FL 34652
(727) 853-1287

Please submit all requests at least 30 days prior to the event to Courtney King Merrill at KingMerrillC@cityofnewportrichey.org

Name of Event: St Patricks Day Celebration

Date(s) and Time(s) of Event: 3-15 Thru 3-17 2026 10am - 12am all days

Intersection(s): Adams Street between Main St. & Missour Ave

Applicant: Sherry Kuntz - Fitzgeralds Irish Tavern

Address (Street, City, State, Zip Code): 5811 Nebraska Ave & 5820 Nebraska Ave New Port Richey, FL 34652

Daytime Phone Number: 727-946-1122

Email: Fitzgeraldstavern@yahoo.com

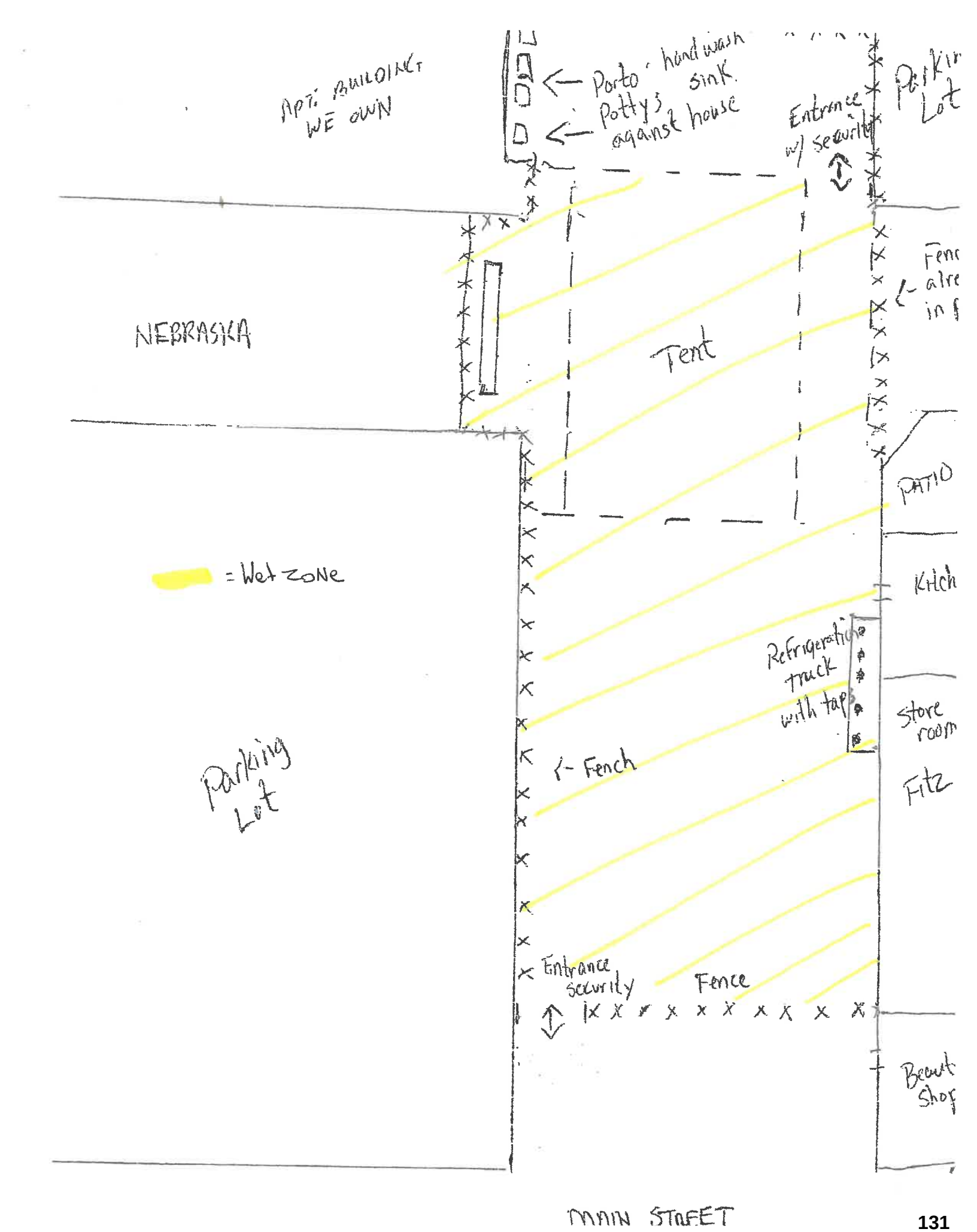
Authorized Person in Charge: Sherry Kuntz - Megan Killalee

Estimated number of spectators: 200-300

| | | |
|---|---|---|
| Will there be food? | Yes ☑ | No ☐ |
| Will there be tents over 10' x 10'? | Yes ☑ | No ☐ |
| Will alcohol beverages be sold/served/consumed? | Yes ☑ | No ☐ |
| Will there be port-o-lets? | Yes ☑ | No ☐ |
| Will public electric outlets be used? | Yes ☐ | No ☑ |
| Will there be amplified music? | Yes ☑ | No ☐ |

Description of Closure: tent street party

^Main Street ^
FITZGERALD'S
future rooftop
just kidding..maybe
ENTRANCE
BEER
Nebraska
Road closure
TENT
30X60
centered in
the
Intersection
N8eBraska
Ave
ENTRANCE
PORT-O
POTTYS
Our Apartment's


APT. BUILDING WE OWN
Porta · hand wash sink
Potty's against house
Entrance w/ security
Parkin Lot
NEBRASKA
Tent
Fenc alre in f
PATIO
= Wet zone
Kitch
Refrigeration truck with tap
store room
Parking Lot
Fench
Fitz
Entrance security
Fence
Beaut Shop
MAIN STREET

NEW PORT RICHEY

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

**TO:** City of New Port Richey City Council

**FROM:** Andrea Figart, Library

**DATE:** February 17, 2026

**RE:** 2026 Chasco Fiesta Alcohol Beverage Special Event Application

**REQUEST:**
The request before the City Council is to review the Alcoholic Beverage Special Event Applications for beer and wine to be sold in Sims Park for the Chasco Fiesta during the festival dates in March 2026.

**DISCUSSION:**
The Special Events Team (SET) met to review the Alcoholic Beverage Special Event Application for the Chasco Fiesta at the SET meeting on January 22, 2026. Chasco Fiesta proposes to sell beer and wine in Sims Park on the following days and times:

Friday, March 20, 12:00 pm to 11:00 pm
Saturday, March 21, 12:00 pm to 11:00 pm
Sunday, March 22, 1:00 pm to 9:00 pm
Monday, March 23, 1:00 pm to 9:00 pm
Tuesday, March 24, 1:00 pm to 9:00 pm
Wednesday, March 25, 1:00 pm to 9:00 pm
Thursday, March 26, 1:00 pm to 9:00 pm
Friday, March 27, 5:00 pm to 11:00 pm
Saturday, March 28, 12:00 pm to 11:00 pm

A site map denoting the locations where beer and wine will be sold is attached.

A Certificate of Liability Insurance that includes coverage for personal injury, property damage, and liquor liability, and names the city as an additional insured, will be obtained from the event organizer prior to the event.

**RECOMMENDATION:**
The recommendation is for the City Council to approve the Alcoholic Beverage Special Event Application for the 2026 Chasco Fiesta for beer and wine to be sold in Sims Park during the festival dates in March 2026.

**BUDGET/FISCAL IMPACT:**

The recommendation before the City Council is to approve the Alcoholic Beverage Special Event Applications for the 2025 Chasco Fiesta, authorizing the sale of beer and wine in Sims Park during the dates and times detailed in the discussion portion of this agenda item.

**ATTACHMENTS:**

- Chasco Fiesta Alcohol Beverage Special Event Application 3-20 to 3-22 chasco.pdf
- Chasco Fiesta Alcohol Beverage Special Event Application 3-23 to 3-25 .pdf
- Chascol Fiesta Alcohol Beverage Special Event Application 3-26 to 3-28.pdf
- 2026 Chasco Fiesta-Site Map with Beer and Wine Vendor Location and Proposed Sims Park Wet Zone.pdf

# ALCOHOLIC BEVERAGE SPECIAL EVENT PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
SET Date: 1-22-2026
Council Date: _____
Date Received: 2-3-2026

**** Please print legibly or use fillable form ****

- ☐ Submit original signed and notarized application
- ☐ Submit $350 application fee
- ☐ Submit at least 45 days prior to the proposed special event
- ☐ **Submit with separate Special Event application** (Case # _____)

## ABSEP GENERAL INFORMATION:

Name of Event: Chasco Fiesta Beer & Wine Sales

Date(s) of Event: 3/20/2026, 3/21/2026, 3/22/2026 *(Limited to three days for alcohol sales)*

Location of Event: Sims Park

Applicant: West Pasco Sertoma Club, Inc.

Mailing Address: PO Box 1302, New Port Richey, FL 34656
*(Street, City, State, Zip Code)*

Daytime Phone Number: 813-777-4852 Fax Number: none

Email or Alternate Contact Information: hrjr@verizon.net

Authorized Person in Charge: Harvey Rhinehart

If an organization, names, addresses, phone numbers of all Officers: (may attach as addendum_
See attached addendum

Who is the PRIMARY contact for this application? Harvey Rhinehart

## ABSEP SUBMITTAL REQUIREMENTS:

List Alcohol to be Sold: Coors Banquet, Miller Lite, Yuengling, Blue Moon, Pink Moscato, Merlot, Zinfandel, Chardonnay, SunCruiser Lemonade, White Claw
*(Limited to beer and wine)*

List Alcohol to be Given Away: None

Time of Alcohol Sales: 3/20/2026 and 3/21/2026: noon to 11pm; 3/22/2026 1pm to 9pm
*(Limited to Monday through Saturday, 12:00 noon to 11:00 p.m. and Sunday, 1:00 p.m. to 9:00 p.m.; events limited to three days in duration)*

List ABSEP applications approved for your organization this calendar year: _____
_____ *(Limited to three permits per year, per applicant; eight per year total City-wide)*

- ☐ Attach approved alcoholic beverage license from Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco (1313 N. Tampa Road, Suite 909, Tampa, 33602; 813-272-2610.)
- ☐ Attach general liability and other insurance as required by the provisions of Florida Statutes for the sale or consumption of alcoholic beverages.
- ☐ Attach IRS Tax Exemption Form 501(c)(3) or (6), if nonprofit organization.

**APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS:**

1. Any business that obtains a permit allowing for outdoor consumption of alcoholic beverages on its premises shall provide an off-duty officer for security during all times that consumption is permitted.

2. The person responsible for conducting the event on behalf of the applicant must meet State minimum age licensing requirements and cannot have been convicted of a felony or crime involving moral turpitude. The applicant must obtain all necessary federal, state and local permits to engage in the proposed sale and/or consumption activity.

3. City Council may require any nonprofit civic organization that desires to hold an event on or in public property at which alcoholic beverages will be served, to enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the City from any and all liability which may arise as a result of any such function and may further require any such organization to secure public liability insurance coverage from an insurance company, and in the amount acceptable to City Council, but providing coverage for each event 1) for personal injury of not less than $1,000,000 per person and $2,000,000 per occurrence, and 2) for property damage of not less than $1,000,000.

4. Nonprofit civic organizations shall: 1) Have tax exempt status under Section 501(c)(3) or (6) of the 1986 IRS Code; 2) Operate an office in the City or be a nationally-recognized organization that conducted business as a nonprofit in the City; and 3) Promote or stimulate community and economic development within the City.

5. Only beer and wine shall be permitted to be served. The proposed sales and/or consumption activity must be associated with a public event. Alcoholic beverages shall be served in plastic containers only. No cans or glass containers shall be permitted.

6. Access points of the serving area shall be marked with signs notifying patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with as many personnel as necessary to enforce this requirement.

7. The proposed sales and/or consumption activity will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation. It will also not entail extraordinary or burdensome expense or police operation by the City. The use of alcoholic beverages is not expected to result in violence, crime or disorderly conduct.

8. The consumption and possession of alcoholic beverages upon a public street may be permitted as part of a special event subject to other conditions. No permits will be issued for special events within any City park except Sims Park or Orange Lake Park.

9. The sale, possession and consumption of alcoholic beverages shall be confined to designated and secured areas. The perimeter of the designated area shall be secured for the entire event. It is unlawful for any person to carry alcoholic beverages into the secured areas. Any person violating this shall be subject to ejection and arrest.

10. No person under the age of 21 shall be permitted to possess, consume or distribute any alcoholic beverages at the permitted event. After displaying the proper proof of legal age, the person wishing to purchase, possess or consume alcohol shall receive a wristband from the applicant (or agent) which shall be attached to his/her wrist and worn at all times of possession/consumption.

11. Hours of sales and/or consumption shall be limited to Monday through Saturday, noon to 11:00 p.m., and Sunday, 1:00 to 9:00 p.m. The applicant shall be responsible for enforcing the hours of operation and shall be liable for the failure to enforce.

12. The applicant shall pay all costs of police and other City services attributable to the sale or consumption of alcohol during the activity. For events at Sims Park, City Council may require an off-duty officer stationed at the playground, at the applicant's expense.

13. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations.

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the SET and City Council meetings.

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

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

Signature of Applicant(s): _____

_____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20_____
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires:_____

**APPLICANT'S AFFIDAVIT:**

I Harvey Rhinehart, acting in my official capacity of Scretary/Treasurer of West Pasco Sertoma Club, Inc., **applicant or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Applicant: Harvey Rhinehart
Date: 1-31-2026

Subscribed and sworn to before me this 30th 31st day of January, 20 26
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Ian David

My Commission Expires: October 20, 2028

Ian David
Comm.: HH 595080
Expires: Oct. 20, 2028
Notary Public - State of Florida

FOR STAFF USE ONLY:

- ☐ Date completed application received _____
- ☐ Application fee paid

  _____ Cash

  _____ Check #

- ☐ Approval from Business and Professional Regulation
- ☐ General liability or other insurance attached
- ☐ No more than three approvals for this applicant verified
- ☐ SET meeting date _____
- ☐ City Council approval date _____

# Addendum to City of New Port Richy Alcoholic Beverage Special Event Permit

**Officer/Director Names & Addresses**

Director

THOMPSON, STEVE
4606 DAPHNE ST
NEW PORT RICHEY, FL 34655
727-514-2530

President

Huling, Darrell
6700 Rochelle Avenue
NEW PORT RICHEY, FL 34655
727-505-2035

Secretary/Treasurer

Rhinehart, Harvey G
14116 Marlberry Way
Odessa, FL 33556
813-777-4852

# ALCOHOLIC BEVERAGE SPECIAL EVENT PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
SET Date: _____
Council Date: _____
Date Received:

***Please print legibly or use fillable form ***

- ☐ Submit original signed and notarized application
- ☐ Submit $350 application fee
- ☐ Submit at least 45 days prior to the proposed special event
- ☐ **Submit with separate Special Event application** (Case # _____)

**ABSEP GENERAL INFORMATION:**

Name of Event: Chasco Fiesta Beer & Wine Sales
Date(s) of Event: 3/22/2026, 3/24/2026, 3/26/2026 3/23, 3/24, 3/25 *(Limited to three days for alcohol sales)*
Location of Event: Sims Park
Applicant: Sertoma Speech & Hearing Foundation of Florida, Inc.
Mailing Address: 5211 US Hwy 19, Ste 200, New Port Richey, FL 34652
*(Street, City, State, Zip Code)*
Daytime Phone Number: 727-312-3881 Fax Number: 727-807-6172
Email or Alternate Contact Information: ian@familyhearinghelp.org
Authorized Person In Charge: Ian David
If an organization, names, addresses, phone numbers of all Officers: (may attach as addendum_
See attached addendum
Who is the PRIMARY contact for this application? Ian David

**ABSEP SUBMITTAL REQUIREMENTS:**

List Alcohol to be Sold: Coors Banquet, Miller Lite, Yuengling, Blue Moon, Pink Moscato, Merlot, Zinfandel, Chardonnay, SunCruiser Lemonade, White Claw
*(Limited to beer and wine)*
List Alcohol to be Given Away: None
Time of Alcohol Sales: all days 5pm to 11pm
*(Limited to Monday through Saturday, 12:00 noon to 11:00 p.m. and Sunday, 1:00 p.m. to 9:00 p.m.; events limited to three days in duration)*
List ABSEP applications approved for your organization this calendar year: _____
_____ *(Limited to three permits per year, per applicant; eight per year total City-wide)*

- ☐ Attach approved alcoholic beverage license from Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco (1313 N. Tampa Road, Suite 909, Tampa, 33602; 813-272-2610.)
- ☐ Attach general liability and other insurance as required by the provisions of Florida Statutes for the sale or consumption of alcoholic beverages.
- ☐ Attach IRS Tax Exemption Form 501(c)(3) or (6), if nonprofit organization.

**APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS:**

1. Any business that obtains a permit allowing for outdoor consumption of alcoholic beverages on its premises shall provide an off-duty officer for security during all times that consumption is permitted.

2. The person responsible for conducting the event on behalf of the applicant must meet State minimum age licensing requirements and cannot have been convicted of a felony or crime involving moral turpitude. The applicant must obtain all necessary federal, state and local permits to engage in the proposed sale and/or consumption activity.

3. City Council may require any nonprofit civic organization that desires to hold an event on or in public property at which alcoholic beverages will be served, to enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the City from any and all liability which may arise as a result of any such function and may further require any such organization to secure public liability insurance coverage from an insurance company, and in the amount acceptable to City Council, but providing coverage for each event 1) for personal injury of not less than $1,000,000 per person and $2,000,000 per occurrence, and 2) for property damage of not less than $1,000,000.

4. Nonprofit civic organizations shall: 1) Have tax exempt status under Section 501(c)(3) or (6) of the 1986 IRS Code; 2) Operate an office in the City or be a nationally-recognized organization that conducted business as a nonprofit in the City; and 3) Promote or stimulate community and economic development within the City.

5. Only beer and wine shall be permitted to be served. The proposed sales and/or consumption activity must be associated with a public event. Alcoholic beverages shall be served in plastic containers only. No cans or glass containers shall be permitted.

6. Access points of the serving area shall be marked with signs notifying patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with as many personnel as necessary to enforce this requirement.

7. The proposed sales and/or consumption activity will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation. It will also not entail extraordinary or burdensome expense or police operation by the City. The use of alcoholic beverages is not expected to result in violence, crime or disorderly conduct.

8. The consumption and possession of alcoholic beverages upon a public street may be permitted as part of a special event subject to other conditions. No permits will be issued for special events within any City park except Sims Park or Orange Lake Park.

9. The sale, possession and consumption of alcoholic beverages shall be confined to designated and secured areas. The perimeter of the designated area shall be secured for the entire event. It is unlawful for any person to carry alcoholic beverages into the secured areas. Any person violating this shall be subject to ejection and arrest.

10. No person under the age of 21 shall be permitted to possess, consume or distribute any alcoholic beverages at the permitted event. After displaying the proper proof of legal age, the person wishing to purchase, possess or consume alcohol shall receive a wristband from the applicant (or agent) which shall be attached to his/her wrist and worn at all times of possession/consumption.

11. Hours of sales and/or consumption shall be limited to Monday through Saturday, noon to 11:00 p.m., and Sunday, 1:00 to 9:00 p.m. The applicant shall be responsible for enforcing the hours of operation and shall be liable for the failure to enforce.

12. The applicant shall pay all costs of police and other City services attributable to the sale or consumption of alcohol during the activity. For events at Sims Park, City Council may require an off-duty officer stationed at the playground, at the applicant's expense.

13. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations.

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the SET and City Council meetings.

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

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

Signature of Applicant(s): _____

_____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20_____
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

**APPLICANT'S AFFIDAVIT:**

I Ian David, in my official capacity as President & CEO of Sertoma Speech & Hearing Foundation of Florida, Inc., **applicant or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Applicant: Ian David
Date: Feb 5, 2026

Subscribed and sworn to before me this 5th day of February, 2026
who is personally known to me and/or produced FL DL as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

DANIEL SAMBURGH
Notary Public - State of Florida
Commission # HH 675797
My Comm. Expires May 12, 2029

My Commission Expires: 5/12/29

FOR STAFF USE ONLY:

- ☐ Date completed application received _____
- ☐ Application fee paid

  _____ Cash

  _____ Check #

- ☐ Approval from Business and Professional Regulation
- ☐ General liability or other insurance attached
- ☐ No more than three approvals for this applicant verified
- ☐ SET meeting date _____
- ☐ City Council approval date _____

# Addendum 1: List of Officers

Title President & CEO

David, Ian
5211 US Hwy 19, Ste 200
NEW PORT RICHEY, FL 34652
727-358-6674

Title Chairman

Boundy, Samuel
5211 US Hwy 19, Ste 200
NEW PORT RICHEY, FL 34652
727-312-3881

Title Secretary

Nelson, Dale
5211 US Hwy 19, Ste 200
NEW PORT RICHEY, FL 34652
727-312-3881

Title Immediate Past Chairman, Treasurer

Rhinehart, Harvey
5211 US Hwy 19, Ste 200
NEW PORT RICHEY, FL 34652
727-312-3881

Title Vice Chair

Coull, Tera
5211 US Hwy 19, Ste 200
NEW PORT RICHEY, FL 34652
727-312-3881

# ALCOHOLIC BEVERAGE SPECIAL EVENT PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
SET Date: 1-22-2026
Council Date: _____
Date Received: 2-3-2026

***Please print legibly or use fillable form ***

- ☐ Submit original signed and notarized application
- ☐ Submit $350 application fee
- ☐ Submit at least 45 days prior to the proposed special event
- ☐ **Submit with separate Special Event application** (Case # _____)

**ABSEP GENERAL INFORMATION:**

Name of Event: Chasco Fiesta Beer & Wine Sales
Date(s) of Event: 3/27/2026, 3/28/2026, 3/29/2026 *(Limited to three days for alcohol sales)*
Location of Event: Sims Park
Applicant: West Pasco Sertoma Club, Inc.
Mailing Address: PO Box 1302, New Port Richey, FL 34656
*(Street, City, State, Zip Code)*
Daytime Phone Number: 813-777-4852 Fax Number: none
Email or Alternate Contact Information: hrjr@verizon.net
Authorized Person in Charge: Harvey Rhinehart
If an organization, names, addresses, phone numbers of all Officers: (may attach as addendum_
See attached addendum
Who is the PRIMARY contact for this application? Harvey Rhinehart

**ABSEP SUBMITTAL REQUIREMENTS:**

List Alcohol to be Sold: Coors Banquet, Miller Lite, Yuengling, Blue Moon, Pink Moscato, Merlot, Zinfandel, Chardonnay, SunCruiser Lemonade, White Claw
*(Limited to beer and wine)*
List Alcohol to be Given Away: None
Time of Alcohol Sales: 3/27/2026 5pm to 11pm; 3/28/2026 noon to 11pm
*(Limited to Monday through Saturday, 12:00 noon to 11:00 p.m. and Sunday, 1:00 p.m. to 9:00 p.m.; events limited to three days in duration)*
List ABSEP applications approved for your organization this calendar year: _____
_____ *(Limited to three permits per year, per applicant; eight per year total City-wide)*

- ☐ Attach approved alcoholic beverage license from Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco (1313 N. Tampa Road, Suite 909, Tampa, 33602; 813-272-2610.)
- ☐ Attach general liability and other insurance as required by the provisions of Florida Statutes for the sale or consumption of alcoholic beverages.
- ☐ Attach IRS Tax Exemption Form 501(c)(3) or (6), if nonprofit organization.

**APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS:**

1. Any business that obtains a permit allowing for outdoor consumption of alcoholic beverages on its premises shall provide an off-duty officer for security during all times that consumption is permitted.

2. The person responsible for conducting the event on behalf of the applicant must meet State minimum age licensing requirements and cannot have been convicted of a felony or crime involving moral turpitude. The applicant must obtain all necessary federal, state and local permits to engage in the proposed sale and/or consumption activity.

3. City Council may require any nonprofit civic organization that desires to hold an event on or in public property at which alcoholic beverages will be served, to enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the City from any and all liability which may arise as a result of any such function and may further require any such organization to secure public liability insurance coverage from an insurance company, and in the amount acceptable to City Council, but providing coverage for each event 1) for personal injury of not less than $1,000,000 per person and $2,000,000 per occurrence, and 2) for property damage of not less than $1,000,000.

4. Nonprofit civic organizations shall: 1) Have tax exempt status under Section 501(c)(3) or (6) of the 1986 IRS Code; 2) Operate an office in the City or be a nationally-recognized organization that conducted business as a nonprofit in the City; and 3) Promote or stimulate community and economic development within the City.

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6. Access points of the serving area shall be marked with signs notifying patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with as many personnel as necessary to enforce this requirement.

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11. Hours of sales and/or consumption shall be limited to Monday through Saturday, noon to 11:00 p.m., and Sunday, 1:00 to 9:00 p.m. The applicant shall be responsible for enforcing the hours of operation and shall be liable for the failure to enforce.

12. The applicant shall pay all costs of police and other City services attributable to the sale or consumption of alcohol during the activity. For events at Sims Park, City Council may require an off-duty officer stationed at the playground, at the applicant's expense.

13. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations.

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the SET and City Council meetings.

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

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

Signature of Applicant(s): _____

_____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20_____
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

**APPLICANT'S AFFIDAVIT:**

I Harvey Rhinehart, acting in my official capacity of Scretary/Treasurer of West Pasco Sertoma Club, Inc., **applicant or authorized representative,** have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Applicant: Harvey Rhinehart
Date: 1-31-2026

Subscribed ~~and sworn to~~ before me this 30th 31st day of January, 20 26
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Ian David

Ian David
Comm.: HH 595080
Expires: Oct. 20, 2028
Notary Public - State of Florida

My Commission Expires: October 20, 2028

FOR STAFF USE ONLY:

- ☐ Date completed application received _____
- ☐ Application fee paid

  _____ Cash

  _____ Check #

- ☐ Approval from Business and Professional Regulation
- ☐ General liability or other insurance attached
- ☐ No more than three approvals for this applicant verified
- ☐ SET meeting date _____
- ☐ City Council approval date _____

# Addendum to City of New Port Richy Alcoholic Beverage Special Event Permit

**Officer/Director Names & Addresses**

Director

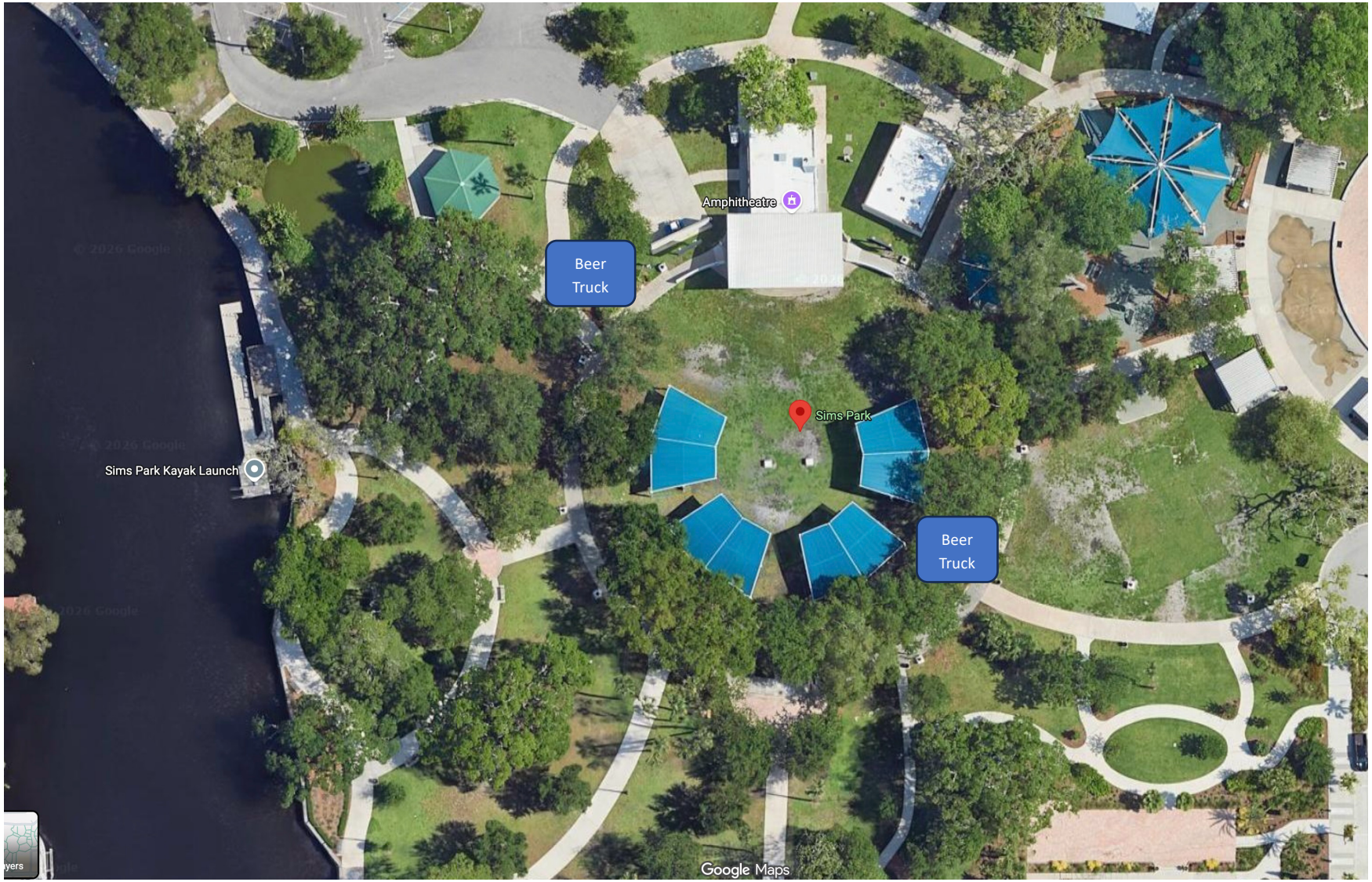
THOMPSON, STEVE
4606 DAPHNE ST
NEW PORT RICHEY, FL 34655
727-514-2530

President

Huling, Darrell
6700 Rochelle Avenue
NEW PORT RICHEY, FL 34655
727-505-2035

Secretary/Treasurer

Rhinehart, Harvey G
14116 Marlberry Way
Odessa, FL 33556
813-777-4852


Amphitheatre
Beer Truck
Sims Park
Sims Park Kayak Launch
Beer Truck
Google Maps

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

**TO:** City of New Port Richey City Council

**FROM:** Colin Eichenmuller, Public Works Department

**DATE:** February 17, 2026

**RE:** ITB26-005 WWTP Clarifier No. 3 Gearbox Replacement Project Bid Award

**REQUEST:**

The request from staff for City Council is to review and consider for approval the only bid in the amount not to exceed $154,000.00 and award the project to Ovivo USA, LLC's for ITB 26-005 Clarifier Gearbox Replacement at the Wastewater Treatment Facility.

**DISCUSSION:**

As City Council may recall, the Clarifier Main Gearbox was identified during departmental budget presentations as having exceeded its useful life. The existing gearbox has been in continuous service for more than thirty (30) years at the Wastewater Treatment Facility and is one of four.

The Clarifier Main Gearbox (Model C40HT) powers the rotating rakes and scraper arms that collect settled solids (sludge), as well as the skimmers that remove floating scum within the large clarifier tanks. The gearbox utilizes a low-speed, high-torque drive and is a critical component in ensuring properly treated water advances to the next stage of the treatment process. The current unit has exceeded the typical service life and is due for replacement to maintain reliable facility operations.

On December 5, 2025, one (1) sealed bid was opened and publicly announced by the City Clerk. Ovivo USA, LLC, the original manufacturer of the gearbox, submitted the only bid. Ovivo has several decades of experience performing replacement projects of this nature and has provided staff with references documenting successful gearbox replacements at comparable facilities.

**RECOMMENDATION:**

Approval of the do not exceed bid amount of $154,000.00 and award of the ITB 26-005 to OVIVO USA LLC is recommended.

**BUDGET/FISCAL IMPACT:**

Funding is available in the Water Pollution Control Account. Pasco County will contribute approximately 42% of the expenditure

**ATTACHMENTS:**

- ITB25-005_Clarifier_#1_Main_Gearbox_Bid_Tabulation_and_Minutes.pdf
- Robert_consideration_ITB26-005_Clarifier_#1_Main_Gearbox.pdf
- Ovivo_USA__LLC_ITB25-005.pdf
- Images.pdf

**TO:** Debbie L. Manns, City Manager
**FROM:** Nadine Ward, Deputy City Clerk
**CC:** Robert Rivera, Public Works Director
Kate Wendt, Sr. Administrative Assistant
**DATE:** December 20, 2024
**RE:** Bid Opening: ITB25-005 Clarifier #1 Main Gear Drive

---

Bids for ITB25-005 Clarifier #1 Main Gear Drive - final were received by 2:00 p.m. on Thursday, December 19, 2024. The bid opening took place on Friday, December 20, 2024 at 2:00 p.m. in City Hall Council Chambers.

Present were Sr. Administrative Assistant Kate Wendt, WWTP/Reclaimed Water Facilities Operation Manager Joseph Palazzolo and Deputy City Clerk Nadine Ward.

Bids were announced and opened from the following entities:

| BIDDERS | BID |
|---|---|
| Razorback LLC<br>177 Anclote Rd.<br>Tarpon Springs, FL 34689 | $132,000 |
| Ovivo USA, LLC<br>4246 Riverboat Rd., Suite 300<br>Salt Lake City, UT 84123 | $141,767 |

The apparent low bidder was Razorback LLC with a total bid of $132,000. The bid opening concluded at 2:08 p.m.

BID ITEM: Clarifier #1 Main Gearbox
BID NUMBER: ITB25-005
BID OPENING: December 20, 2024 at 2:00 p.m., City Council Chambers
DEPARTMENT: Public Works

NUMBER OF BIDS: 2

| BIDDERS | BID | NON-COLLUSION | PUBLIC ENTITY | DRUG FREE |
|---|---|---|---|---|
| Razorback LLC<br>177 Anclote Rd.<br>Tarpon Springs, FL 34689 | $132,000 | ✓ | ✓ | ✓ |
| Ovivo USA, LLC<br>4246 Riverboat Rd., Suite 300<br>Salt Lake City, UT 84123 | $141,767 | ✓ | ✓ | ✓ |

Only offers received timely as of the deadline for receipt of bid are accepted. All others submitted in response to this solicitation, if any, are hereby rejected as late.

**WITNESSED BY**:
Nadine Ward-
Kate Wendt
Joe Poleyn

NEW PORT RICHEY
PUBLIC WORKS
COMMITTED TO SERVICE
OUR MISSION: TO PROVIDE RESPONSIVE, PROFESSIONAL, AND COURTEOUS SERVICE TO THE PUBLIC

6132 PINE HILL ROAD • PORT RICHEY, FL 34668 • 727.841.4536

**To:** Robert M Rivera, Public Works Director

**From:** Joe Palazzolo, W.W.T.F Manager

**Date:** 1-16-25

**RE:** ITB25-005 Clarifier #1 Main Gearbox

**REQUEST:**
The staff request for the City Council is to review and consider the approval of OVIVO USA, LLC's bid of $141,767

**DISCUSSION:**

- The budget price was $145,000
- Two bids were submitted: $132,000 from Razorback LLC and $141,767 from OVIVO USA, LLC.
- Razorback, LLC, was the lowest bidder but could not supply 20 references related to the project. They provided us with four references; two were good reviews based on installation but only months old, so any workmanship issues may not have arisen as it was only in place for a short time. One reference had a 50/50 review, and the fourth one, after four calls with no response from the City of Winter Haven, I have no input for that reference.
- OVIVO is the original manufacturer and has decades of experience with this installation, including ours last year.
- OVIVO supplied us with contact references; all were satisfied with their work and said they would hire them again for future work
- The Clarifier Main Gearbox is a critical infrastructure job. The original has been in place for over 30 years; the difference of $4,767 over 30 years is minimal to get the best available crew for the Gearbox installation.

**RECOMMENDATION:**
Recommend awarding the Bid ITB25-005 OVIVO USA, LLC.

**BUDGET / FISCAL IMPACT:**
This is a capital and budgeted Item. As outlined in our inter-local agreement, Pasco County will contribute about 42% of the cost.

**ATTACHMENTS:**
ITB25-005 Clarifier #1 Main Gearbox Bid Tabulation and bid package.

THE CITY OF
NEW PORT
RICHEY
FLORIDA

5919 Main Street, New Port Richey, FL 34652

# INVITATION TO BID
# ITB25-005

The City of New Port Richey, Florida, is accepting SEALED PROPOSALS from qualified vendors to provide the following:

| | |
|---|---|
| BID TITLE: | Clarifier #1 Main Gearbox |
| MANDATORY CONFERENCE: | **A mandatory pre-bid site visit and a sign-in sheet are required.** |
| BID NOTE: | |

| | |
|---|---|
| Bids will be received in the office of the City Clerk until: | 2:00 PM Thursday, December 19th |
| Bids will be opened in City Council Chambers at: | 2:00 PM Friday, December 20th |
| Please submit three complete copies of the bid to the following address:<br>Ensure that the proposer's name and complete address are included, along with the designation "ITB25-005 Clarifier #1 Main Gearbox" clearly marked on the outside of the envelope. | City of New Port Richey<br>Attn: City Clerk<br>5919 Main Street<br>New Port Richey, FL 34652 |
| To obtain a proposal packet: | palazzoloj@cityofnewportrichey.org<br>WendtK@CityofNewPortRichey.org<br>https://network.demandstar.com/ |
| To obtain additional information and schedule site visits, contact: | WWTP/Reclaim Division 727-841-0928<br>palazzoloj@cityofnewportrichey.org<br>chambersj@cityofnewportrichey.org |

*The City of New Port Richey reserves the right to waive any and all bids received.*

# Table of Contents

SECTION 1 INVITATION TO BID....3
SECTION 2 BID FORM....4
SECTION 3 TECHNICAL SPECIFICATIONS....9
SECTION 4 SCOPE OF WORK....12
SECTION 5 NON-COLLUSION AFFI DAVIT....13
SECTION 6 PUBLIC ENTITY CRIME INFORMATION STATEMENT....14
SECTION 7 DRUG-FREE WORKPLACE....15
SECTION 8 E-VERIFY....17

**INVITATION TO BID**
**ITB25-005 Clarifier #1 Main Gearbox**

Sealed bids are invited for the furnishing and installation of one Clarifier Main Gearbox for the City of New Port Richey's Wastewater Treatment Plant, located at 4730 Main Street. **Bids should be addressed to the City Clerk's Office, 5919 Main Street, New Port Richey, Florida 34652. Bids will be accepted until 2 p.m. local time on December 19, 2024.** Please note that any bids received after this deadline will not be considered. **The bid opening will be held promptly at 2:00 p.m. local time on December 20, 2024,** in the New Port Richey City Council Chambers, 5919 Main Street, New Port Richey, Florida 34652. At that time, the proposals will be publicly opened and read aloud.

**All bidders are required to make an appointment to visit the work site (4730 Main St., New Port Richey, FL 34652) to inspect the site and become familiar with the scope of work by contacting Joe Palazzolo or John Chambers at Public Works, Waste Water Treatment Plant. Prefer contact via email at palazzoloj@cityofnewportrichey.org or chambersj@cityofnewportrichey.org or telephone at (727) 841-0928.**
Any questions on this project must be submitted Via email no later than December 2nd (two weeks before the bid due date). Answers will be sent back on December 9th to all Bidders who received a bid document (one week before the bid submittal due date.)

Each bid must be submitted in triplicate on the proposal forms.

All applicable bid bonds, contract bonds, insurance contracts, and certificates of Insurance shall be either executed by or countersigned by a licensed resident agent of the surety or insurance company having his place of business in the State of Florida. Further, the said Surety or insurance company shall be duly licensed and qualified to do business in the State of Florida.

In order to perform public work, the successful bidder shall, as applicable, hold or obtain such Contractors' and Business Licenses as required by state statutes.

Before a contract will be awarded for the work contemplated, the Owner will conduct such investigations as is necessary to determine the performance record and ability of the apparent low bidder to perform the size and type of work specified under this Contract.
Upon request, the Bidder shall submit such information as deemed necessary by the Owner to evaluate the bidder's qualifications.

The right is reserved to reject all bids or any bids not conforming to the intent and purpose of the Contract Documents, and to postpone the award of the contract for a period of time, which, however shall not extend beyond 90 days from the bid opening date.

Dated this November 13th and November 20th, 2024.
CITY OF NEW PORT RICHEY, FLORIDA
By Judy Meyers, CMC, City Clerk
CITY OF NEW PORT RICHEY, FLORIDA

## Section 2 BID FORM

| | | | |
|---|---|---|---|
| Submit Bids To:<br>City of New Port Richey, City Clerk<br>5919 Main Street<br>New Port Richey, Florida 34652-2785 | **INVITATION TO BID**<br>**City of New Port Richey**<br>**Purchasing Department** | | |
| Bid Title Clarifier#1 Main Gearbox | Type | Bid No. ITB25-005 | |
| Page 1 of 5 | Bids are due by December 19, 2024. Please note that any bids received after this deadline will not be considered. The bid opening will be held promptly at 2:00 p.m. local time on December 20, 2024, | | Issue Date |
| Additional information<br><br>City of New Port Richey | | | City Clerk<br><br>Judy Meyers<br>727-853-1021 |

Section A General Terms and Conditions of Invitations to Bid

1. Preparation of Bids
   Bids will be prepared in accordance with the following:
   (a) Our enclosed Bid Proposal Form is to be used in submitting your bid.
   (b) All information required by the bid form shall be furnished. The bidder shall print or type his name and manually sign the schedule and each continuation sheet on which an entry is made.
   (c) Unit prices shall be shown and where there is an error un extension of price, the unit price shall govern.
   (d) Alternate bids will not be considered unless authorized by the invitation to bid.
   (e) Proposed delivery time must be shown and shall include Sundays and Holidays.
   (f) Bidders will not include federal taxes nor state of Florida taxes, excise, and use taxes in bid prices as the city is exempt from payment of such taxes. An exemption certificate will be signed where applicable upon request.
   (g) Bidders shall thoroughly examine the drawings, specifications, schedule, instructions and all other contract documents.
   (h) Bidders shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery and equipment as required by the bid conditions. No plea of ignorance by the bidder of conditions that exist or the may hereafter exist as a result of failure or omission on the part of the bidder to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of the City or the compensation to the vendor.
   (i) Bidders are advised that all city contracts are subject to all legal requirements provided for on the purchasing ordinance and/or State and Federal Statutes
2. Description of Supplies
   (a) Any manufacturers names, trade names, brand name, or catalog numbers used in such specifications are for the purpose of describing and establishing general quality levels. **Such references are not intended to be restrictive.** Bids will be considered for any brand which meets the quality of the specifications listed for any items.
   (b) Bidders are required to state exactly what they intend to furnish, otherwise they shall be required to furnish the items as specified.
   (c) Bidders will submit, with their proposal data necessary to evaluate and determine the quality of the item(s) they are bidding.
3. Submission of Bids

(a) Bids and changes thereto shall be enclosed in sealed envelopes addressed to the Purchasing Department, City of New Port Richey. The name and address of the bidder, the date and hour of the bid opening and the material or service bid shall be placed on the outside of the envelope.
(b) Bids must be submitted on the forms furnished. Electronic bids will not be considered. Bids, however, may be modified by electronic notice provided such notice is received prior to the time and date set for the bid opening.

4. Rejection of Bids

The city may reject a bid if:

(a) The bidder misstates or conceals any fact in the bid, or if,
(b) The bid does not strictly conform to the requirements of the bid, or if,
(c) The bid is conditional, except the bidder may qualify his bid for acceptance by the city on an "all or none" basis or a "low item" basis. An "all or none" basis bid must include all items upon which bids are invited.
(d) The city may, however, reject all bids whenever it is deemed in the best interest of the City to do so, and may reject any part of the bid unless the bid has been qualified. The City may also waive any minor informalities or irregularities in any bid.

5. Withdrawal of Bids
   (a) Bids may not be withdrawn after the time set for the bid opening for a period of time as specified.
   (b) Bids may not be withdrawn prior to the time set for the bid opening. Such request must be in writing.
6. Late Bids or Modifications
   (a) Bids and Modifications received after the time and date set for the bid opening will not be considered.
   (b) Modifications in writing received prior to the time and date set for the bid opening will be accepted.
7. Clarification or Objection to Bid Specifications
   (a) If any person contemplating submitting a bid for this contract is in doubt as to the true meaning of the specifications or any other bid documents of any part thereof, he may submit to the Purchasing Coordinator on or before five days prior to scheduled opening a request for clarification. All such request for information shall be made in writing and the person submitting the request will be responsible for its prompt delivery. Any interpretation of the bid, if made, will be made only by Addendum duly issued. A copy of such Addendum will be mailed or delivered to each person receiving an Invitation to Bid. The City will not be responsible for any other explanation or interpretation of the proposed bid made or given prior to the award of the contract. Any objection to the specifications and requirements as set forth in this bid must be filed in writing with the Purchasing Coordinator on or before five days prior to scheduled opening.
8. Discounts
   (a) Bidders may offer cash discount for prompt payment; however, such discounts shall not be considered in determining the lowest net cost for bid evaluation purposes. Bidders are encouraged to reflect cash discounts in the unit prices.
   (b) In connection with an discount offered, time will be computed from the date of receipt of supplies or services or from the date a correct invoice is received, whichever is the later date. Payment is deemed to be made on the date of mailing of the check.
9. Samples
   (a) Samples, when required, must be submitted within the time specified at no expense to the City. If not destroyed or used up during testing, samples will be returned upon request at the bidder's expense. Each individual sample must be labeled with the bidder's name and manufacturer's brand name and number.
10. Award of Contract
    (a) The contract will be awarded to the lowest responsible bidder whose bid, conforming to the invitation to bid, is most advantageous to the City, price and other factors considered.
    (b) The City reserves the right to accept and award item by item, and/or by group, or in aggregate, unless the bidder qualifies his bid by specific limitations.
    (c) If two or more bids received are for the same total amount or unit price, quality and service being equal, the contract shall be awarded to a local bidder.
    (d) Prices quoted must be FOB with all transportation charges prepaid unless otherwise specified in the Invitation to Bid.
11. Delivery
    (a) Deliveries are to be FOB Destination unless otherwise stated in the Invitation to Bid.
    (b) Deliveries are to be made during regular business hours.
12. Conditions of Material and Packing
    (a) All items furnished must be new and free from defects. No other will be accepted under the terms and intent of this bid. All containers shall be new and suitable for storage or shipment, and price bid shall include standard commercial packaging.

13. Claims
    (a) Successful Bidder(s) will be responsible for making any and all claims against carriers for missing or damaged items.
14. Local, State and Federal Compliance Requirements
    (a) Bidders shall comply with all local, state and federal directives, orders, and laws as applicable to this bid and subsequent contract(s) including but not limited to: (1) Equal Employment Opportunity (EEO), in compliance with Executive Order 11246, as applicable to this contract. (2) Minority Business Enterprise (MBE), as applicable to this contract. (3) Occupational Safety and Health Act (OSHA), as applicable to this contract.
15. Provisions for other Agencies
    (a) Unless otherwise stipulated by the bidder, the bidder aggress when submitting his bid to make available to all City Agencies and Departments, the bid prices he submits, in accordance with the bid terms and conditions, should any said department wish to buy under this proposal.

16. Collusion
    (a) The bidder, by affixing his signature to this proposal, agrees, to the following: "Bidder certifies that his bid is made without previous understanding, agreement, or connection with any person, firm or corporation making a bid for the same items and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action
17. Variance in Conditions
    (a) Any and all special conditions and specifications attached hereto which vary from General Condition shall have precedence.

Section B **Material or Services Required**

| | | |
|---|---|---|
| Submit Bids To:<br>City of New Port Richey, City Clerk<br>5919 Main Street<br>New Port Richey, Florida 34652-2785 | **City of New Port Richey<br>Purchasing Department** | |
| Bid Title: Clarifier #1 Main Gearbox | Type | Bid No. ITB25-005 |
| Page 4 of 5 | Bids are due by December 19, 2024. Please note that any bids received after this deadline will not be considered. The bid opening will be held promptly at 2:00 p.m. local time on December 20, 2024, | Issue Date |
| Additional information<br><br>City of New Port Richey | | City Clerk<br>Judy Meyers<br>727-853-1021 |

Advertised Date 12/19/24 File Number _____

Submitted By: (company name) OVIVO USA, LLC

Authorized by: Stephen Koontz (manual signature required)

Name and Title Stephen Koontz, PM

| **Description** | **Cost** |
|---|---|
| CMOHT Drive | $54,010.00 |
| Installation Services | $82,757.00 |
| | |
| | |
| This is a lump-sum project based on the scope of work. Provide a total cost to complete the project. An Owner's contingency of $5,000.00 will be needed for any unforeseen issues. | $5,000.00 |
| Prices: (net 30 ) (_____%30 days) Firm_____Days (90 minimum) $ | **Total** $141,767.00 |

We, OVIVO USA, LLC (company name), the above signed, making any other proposal, or who otherwise would make a proposal, and agree to furnish in strict accordance with all Federal Regulatory Measures and also with these written specification, which consist of this form and all attached documents and general condition as shown in Section A. Florida statute #287.087 requires certification by all bidders indicating that they Do or Do Not have Small/Minority Business Status : Yes_____ No X This firm is classified as a small business under SBA Regulations Yes _____ No X The firm is minority owned and controlled Yes _____ No X If minority owned/controlled submit details as to the minority. _____

Right to Protest

1.) Protest Procedure

a) Any actual bidder who is aggrieved in connection with the solicitation or award of a contract may seek resolution of his/her complaints initially with the Finance Director, and if not satisfied, with the City Manager.
b) A protest with respect to the specifications of any invitation for bid or request for proposal shall be **in writing five(5) work days prior to the opening of bids.** Protests with respect to award of contract shall be submitted in writing within five (5) work days of the notice of intent to award.
c) The protesting person or firm must submit in writing his/her (its) formal protest within five (5) work days of the notice of intent to award a contract. The written protest must specifically cite the portion of the code, statue or contract provision which was allegedly violated. Oral protest will not be accepted.
d) The Finance Director shall respond to the formal written protest within five (5) business days of receipt. The Finance Director's response will be fully coordinated with the appropriate Department Director and City Manager.
e) If the protestor is not satisfied with the response from the Finance Director, he/she may then submit in writing within (5) five work days of receipt of that response his/her reason for dissatisfaction. Along with copies of his/her original formal protest letter and the response from the Finance Director to the City Manager.
f) The City Manager, as Purchasing Agent of the City, will respond to the protestor within ten (10) work days of receipt of the appeal.
g) If the protestor is not satisfied with the response from the City Manager he/she may submit in writing within five (5) work days of receipt of that response his/her reason for dissatisfaction. Along with copies of his/her original formal protest letter and the response from the City Manager to the City Clerk for placement on an agenda of the City Council. The City Council will undertake consideration of the protest at its next regularly scheduled meeting and the City Council will make the final decisions on the matter of protests.

2.) Stay of Procurement During Protest
a) In the event of a timely protest, the Finance Director shall not proceed with the solicitation or award of contract until all administrative remedies have been exhausted or until the City Manager makes written determination that the award of contract without delay is necessary to protect the best interest of the City.

3.) Exception in Case of Emergencies
a) In the event that the City must undertake purchase of goods or services in order to meet in an emergency as set forth in section 2-161 of the City Code, then in that event the bid protest procedure shall be inapplicable.

One (1) complete C30HT drive unit

C30HT Center Drive Assembly Standard Specification

| | | |
|---|---|---|
| G. | Drive continuous torque | 9,000 ft-lbs. |
| H. | Drive 100% design torque | 25,000 ft-lbs. |
| I. | Drive momentary peak torque | 68,000 ft-lbs. |
| J. | Mechanism rotation | Clockwise. |
| K. | Rake arm tip speed | 8-12 ft./min. |

## 2.02 CENTER DRIVE ASSEMBLY.

A. The center drive assembly shall consist of an integral motor and primary speed reducer coupled through roller chain and sprockets to a intermediate worm/worm gear reducer driving the main gear through a pinion and shall have an integral overload protection system.

B. All gears and bearings shall be oil bath lubricated with the main bearing totally submerged in oil and the teeth of the main spur gear submerged at least 70 per cent in the oil bath. Oil pumps for lubrication or grease lubricated bearings are not considered appropriate for this application and will not be allowed. The oil reservoir for the main bearing and gear shall have a section of minimum depth 4.75 inches below the main bearing to positively prevent contamination of the main bearing and gears with condensate or other contaminants. Gear and bearing housings must also be fitted with oil level sight glasses and condensate drains. Condensate must be allowed to drain from a low point of the housing. Condensate and contaminants will not be allowed to drain through the lower pinion bearing.

C. Drive components will be located via a machined, registered fit to preserve the alignment of key drive components under all load conditions. Inspection of the completed drive unit shall be accomplished at the clarifier manufacturer's shop, with reports of all tests and certifications of material hardness being made available for review at the Engineer's request prior to shipment to the job site.

D. Major drive components, main gears and bearings must be designed to allow for separate and individual replacement.

E. The complete center drive assembly, including the overload protection device, shall be a regularly manufactured in-house product of the clarifier manufacturer. The center drive assembly is a key element in a successful clarifier installation, therefore drive assemblies purchased from third party vendors will not be accepted.

F. The drive motor shall be minimum 3/4 horsepower and shall be totally enclosed, fan cooled, with a 1.15 service factor, and have bearings with a minimum B10 rating of 50,000 hours. Operating electric current will be 230/460 volt, 3 phase, and 60 hertz. Each motor will be NEMA Design B employing Class F insulation designed for an ambient temperature of 40 degree. C.

G. The gearmotor primary speed reducer shall drive an intermediate worm gear reducer through a #60 roller chain and steel sprockets enclosed in a galvanized 18 gauge steel guard. The speed reducer shall be a variable speed traction drive type. Sprockets and chain shall be designed for the connected horsepower of the drive with a minimum service factor of 1.4. Provision shall be made for adjustment of chain tension.

H. The main drive unit shall consist of a worm gear intermediate reduction unit, pinion and main spur gear assembly. The intermediate reducer shall be a worm/worm gear reducer specifically designed for this application. The worm gear shall be centrifugally cast manganese bronze. The worm shall be hardened alloy steel. A single piece pinion shall be keyed to the worm gear to transmit power from the worm gear to the spur gear. In order to maintain proper alignment between the pinion and the spur gear, the pinion will be supported by bearings both above and below the spur gear. The bearings shall be fitted into precision machined bearing pilots to insure bearing and gear alignment.

I. The main spur gear shall be of single piece construction and material shall be cast iron per ASTM A536 grade 100-70-03 or equal. The gear shall have a minimum pitch diameter of 30 inches with a 4.75 inch face width or the equivalent spur gear surface area of 447 square inches. Spur gear surface area is defined as the spur gear pitch diameter multiplied by the spur gear face width multiplied by 3.14.

J. The main gear shall rotate and be supported on a ball bearing assembly provided with four replaceable liner strips fitted into the main gear and turntable base. Liner strips shall be special vacuum degassed carbon corrected alloy steel hardened to a Rockwell hardness of at least 43 to 46 Rc. The turntable base shall be a minimum 1 inch thick to insure adequate structural rigidity to properly support the drive bearing and gear.

K. The main gear and bearing shall be completely enclosed in an ASTM A-48 Class 40A cast iron housing provided with neoprene dust seals. In order to ensure the maximum possible base rigidity the gear housing shall be of full sidewall construction, integral with the base. Prior to assembly, the base shall be thoroughly inspected for seep holes or inclusions and given a hydrostatic test to insure no leaks are in the oil containment area. Shop inspection reports must be made available for review.

L. The drive unit shall be equipped with an electro-mechanical overload control device actuated by thrust from the worm shaft. The pointer shall provide a visual reading of the relative main gear output torque on a 0 to 100 percent graduated scale. The 100 percent reading shall equal the 100 percent drive rating as specified in previous section above. The control device shall also activate an alarm switch for warning of impending overload, a motor cutout switch for overload protection and a back-up safety motor cutout switch for back up overload protection. The respective switches in the overload control device shall be factory calibrated and set to the following settings;

- Alarm; 40% of scale.
- Motor cutout; 85% of scale.
- Back-up motor cutout; 100% of scale.

All drive control components shall be mounted in a NEMA 4X enclosure of epoxy coated aluminum construction with a gasket sealed removable cover. The pointer shall be covered with a plexi-glass enclosure and shall be above the walkway surface for visibility from the walkway. Amperage sensing devices are not acceptable for torque overload protection due to their inability to react quickly enough to prevent damage to the drive. Overload devices with exposed linkage connections will not be accepted due to possible corrosion problems. Devices which react to rotational movement of the intermediate reduction unit will not be allowed due to possible misalignment of gearing created by the movement of the reduction unit.

M. The center drive unit shall be designed for the continuous torque rating as specified in previous section above. The continuous torque shall be defined as the minimum torque at which the drive mechanism may operate continuously 24 hours per day, 365 days per year, for 20 years, at the specified sludge collector arm speed. Main gear and pinion calculations shall be based upon ANSI/AGMA 2001-D04 standards for rating the pitting resistance and bending strength of involute spur and helical gear teeth. Calculations shall clearly present the values used for the following design parameters:

- Number of pinions
- Actual face width
- Tooth geometry (I and J factors)
- Load distribution factor
- Allowable contact stress
- Allowable bending stress
- Pinion pitch diameter
- Hardness ratio factor
- Elastic coefficient
- Life factor

The load distribution factor shall be determined by the empirical method. For parameters which are material dependent, such as allowable contact stress, the calculations shall include a complete description of material and heat treatment used.

Worm gearing shall be designed and rated to equal or exceed the specified continuous torque and life. The basis for rating shall be ANSI/AGMA 6034-B92 standards for durability rating and design of worm gear reducers.

The continuous torque rating for the drive unit shall be the lowest value determined for the gearing.

END OF SECTION

**Section 4**

## Scope of Work

### Bidder to supply and Install:

- One (1) complete C30HT drive unit to include the following:
- Drive torque control unit with micro switches and actuating pin
- Motor drive package (3/4 hp TEFC motor, reducer, sprockets, chain and guard)
- Paint scheme - (2) coats of Tnemec N69F epoxy @ 6-8 mils DFT (sky blue color)
- Top coated with (1) coat of Tnemec 73 Endura Shield urethane @ 2-3 mils DFT Top coat is highly resistant to abrasion, wet conditions, corrosive fumes, chemical contact and weathering
- Installation fasteners & shim kit (304 SS)
- O & M manual
- One (1) year warranty
- Engineering
- FCA freight

### Installation Services:

- Florida State licensed General Contractor.
- One Mobilization and Demobilization.
- Service truck, crane, mats, and related equipment.
- Blocking, supporting, and securing existing rotating equipment.
- Removal of existing and disposal of existing worm drive unit.
- Removal of existing motor drive package, torque spring, drive control and installation of these components into new rebuilt worm drive.
- Installation of worm drive assembly to existing main rake drive.
- Alignment of drive components verification of drive operation.
- Disposal of replaced equipment.
- Filling of drive lubricant

**The Contractor must submit, with their bid, a list of a minimum 10 completed projects of similar size and complexity in the State of Florida.**
**Include for each project:**
Project name & location
Name and contact of owner
Name and contact of specifier
Total project amount value
Date of completion

**PUBLIC ENTITY CRIMES**

When attached the Bidder shall complete and submit with the bid the attached sworn statement under Section 287.133 (3) (a), Florida Statutes, on public entity crimes.

**DRUG-FREE WORKPLACE CERTIFICATION**

When attached the Bidder may complete and submit with the bid the attached Drug-free Workplace Certification, in accordance with Section 287.087, Florida Statutes.

**NONCOLLUSION AFFIDAVIT**

STATE OF )
) SS
COUNTY OF )

_____, being first duly sworn deposes and says that:

1. He (it) is the Stephen Koontz, of Onvo USA, LLC, the Bidder that has submitted the attached Bid;

2. He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder not any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affidavit, have in any way, colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit, or cost elements of the Bid price or the Bid price in any other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Contract;

5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any other of its agents, representatives, owners, employees or parties in interest, including his affidavit.

By Stephen Koontz

Sworn and subscribed to before me this 18 day of December, 2024,

in the State of Utah, County of Salt Lake.

Angela Velasquez
Notary Public

My Commission Expires: 2/27/28

ANGELA VELASQUEZ
Notary Public - State of Utah
Comm. No. 735782
My Commission Expires on
Feb 27, 2028

**SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract No. Q1106.2024-STK

for New Port Richey WWTP

2. This sworn statement is submitted by Ovivo USA, LLC
(name or entity, submitting sworn statement)

whose business address is 4246 Riverboat Rd., Suite 300

SLC, UT 84123 and

( if applicable ) its Federal Employer Identification Number ( FEIN ) is 76-0742644.

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:

_____.)

3. My name is Stephen Koontz and my relationship to the
( please print name of individual signing )

entity named above is Product Manager (Employee).

4. I understand that a "public entity crime" as defined in Paragraph 287.133(l)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United Suites, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(l)(b) Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjuring trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(l)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime: or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(l)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or

which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. ( Please indicate which statement applies. )

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989 AND ( Please indicate which additional statement applies. )

_____ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. ( Please attach a copy of the final order. )

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. ( Please attach a copy of the final order. )

_____ The person or affiliate has not been placed in the convicted vendor list. ( Please describe any action taken by or pending with the Department of General Services. )

By Stephen Koontz ( signature )

Date: 12/18/24

STATE OF Utah

COUNTY OF Salt Lake

PERSONALLY APPEARED BEFORE NE, the undersigned authority,

Stephen Koontz who, after first being sworn by me, affixed his/her signature
( name of individual signing )

in the space provided above on this 18 day of December, 2021.

Angela Velasquez
NOTARY PUBLIC

My commission expires: 2/27/28

ANGELA VELASQUEZ
Notary Public - State of Utah
Comm. No. 735782
My Commission Expires on
Feb 27, 2028

## Section 7

### DRUG-FREE WORKPLACE

Florida Statutes on Drug-Free Workplace Programs:

In case of tie bids, preference must be given to vendors submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. The drug free certification form below must be signed and returned with your bid.

## DRUG-FREE WORKPLACE CERTIFICATION

In order to have a drug-free workplace program, a business shall:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in the first paragraph.

In the statement specified in the first paragraph, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

VENDOR NAME: Ovivo USA, LLC BID NO: Q11062024-SDK
As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements

_____ Vendor's Signature

STATE OF: Utah

COUNTY OF: Salt Lake

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Stephen Koontz

who, after first being sworn by me, affixed his/her signature in the space provided above on this 13 day of December, 2021.

_____ (Affix Seal)
Notary Public

2/27/28
My commission expires

ANGELA VELASQUEZ
Notary Public - State of Utah
Comm. No. 735782
My Commission Expires on
Feb 27, 2028

**E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS**

Attach an Electronically signed (E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS)

E-Verify

Company ID Number: _____

**THE E-VERIFY**
**MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS**
**ARTICLE I**
**PURPOSE AND AUTHORITY**

The parties to this Agreement are the Department of Homeland Security (DHS) and the _____(Employer). The purpose of this Agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II**
**RESPONSIBILITIES**
**A. RESPONSIBILITIES OF THE EMPLOYER**

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
   a. Notice of E-Verify Participation
   b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes. 3. The Employer agrees to grant E-Verify access only to current employees who need EVerify access. Employers must promptly terminate an employee's E-Verify access if the employee is separated from the company or no longer needs access to E-Verify.
3. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
4. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
   a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
5. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
   a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
   b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a

photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

6. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

7. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the antidiscrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

8. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

9. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

10. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

11. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

12. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status (including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or

DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

13. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

14. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

15. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

16. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties. 18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

17. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false. 20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

18. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

19. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

**B. RESPONSIBILITIES OF FEDERAL CONTRACTORS**

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the Contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the Contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the Contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the Contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the Contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in EVerify must begin verification of each employee assigned to the Contract within 90 calendar days after date of contract award or within 30 days after assignment to the Contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal Contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the Contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the Contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii The employee's work authorization has not expired, and

iii The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

i. The Employer cannot determine that Form I-9 complies with Article II.A.6,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal Contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

**C. RESPONSIBILITIES OF SSA**

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

**D. RESPONSIBILITIES OF DHS**

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

   a. Automated verification checks on alien employees by electronic means, and

   b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the EVerify process.

3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.

4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.

5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice. 6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.

7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.

8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

**ARTICLE III**

**REFERRAL OF INDIVIDUALS TO SSA AND DHS**

**A. REFERRAL TO SSA**

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

**B. REFERRAL TO DHS**

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

   a. Scanning and uploading the document, or

   b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch. 8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

8. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

**ARTICLE IV**
**SERVICE PROVISIONS**

**A. NO SERVICE FEES**

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

**ARTICLE V**
**MODIFICATION AND TERMINATION**
**A. MODIFICATION**

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

**B. TERMINATION**

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal Contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

**ARTICLE VI**

**PARTIES**

1. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate Agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

2. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

3. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

4. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

5. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

6. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

7. The foregoing constitutes the full Agreement on this subject between DHS and the Employer.

**To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888464-4218.**

**Approved by:**

| **E-Verify Employer** | |
|---|---|
| Name (Please Type or Print)<br>Stephen Koontz | Title<br>PM |
| Signature<br>Stephen Koontz | Date<br>12/18/24 |

| |
|---|
| **Department of Homeland Security – Verification Division** |
| Name (Please Type or Print) Title |
| Signature Date |

| **Information Required for E-Verify** Information relating to your Company: | |
|---|---|
| Company Name: | Ovivo USA, LLC |
| Company Facility Address: | 4246 Riverboad Rd, Suite 300<br>SLC, UT 84123 |
| Company Alternate Address: | |
| County or Parish: | |
| Employer Identification Number: | 76-0742644 E-Verify ID 905094 |
| North American Industry Classification Systems Code: | |
| Parent Company: | |
| Number of Employees: | |
| Number of Sites Verified for: | |
| Are you verifying for more than one site?<br>If yes, please provide the number of sites verified for in each State:<br>State Number of sites Site(s) | |

| Information relating to the Program Administrator(s) for your Company on policy questions or operational problems: | |
|---|---|
| Name: | |
| Telephone Number: | |
| Fax Number: | |
| Email Address: | |

| | |
|---|---|
| Name: | |
| Telephone Number: | |
| Fax Number: | |
| Email Address: | |

# Ovivo List of Completed Projects in the State of Florida

**Updated by Stephen Koontz 12/18/2024**

| | |
|---|---|
| Project Name and Location | **(2) C60P1D drives to replace existing drives for Hydrotreators 8 and 10, including controls and installation services<br>Miami-Dade County, Alexander Orr WTP** |
| Name and Contact of Owner | **Daren Tamargo<br>daren.tamargo@miamidade.gov** |
| Name and Contact of Specifier | Replace-in-kind |
| Total Project Amount Value | **$585,000.00** |
| Date of Completion | **1/12/2023** |

| | |
|---|---|
| Project Name and Location | **B60P-LDM Drive Unit Rehab Project, including removal and installation<br>Murphree WTP, Gainesville, FL** |
| Name and Contact of Owner | **Jody Gilbert, 352-538-4334, gilbertjd@gru.com** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$188,000.00** |
| Date of Completion | **6/1/2024** |

| | |
|---|---|
| Project Name and Location | **One 105' clarifier walkway and platform, including installation<br>Manatee County, Southwest Water Reclamation Facility** |
| Name and Contact of Owner | **Sam Paullin 941-792-8811** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$212,000.00** |
| Date of Completion | **8/1/2024** |

| | |
|---|---|
| Project Name and Location | **Supply one new C40HT Drive (drive only)** |
| Name and Contact of Owner | **Dominic Spears [dspears@capecoral.gov], 239-574-0894** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$45,000.00** |
| Date of Completion | **11/24/2024** |

| | |
|---|---|
| Project Name and Location | **Clarifier Rake Drive Replacement Including Installation Service**<br>**Bee Ridge WTF, Sarasota County, FL** |
| Name and Contact of Owner | **William Wilkie, 941-232-9641** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$192,000.00** |
| Date of Completion | **7/20/2024** |

| | |
|---|---|
| Project Name and Location | **One 42'-0" Type HRB Clarifier Drive Refurbishment, Including Install**<br>**Bonita Springs WTP, Bonita Springs Utilities, Inc.** |
| Name and Contact of Owner | **David Rodriguez; drodriguez@bsu.us; 239-872-6578** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$124,000.00** |
| Date of Completion | **5/3/2024** |

| | |
|---|---|
| Project Name and Location | **One new W21P Type Rake Drive Asy, Including Installation**<br>**Pinellas County, Industrial Waste Treatment Facility** |
| Name and Contact of Owner | **Cameron Rosenberg, crosenberg@pinellas.gov, Office (727) 464-7897** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$96,000.00** |
| Date of Completion | **2/1/2024** |

| | |
|---|---|
| Project Name and Location | **One (1) 40' BST Thickener W36P LDM Drive Lift Repair Components and Installation Services<br>City of Noth Lauderdale** |
| Name and Contact of Owner | **Neil Buckeridge 954-448-5244** |
| Name and Contact of Specifier | **Replace-in-kind** |
| Total Project Amount Value | **$102,000.00** |
| Date of Completion | **4/1/2024** |

| | |
|---|---|
| Project Name and Location | **Two (2) EWT Type C3S Clarifier Mechanisms for existing 60'ø tanks<br>Ridaught Landing Water Reclamation Facility<br>Clay County, FL** |
| Name and Contact of Owner | **Sold to a Contractor: Petticoat-Schmitt, AJ Falletta 908-770-3521** |
| Name and Contact of Specifier | **Jones Edmunds, 352-377-5821<br>730 NE Waldo Road, Gainesville, FL 32641** |
| Total Project Amount Value | **$965,000.00** |
| Date of Completion | **10/31/2024** |

| | |
|---|---|
| Project Name and Location | **Two (2) C4-FTS Spiral Blade Scraper Clarifiers<br>Sunbridge Water Reclamation Facility, Sunbridge, FL** |
| Name and Contact of Owner | **Sold to a Contractor: Vogel Bros Building Co, Andrew Decker, 863.255.8186, adecker@vogelbldg.com** |
| Name and Contact of Specifier | **CHA Consulting, Inc, 407-679-5358<br>1016 Spring Villas Point, Winter Springs, FL 32708** |
| Total Project Amount Value | **$532,000.00** |
| Date of Completion | **1/2/2023** |

OVIVO Worldwide Experts in Water Treatment

# PROPOSAL
## Q11062024-SDK
16 DECEMBER 2024



## NEW PORT RICHEY WWTP
## NEW PORT RICHEY, FL

### PROJECT
**C30HT Drive Unit w/ Installation Services**
**Existing Serial #23493-02A**

### AREA REPRESENTATIVE


**Gerald Mendez, P.E.**
TSC-JACOBS
gerald@tscjacobs.com
813-625-3318 cell phone


### NOTE
**** Please note pricing is only valid for 30 days from date listed on this proposal. Ovivo will not accept purchase orders for this proposal past that date without reviewing pricing and delivery of items proposed.**

### PREPARED BY


Stephen Koontz
Phone (385) 421-1788
Fax (801) 931-3080
Stephen.koontz@ovivowater.com

Ovivo USA, LLC
4246 Riverboat Road – Suite 300
Salt Lake City, Utah 84123-2583

**DATE:** **December 16, 2024**

**TO:** **New Port Richey WWTP, New Port Richey, FL**

Ovivo USA, LLC is pleased to submit a proposal for the following equipment (the "Products") on the project indicated above (the "Project"). This proposal, either in its original form or in its "as sold" format, constitutes Ovivo's contractual offer of goods and services in connection with the Project. Please contact Ovivo's sales representative in your area for any questions or comments you may have in connection with this proposal. The address is:

TSC Jacobs
24156 SR54, Suite 3
Lutz, FL 33559

Attention: Gerald Mendez
Telephone: 813-242-2597
Mobile: 813-625-3318
Email: gerald@tscjacobs.com

**PRICING**

| ITEM | SPECIFICATION SECTION | EQUIPMENT | ESTIMATED SHIP DATE* | PRICE |
|---|---|---|---|---|
| I | - | C30HT Drive Unit | * | |
| II | - | Installation services | * | |
| | | | TOTAL | |

*Lead time for equipment manufacture and delivery is estimated at 16 – 18 weeks after receipt of purchase order and Ovivo acknowledgement. Installation services will need to be scheduled when PO is received. Installation will take approximately 1 week once that tank has been drained, cleaned and turned over to Ovivo by the plant.

## GENERAL NOTES

- The dates of drawing submission and shipment of the Products represents Ovivo's best estimate, but is not guaranteed, and Ovivo shall not be liable for any damages due to late delivery, including but not limited to liquidated damages. The Products shall be delivered to the delivery point or points in accordance with the delivery terms stated in this proposal. If such delivery is prevented or postponed by reason of Force Majeure, as defined in Ovivo's standard terms and conditions of sale, Ovivo shall be entitled at its option to tender delivery to Purchaser at the point or points of manufacture, and in default of Purchaser's acceptance of delivery, to cause the Products to be stored at such a point or points of manufacture at Purchaser's expense. Such tender, if accepted, or such storage, shall constitute delivery for all purposes of this proposal. If shipment is postponed at request of Purchaser, or due to delay in receipt of shipping instructions, payment of the purchase price shall be due on notice from Ovivo that the Products are ready for shipment. Handling, moving, storage, insurance and other charges thereafter incurred by Ovivo with respect to the Products shall be for the account of Purchaser and shall be paid by Purchaser when invoiced.

- This equipment is being provided to replace existing equipment, as described, and will be covered by our standard mechanical warranty. Please note that unless directly stated otherwise, Ovivo is not providing any sort of guarantee or warranty regarding process or performance as part of this proposal.

- As an equipment supplier, Ovivo's scope of responsibility is limited to the equipment that it supplies and its ability to meet the agreed upon project specifications. Unless expressly stated in its proposal document, Ovivo is not responsible for a treatment plant's process performance, engineering decisions in relation to the plant's construction or operation nor the appropriateness or compatibility of Ovivo's equipment within such plant.

### *** CORONAVIRUS ADVISORY ***

**The coronavirus situation may cause disruptions in our normal business practices, capacity, and supply chain. Any schedule statements made by Ovivo at this time are our best estimate and subject to change. Design will begin upon order acceptance; sourcing, manufacturing and fabrication will not begin until the formal submittal package is approved by owner and/or contractor.**

## PROJECT SUMMARY:

Ovivo USA, LLC is pleased to offer the following proposal to provide one (1) C30HT type drive unit on one (1) existing 75'-0" Dia. Type C3S clarifier installed in 1987 under serial #23493-02A. Ovivo owns all of the original drawings/information and have them in our database. This unit will be supplied as a replacement in kind to the previous supplied unit.

## C30HT Drive Units (ITEM I)

Ovivo will manufacture and supply one (1) complete C30HT drive unit to include the following:

- Drive torque control unit with micro switches and actuating pin
- Motor drive package (3/4 hp TEFC motor, reducer, sprockets, chain and guard)
- Ovivo paint scheme - (2) coats of Tnemec N69F epoxy @ 6-8 mils DFT (sky blue color)
  - Top coated with (1) coat of Tnemec 73 Endura Shield urethane @ 2-3 mils DFT
  - Top coat is highly resistant to abrasion, wet conditions, corrosive fumes, chemical contact and weathering
- Installation fasteners & shim kit (304 SS)
- O & M manual
- One (1) year warranty
- Engineering
- FCA freight
- Field Service visits to perform mechanical checkout on installed drive units (1 Trips / 1 Day onsite per trip)

### Items NOT Included

- Submittals
- Drive unit removal or installation services (included in *Installation Services Item II*)
- Draining or cleaning of tank prior to start of removal or installation
- Electrical disconnect/installation or alteration of existing electrical supply
- Drive lubricants/oil or special paint
- Handrail or grating (reusing existing handrail and floor plate, supplying new platform steel on parts order)
- Drive unit off-load from truck (plant to provide)
- Startup/checkout services (see optional adder below)

## INSTALLATION SERVICES (ITEM II)

- Florida State licensed General Contractor.
- One Mobilization and Demobilization.
- Service truck, crane, mats and related equipment.
- Blocking, supporting and securing existing rotating equipment.
- Removal of existing and disposal of existing drive unit.
- Alignment of drive components verification of drive operation.
- Installation of existing handrail and grating on new platform.
- Filling of drive lubricant, if supplied at time of installation.
- 10 hours per day.

**Items NOT Included**

- Any bonds and/or permits, including but not limited to building permits.
- Dewatering, draining or cleaning of tank prior to start of installation.
- Removal and/or disposal of any plant waste.
- Electrical disconnect/installation or alteration of existing electrical supply.
- Junction boxes, wiring, conduit, circuit breakers, etc.
- Finish or touch up painting.
- Lubricants or drive unit oil.
- Disposal of any old lubrications/fluids.
- Removal of old debris.
- Overtime work hours.
- Any clarifier components not expressly listed in this proposal.
- See general items not included.

## SURFACE PREPARATION AND PAINT:

Ovivo's drive unit and platform will receive a surface preparation of SSPC-SP-06 and will be coated with two (2) coats of Tnemec N69 and one (1) coat of Tnemec Endura-shield series 73. Gearmotors are coated by the manufacturer.

## DELAYS IN CONSTRUCTION:

Prior to mobilization, the Owner is to confirm that the work area is ready for our crew's mobilization. Tank must be cleaned, free of plant waste and standing water, and must remain in this condition throughout construction. (Pumps, piping, valving, gates, stop blocks, etc. –whether permanent or temporary - are not the responsibility of Ovivo.)

If applicable, the electrical supply must be disconnected. Also, if applicable, arrangements must be made for reconnection of electrical supply within 1 working day of notice by Ovivo.

Failure to have the construction area ready prior to our arrival will result in rescheduling of equipment installation and any financial costs incurred due to delays. Please note that our crews are frequently booked weeks in advance, and rescheduling to best meet the Owner's needs may not be possible.

## ADDITIONAL FIELD SERVICE

When included and noted in the Product pricing of each proposal item, Ovivo will supply the service of a competent field representative to inspect the completed installation and adjustment of equipment, supervise initial operation, and instruct Owner's personnel in the operation and maintenance of each

proposal item for the number of eight (8) hour days. Notwithstanding Ovivo's performance of the above-referenced services, Ovivo shall not be held liable for any faulty workmanship or other defects in the Products' installation, or for other goods and/or services, performed by third parties unless such goods and/or services are expressly included under Ovivo's scope of work.

If additional service is required, it will be furnished to the Purchaser and billed to him at the current rate for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

It shall be the Purchaser's responsibility to provide for all necessary lubrication of all equipment prior to placing equipment in operation. All equipment must be in operating condition and ready for the Field Service Engineer when called to the project location. Should the Purchaser/Owner not be ready when the Field Service Engineer is requested or if additional service is requested, the Ovivo current service rates will apply for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

## SURFACE PREPARATION AND PAINTING GENERAL INFORMATION

If painting the Products is included under Ovivo's scope of work, such Products shall be painted in accordance with Ovivo's standard practice. Shop primer paint is intended to serve only as minimal protective finish. Ovivo will not be responsible for condition of primed or finished painted surfaces after equipment leaves its shops. Purchasers are invited to inspect painting in our shops for proper preparation and application prior to shipment. Ovivo assumes no responsibility for field service preparation or touch-up of shipping damage to paint. Painting of fasteners and other touch-up to painted surfaces will be by Purchaser's painting contractor after mechanism erection.

Clarifier motors, gear motors and center drives shall be cleaned and painted with manufacturer's standard primer paint only.

It is our intention to ship major steel components as soon as fabricated, often before drives, motors and other manufactured components. Unless you can insure that shop primed steel shall be field painted within thirty (30) days after arrival at the jobsite, we encourage you to purchase these components in the bare metal (no surface prep or primer) condition.

Ovivo cannot accept responsibility for rusting or deterioration of shop applied prime coatings on delivered equipment if the primed surfaces have not been field painted within thirty (30) days of arrival at the jobsite using manufacturers' standard primers. Other primers may have less durability.

## PRICING TERMS

The prices quoted are based upon Purchaser's acceptance of this proposal, through the submission of a purchase order or other written acceptance, being placed no later than **thirty (30) days** after date of proposal. After expiration of the pricing effectivity period, prices will be subject to review and adjustment. Prices quoted are FCA surface point of shipment, with freight included to an

accessible point nearest the jobsite. Federal, state or local sales, use or other taxes are not included in the sales price.

## PAYMENT TERMS

Payment terms are: One Hundred percent (100%) payment due within thirty (30) days after Purchaser's receipt of invoice. Invoice will be submitted after all materials have been received at job site or have been successfully installed by an Ovivo contractor and the field service check-out and start-up procedure is finalized. Credit is subject to acceptance by the Ovivo Credit Department.

Purchaser shall remit payment for proper invoices received from Ovivo in accordance with the payment terms stated above even if the Purchaser has not been paid by the Purchaser's customer (the "Owner"), if Purchaser is not the end-user of the Products. Payments are due within thirty (30) days after Purchaser's receipt of invoice. Overdue and unpaid invoices are subject to a service charge of 2% per month until paid.

Any postponement of delivery dates requested by the Purchaser; or if Purchaser requests or causes cancellation, suspension or delay of Ovivo's work, for delays of up to ninety (90) days, Purchaser shall pay Ovivo all appropriate charges incurred up to date of such event, per the schedules above, which may include partial completion of milestones. Additionally, all charges related to and risks incidental to storage, disposition and/or resumption of work shall be borne solely by Purchaser. For delays less than ninety (90) days, Ovivo will delay portions of fabrication and delivery, to the extent possible. Delays greater than ninety (90) days are subject to price escalation at 1.5% per month for each month or partial month of delay, further subject to the steel escalation clause; or, if possible, equipment shall be stored at the cost of the Purchaser. For delays greater than ninety (90) days, Purchaser shall accept transfer of title and make full payment for all work due and payable, thirty (30) days from the date work is placed into storage. Credit is subject to acceptance by Ovivo's Credit Department.

## PRICE ESCALATION

The prices submitted are based upon Purchaser's acceptance of this proposal not to exceed 30 days from the date of this proposal.

If a binding purchase order is not received by Ovivo prior to the above referenced date, prices and shipping dates are subject to review and adjustment by Ovivo.

Additionally, due to the unpredictability of material and labor prices and availability, including but not limited to recent sharp increases in carbon steel, stainless steel, aluminum, other metal prices, electrical components, coatings, FRP, shipping, and labor prices in the North American and worldwide markets (the "Labor and Material Price(s)"), Ovivo, shall not assume responsibility for such possible escalations and impacts to schedule beyond the validity date of its proposal or between the date of the executed Contract and the procurement of such labor and material.

Ovivo may increase the price of its proposal or require additional payment in the form of a change order due to any Labor and Material Price increase (a) that exceeds 5% per annum of the price of the specific labor or material in place on the date of Ovivo's proposal or (b) when product fabrication utilizing labor or materials does not commence until more than 6 months after the purchase order date, due primarily to actions of parties other than Ovivo. Furthermore, Ovivo is entitled to adjust its delivery date to account for such delay.

Any Labor and Material Price increase shall be based on an industry-standard pricing measure or index for that particular labor or material that accurately represents the market increase or, at Ovivo's reasonable discretion, actual increases incurred by Ovivo. The resulting cost and schedule impact shall be disclosed to the Buyer prior to fabrication.

Notwithstanding the above, should requested shipment dates be extended primarily due to actions of parties other than by Ovivo or its suppliers, Ovivo reserves the right to charge 1.5% per month of the Contract Price for each month or partial month of delay, unless said delay is agreed to in writing by all affected parties.

Any additional duties and tariffs invoked after the date of its proposal will be added to the total proposed price.

## PERFORMANCE WARRANTY DISCLAIMER

The performance of the Products is dependent upon many factors, including, but not limited to, the influent or feed quality and quantity, additives required, time, temperature, rates of change, sizing criteria used, operating conditions, etc. Therefore, Ovivo cannot assume any liability or responsibility for performance or process results that Purchaser is expecting or has predicted. No verbal or written information or advice given by any personnel of the Ovivo shall create a warranty or in any way increase the scope of the warranties. THE PARTIES AGREE THAT, OTHER THAN ITS MECHANICAL WARRANTY SET FORTH IN THIS PROPOSAL, OR ANY PERFORMANCE WARRANTY SET FORTH ON OVIVO'S STANDARD ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY PROCESS OR PERFORMANCE RELATED WARRANTIES OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHETHER WRITTEN, ORAL OR STATUTORY, ARE EXCLUDED TO THE FULLEST EXTENT PERMISSIBLE BY LAW.

## TAXES

Federal, State or local sales, use or other taxes are not included in the sales price. Such taxes, if applicable, shall be for Purchaser's account.

## BONDS

Any performance and/or payment bond agreed to be provided by Ovivo will extend to supply of equipment and services for a period not to exceed the first twenty four (24) months of the service or warranty period, and for a value not to exceed the total price of this Proposal.

## BACKCHARGES

In no event shall Purchaser/Owner do or cause to be done any work, purchase any services or material or incur any expense for the account of Ovivo, nor shall Ovivo be responsible for such work

or expenses, until after Purchaser/Owner has provided Ovivo's PROJECT MANAGER full details (including estimate of material cost and amount and rate of labor required) of the work, services, material or expenses, and Ovivo has approved the same in writing. Ovivo will not accept Products returned by Purchaser/Owner unless Ovivo has previously accepted the return in writing and provided Purchaser/Owner with shipping instructions.

****PURCHASE ORDER SUBMISSION****

In an effort to ensure all purchase orders are processed timely and efficiently, please submit all purchase order documentation to the following department and address:

| | |
|---|---|
| Ovivo USA, LLC | Attn: Thomas Holt |
| 4246 Riverboat Road, Suite 300 | Tel. #: 801-815-8075 |
| Salt Lake City, Utah 84123 | Email: thomas.holt@ovivowater.com |

## GENERAL ITEMS NOT INCLUDED

Unless specifically and expressly included above, prices quoted by Ovivo do not include unloading, hauling, erection, installation, piping, valves, fittings, stairways, ladders, walkways, grating, wall spools, concrete, grout, sealant, dissimilar metal protection, oakum, mastic, field painting, oil or grease, electrical controls, wiring, mounting hardware, welding, weld rod, shims, leveling plates, protection against corrosion due to unprotected storage, special engineering, or overall plant or system operating instructions or any other products or services.

Performance and payment security, including but not limited to bonds, letters of credit, or bank guarantees, are not included, but can be provided if purchased for an additional cost.

## WARRANTY AND CONDITIONS

Ovivo standard Terms and Conditions of Sale is attached and made an essential part of this proposal. These terms and conditions are an integral part of Ovivo's offer of Products and related services and replace and supersede any terms and conditions or warranty included in Purchaser or Owner requests for quotation or specifications and cannot be changed without written approval from an authorized representative of Ovivo.

## INFRASTRUCTURE INVESTMENT AND JOBS ACT

The Infrastructure Investment and Jobs Act signed into law on November 15, 2021, includes substantive changes to Buy America requirements compared to those specified in the preceding American Iron and Steel Act. While Ovivo fabricates and procures the vast majority of steel domestically for our equipment for the United States market, there are certain components that are either unavailable domestically or impractical to procure domestically through long-established supply chains, while meeting other project specifications, internal requirements, and project schedules. This challenge is further exacerbated by supply chain and labor shortages in pandemic

and post pandemic times. As with previous legislation, we are awaiting any additional guidance for the US Environmental Protection Agency or other Agencies for further clarification relating to current Buy America requirements. As of now, the industry at large is unable to ascertain the parameters of the Buy America requirement. Thus, Ovivo cannot make any guarantee that its scope of supply will be in compliance with any Buy America requirements under the Infrastructure Investment and Jobs Act. Accordingly, any offer for sale, proposal, or budgetary quote/estimate submitted by or on behalf of Ovivo should not be construed as meeting such Buy America requirements unless explicitly stated otherwise

## CONFIDENTIALITY

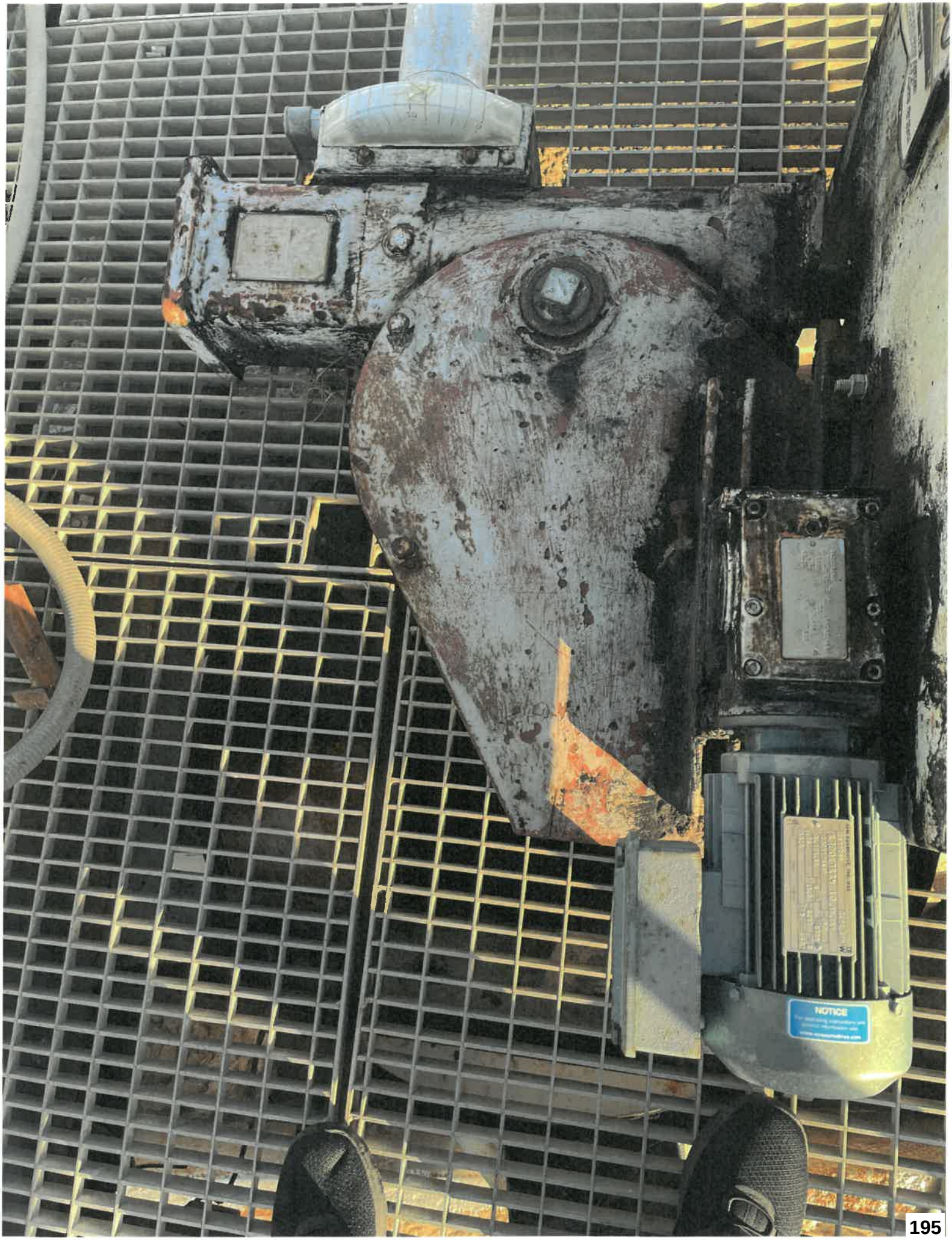
This document is not to be reproduced or submitted to any third party without the written consent of Ovivo.

This document contains, or Ovivo may have previously disclosed to Purchaser, certain technical and business information of Ovivo and/or Ovivo's affiliated entities, including certain copyrighted material, which is considered to be confidential. Such information, hereinafter referred to individually and collectively as the "Information", may include, without limitation, ideas, concepts, development plans for new or improved products or processes, data, formulae, techniques, flow sheets, designs, sketches, know-how, photographs, plans, drawings (regardless of what name, if any, is stated on the title block), specifications, samples, test specimens, reports, customer lists, price lists, findings, studies, computer programs and technical documentation, trade secrets, diagrams, and inventions, notes, and all information pertaining thereto and/or developed there from. This Information is disclosed in good faith solely for the purposes of our proposal, and in addition on the understanding that its confidentiality will be properly maintained and safeguarded.

Neither this proposal, the Information nor any part thereof may be copied, reproduced or used for any purpose other than that for which it is disclosed by Ovivo. Except as reasonably necessary for the evaluation of this proposal, no part thereof may be disclosed to any other person, without Ovivo's prior consent in writing.

Ovivo will retain the rights to any intellectual property rights ("IPR") related to the Products. Ovivo will grant a non-exclusive royalty free license to use the IPR for the sole purposes of operating and maintaining the equipment supplied by Ovivo.
The duties, obligations, restrictions, and responsibilities described hereinabove shall apply to the Purchaser, their agents, affiliates, and all related parties regardless of whether any transaction occurs between Ovivo and Purchaser, and shall survive termination, cancellation, and expiration of any transaction between Ovivo and Purchaser.

In the event of a breach of the terms herein, Ovivo maintains the right to seek any and all remedies and damages available to it, including but not limited to the amount, including interest, by which Purchaser profited from the breach, any gains made by Purchaser or any third party who received Information from Purchaser, compensation for all Ovivo loss or injury, and the value of Ovivo's expectation created by the promise of Purchaser. The parties agree Ovivo would suffer irreparable harm in the event of any breach of these terms, and therefore Ovivo shall be entitled to any and all injunctive relief available.


NOTICE



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

**TO:** City of New Port Richey City Council

**FROM:** Colin Eichenmuller, Public Works Department

**DATE:** February 17, 2026

**RE:** RFP 26-015 Yard Debris Grinding Services Award

**REQUEST:**

The request of staff for the City Council is to review the attached RFP 26-015 Yard Debris Grinding Services and to consider for approval and award of the low bid and enter into a contract agreement with Cooper Timber Harvesting, Inc. for yard debris grinding services in the amount not to exceed $973.00 per hour. The initial term for the contract agreement will be for three (3) years with a one-year renewal option should both parties agree to the extension.

**DISCUSSION:**

As Council is aware, the City's Public Works Department collects yard debris as a service for the residents of New Port Richey. The yard debris is collected and transported to a city owned property located at 6420 Pine Hill Road. The processing and storage of the debris is regulated through a Florida Department of Environmental Protection Yard Vegetation Transfer Site Permit. Once the debris is dropped off at the site, it is pushed up into a pile until grinding of the debris is scheduled. The grinding process occurs about every six months depending on collection frequency, amount collected, and storage site capacity. Once the grinding of the material is completed it is made available back to the residents to be used for compost in gardens and flower beds at no charge. Through the years, staff has performed cost comparisons between purchasing equipment to perform the grinding in-house or continuing the existing contractual service for this type of activity. The results continue to demonstrate that contractual service agreements are more financially responsible than the purchasing of the equipment for the amount of usage the city historically performs this type of activity.

**RECOMMENDATION:**
Approval of the RFP and award is recommended

**BUDGET/FISCAL IMPACT:**

The Public Works Department typically uses this type of service two (2) times a year for a week or 40 hours each occurrence. Funding is allocated in the Street & Right-of-Way Maintenance Division, Stormwater Utility, and the Water Distribution and Sewer Collections operating budgets.

**ATTACHMENTS:**

- Cooper Timber.pdf
- REVISED RFP26-015 Yard Debris Grinding Services Bid Tabulation and Minutes.docx

# PROPOSAL FOR YARD DEBRIS GRINDING SERVICES

RFP #26-015

**Submitted By:**
Cooper Timber, Inc.
Established 1978

**1. INTRODUCTION & COMPANY QUALIFICATIONS**
Cooper Timber, Inc. is a Florida-based company established in 1978 with over 45 years of operational experience. The company has more than 10 years of direct experience providing yard debris grinding services to municipalities and currently holds active contracts with Sarasota County, Manatee County, and DeSoto County, Florida.

**2. SCOPE OF SERVICES**
Grinding of yard debris at the City of New Port Richey FDEP-permitted Yard Vegetation Transfer Site, performed twice annually. All processed material will remain onsite as directed by City staff.

**3. EQUIPMENT & OPERATIONAL CAPABILITY**
Primary equipment includes a 1,200 horsepower grinder, excavator, wheel loader, and dedicated service truck. Additional grinders, excavators, and wheel loaders are available for mobilization if needed to meet production demands or scheduling requirements.

**4. PRICING**
Hourly Grinding Rate: **$973 per hour**
Minimum Mobilization: 20 hours per mobilization
Contract Term: Three (3) Years – Fixed Rate

**5. PAST PERFORMANCE**
Active municipal grinding and yard waste processing contracts include Sarasota County, Manatee County, and DeSoto County, Florida.

Authorized Signature:
Jason Cooper
Chief Executive Officer
Cooper Timber, Inc.

# COMPLETE BID PACKAGE
# RFP #26-015 – Yard Debris Grinding Services

**Submitted By:**
Cooper Timber Harvesting, Inc.
5443 NE Cubitis Ave
Arcadia, FL 34266
Established 1978

PRICING SUMMARY

| | |
|---|---|
| Hourly Rate | $973 per hour |
| Minimum Mobilization | 20 hours per mobilization |
| Contract Term | Three (3) Years – Fixed Rate |

# DRUG-FREE WORKPLACE CERTIFICATION

Cooper Timber Harvesting, Inc. hereby certifies that it maintains a Drug-Free Workplace in accordance with Section 287.087, Florida Statutes.

**Authorized Signer: Jason Cooper, CEO**

Signature: _____

Date: 1-13-26

Notary: _____

ABBY DIANNE WELLS
Notary Public - State of Florida
Commission # HH 622807
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

# SWORN STATEMENT – PUBLIC ENTITY CRIMES

Neither Cooper Timber Harvesting, Inc., nor any officers, directors, or affiliates have been charged with or convicted of a public entity crime as defined in Section 287.133, Florida Statutes.

**Authorized Signer: Jason Cooper, CEO**

Signature: _____

Date: 1-13-26

Notary: _____

ABBY DIANNE WELLS
Notary Public - State of Florida
Commission # HH 622807
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

# NON-COLLUSION AFFIDAVIT

Jason Cooper, CEO of Cooper Timber Harvesting, Inc., certifies that this bid is genuine, non-collusive, and made without any agreement or coordination with other bidders.

Signature: _____

Date: 1-13-26

Notary: _____

ABBY DIANNE WELLS
Notary Public - State of Florida
Commission # HH 622807
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

# E-VERIFY COMPLIANCE STATEMENT

Cooper Timber Harvesting, Inc. is enrolled in and complies with the Federal E-Verify program in accordance with Florida Statute §448.095.

**Authorized Signer: Jason Cooper, CEO**

Signature: _____

Date: 1-13-26

# HUMAN TRAFFICKING AFFIDAVIT

Cooper Timber Harvesting, Inc. certifies that it does not engage in or support coercion for labor or services as defined under Section 787.06, Florida Statutes.

**Authorized Signer: Jason Cooper, CEO**

Signature: _____

Date: 1-13-26

Notary: _____

ABBY DIANNE WELLS
Notary Public - State of Florida
Commission # HH 622807
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

**TO:** Debbie L. Manns, City Manager
**FROM:** Judy Meyers, City Clerk
**CC:** Robert Rivera, Public Works Director
Kate Wendt, Sr. Administrative Assistant
**DATE:** January 21, 2026
**RE:** Proposal Opening: RFP26-015 Yard Debris Grinding Services

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Proposals for RFP26-015 Yard Debris Grinding Services were received by 2:00 p.m. on Tuesday, January 20, 2026. The bid opening took place on Wednesday, January 21, 2026 at 2:00 p.m. in City Hall Council Chambers.

Present were Sr. Administrative Assistant Kate Wendt, Sr. Administrative Office Manager Amanda Grisko and City Clerk Judy Meyers.

Proposals were announced and opened from the following entities:

| BIDDERS | BID |
|---|---|
| American Mulch & Soil LLC<br>13838 Hays Rd.<br>Spring Hill, FL 34610 | $1,075/hr. or $3/yd. |
| Big Dog Express<br>691 E. Main St.<br>Pahokee, FL 33476 | $2,150/hr. |
| Consolidated Resource Recovery dba Veransa Group Inc.<br>3025 Whitfield Ave.<br>Sarasota, FL 34243 | $1,400/hr. |
| Cooper Timber Harvesting, Inc.<br>5443 NE Cubitis Ave<br>Arcadia, FL 34266<br>(Opened 1/22/26) | $973/hr. |
| Gaston Tree Debris Recycling LLC<br>4190 NW 93rd Ave.<br>Gainesville, FL 32653 | $1,800/hr. |
| The Kearney Companies, LLC<br>9625 Wes Kearney Way<br>Riverview, FL 33578 | $1,085/hr. |

| | |
|---|---|
| Payne's Mulch & Soil<br>5605 Causeway Blvd.<br>Tampa, FL 33619 | $1,725/hr. |
| South East Mowing LLC<br>1992 Hwy 75<br>Blountville, TN 37617 | $1,000/hr. |
| Trees R Us Inc.<br>123 S US Highway 12<br>Fox Lake, IL 60020 | $979/hr. |
| United Freight Services dba United Land Services<br>2658 SW Willoughby Blvd.<br>Stuart, FL 34994 | $1,325/hr. |

The apparent low bidder at the proposal opening on January 21, 2026 was Trees R Us Inc. with a total proposal of $979/hr. The bid opening concluded at 2:19 p.m.

Staff discovered a proposal that was submitted within the correct timeframe for this RFP that was placed with another proposal submittal for a different project as the proposer, Cooper Timber, did not specify on the outside of the envelope what proposal the submittal was for. Staff, including City Clerk Judy Meyers, Sr. Administrative Assistant Kate Wendt and Administrative Executive Assistant Nadine Ward, opened the proposal on January 22, 2026 at 10:10 a.m. The proposal was for $973/hr. which made Cooper Timber Harvesting, Inc. the apparent low bidder overall for this project.

## PROPOSALS RECEIVED

PROPOSAL ITEM: Yard Debris Grinding Services
PROPOSAL NUMBER: RFP26-015
PROPOSAL DUE DATE: January 20, 2026
DEPARTMENT: Public Works

NUMBER OF PROPOSALS: 10

| SUBMITTED BY | PROPOSAL AMOUNT |
|---|---|
| American Mulch & Soil LLC<br>13838 Hays Rd.<br>Spring Hill, FL 34610 | $1,075/hr. or $3/yd. |
| Big Dog Express<br>691 E. Main St.<br>Pahokee, FL 33476 | $2,150/hr. |
| Consolidated Resource Recovery dba Veransa Group Inc.<br>3025 Whitfield Ave.<br>Sarasota, FL 34243 | $1,400/hr. |
| Cooper Timber Harvesting, Inc.<br>5443 NE Cubitis Ave<br>Arcadia, FL 34266<br>(Proposal opened on 1/22/26 ay 10:10 a.m. – proposal was placed with another RFP submittal as the proposer did not specify on the outside of the envelope what proposal the submittal was for. | $973/hr. |
| Gaston Tree Debris Recycling LLC<br>4190 NW 93rd Ave.<br>Gainesville, FL 32653 | $1,800/hr. |
| The Kearney Companies, LLC<br>9625 Wes Kearney Way<br>Riverview, FL 33578 | $1,085/hr. |
| Payne's Mulch & Soil<br>5605 Causeway Blvd.<br>Tampa, FL 33619 | $1,725/hr. |
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| Trees R Us Inc.<br>123 S US Highway 12<br>Fox Lake, IL 60020 | $979/hr. |
| United Freight Services dba United Land Services<br>2658 SW Willoughby Blvd.<br>Stuart, FL 34994 | $1,325/hr. |

Only offers received timely as of the deadline for receipt of bid are accepted. All others submitted in response to this solicitation, if any, are hereby rejected as late.

**WITNESSED BY**:

Nadine Ward

Kate Woods

NEW PORT RICHEY

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

**TO:** City of New Port Richey City Council

**FROM:** Colin Eichenmuller, Public Works Department

**DATE:** February 17, 2026

**RE:** 2025/2026 Street Improvement Project Task Order No. 26-001 - Engineering Services

**REQUEST:**

The request of staff for City Council is to review and consider for approval Task Order No. 26-001 from the Florida Design Consultants, Inc. (FDC) for engineering services in the amount not to exceed $134,360.00 for the proposed 2025/2026 Street Improvement Project to include design, bidding, and construction phases.

**DISCUSSION:**

As City Council may recall, the city performed a Roadway Needs Assessment in 2014. Included in the report was a ranking system that identified roadways by their existing condition and placing them into groups or paving cycles. The streets included in this task order are identified as paving group cycle nine (9). They include:

1. Washington St. from Massachusetts St. to Indiana Ave.
2. Washington St. from Indiana Ave. to Circle Blvd.
3. Vermont Ave. from Grand Blvd. to Adams St.
4. Kentucky Ave. from Grand Blvd. to Adams St.
5. Ohio Ave. from Grand Blvd. to End of cul-de-sac
6. Ohio Ave. from Adam St. to Madison St.
7. Indiana Ave. from Richey Dr. to Grand Blvd.
8. Queens Ln. from Grand Blvd. to End of cul-de-sac.
9. Vernon St. from Virginia Ave. to Indiana Ave.
10. Jefferson St. from Massachusetts Ave. to Vermont Ave.
11. Jefferson St. from Ohio Ave. to Main St.
12. Pennsylvania Ave. from Indiana Ave. to Madison St.
13. Central Ave. from Circle Blvd. to Madison St.
14. Congress St. from Louisiana Ave. to End of Cul-de-sac.
15. Woodland Ln from Congress St. to Colonial Dr.
16. River Ridge Rd. from Congress St. to Colonial Dr.

17. Entirety of Colonial Dr.

Additionally, the City of New Port Richey has contracted with Florida Design Consultants (FDC) since 2010 on various projects. Over the years, FDC has provided valuable consulting services for several key roadway improvement projects, to include the Plathe Road Resurfacing Project and the 2015 Main Street Streetscape Project. Most recently, the city has enlisted the services of FDC for the design of the Grand Blvd Streetscape project as FDC has shown a dedication to the city's vision of improved functionality and aesthetically appealing infrastructure. Throughout these years, FDC has supported the city in various aspects of planning, design, and execution of roadway enhancements, contributing significantly to the improvement of New Port Richey's infrastructure.

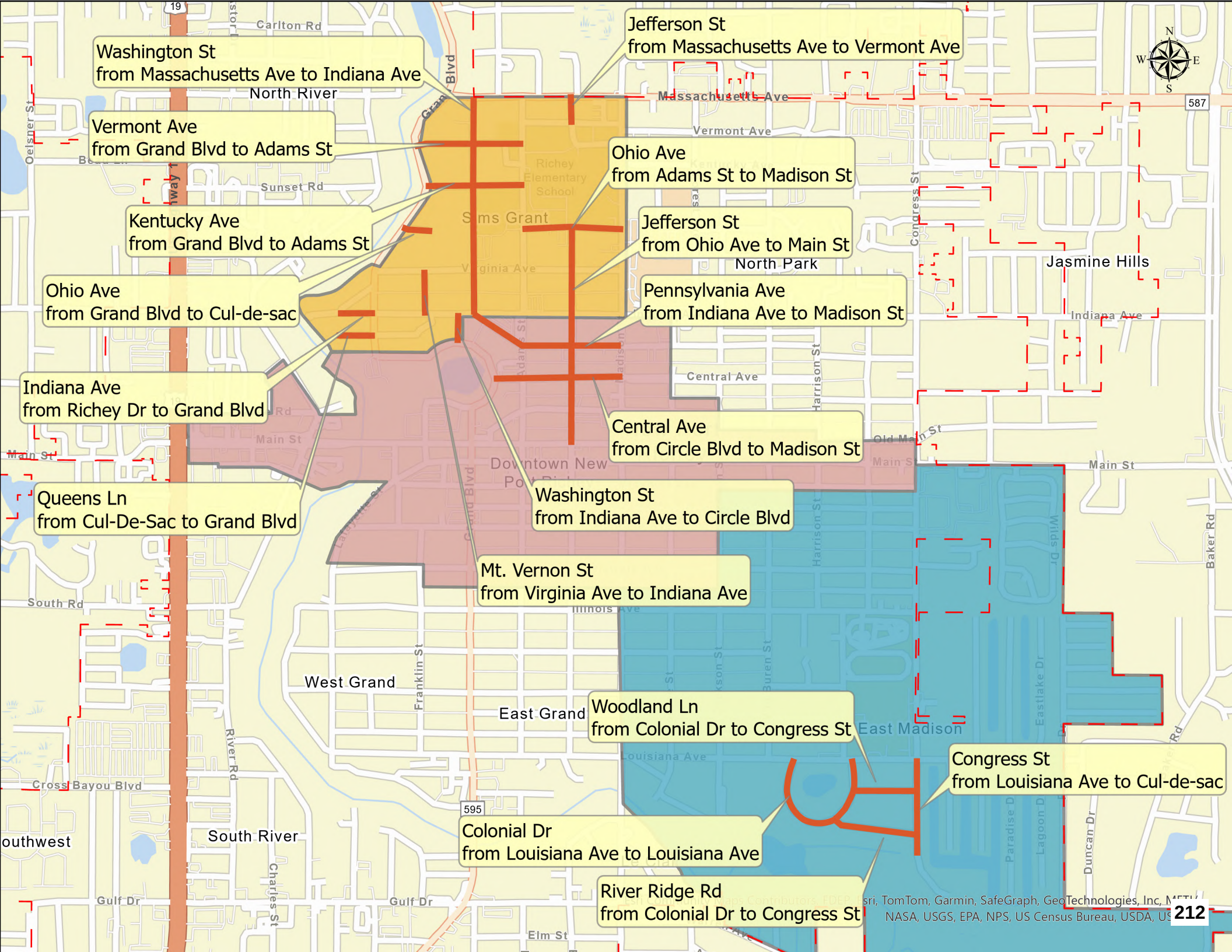
**RECOMMENDATION:**

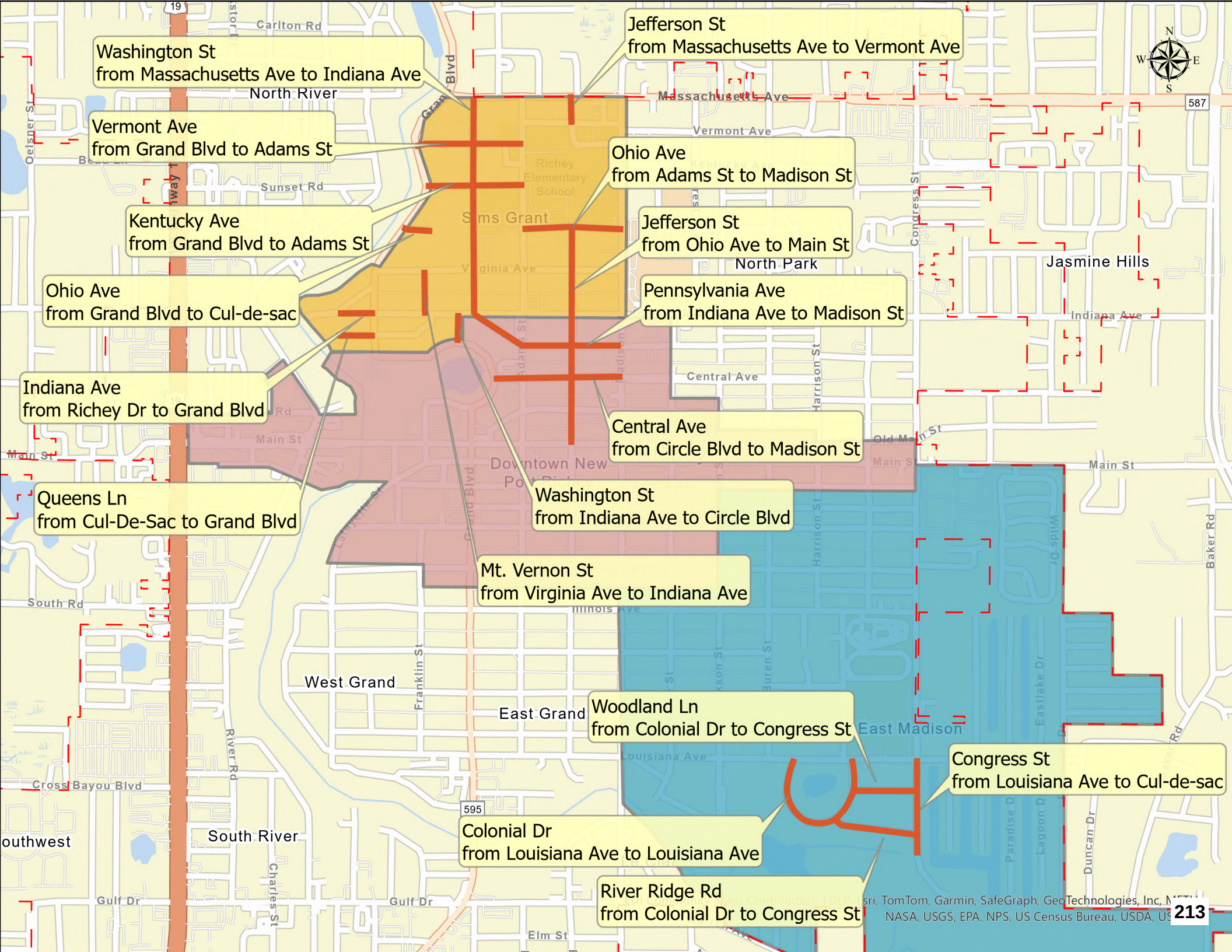
Approval of Task Order is recommended.

**BUDGET/FISCAL IMPACT:**

Funds for this project are identified in the City's current Capital Improvement Program in the Street Improvement Fund.

**ATTACHMENTS:**
- 25-26 Street Improvement Project Site Map_02052026.pdf
- 25-26 Street Improvement Project Site Map_02052026.pdf


Washington St
from Massachusetts Ave to Indiana Ave
Jefferson St
from Massachusetts Ave to Vermont Ave
Vermont Ave
from Grand Blvd to Adams St
Ohio Ave
from Adams St to Madison St
Kentucky Ave
from Grand Blvd to Adams St
Jefferson St
from Ohio Ave to Main St
Ohio Ave
from Grand Blvd to Cul-de-sac
Pennsylvania Ave
from Indiana Ave to Madison St
Indiana Ave
from Richey Dr to Grand Blvd
Central Ave
from Circle Blvd to Madison St
Queens Ln
from Cul-De-Sac to Grand Blvd
Washington St
from Indiana Ave to Circle Blvd
Mt. Vernon St
from Virginia Ave to Indiana Ave
Woodland Ln
from Colonial Dr to Congress St
Congress St
from Louisiana Ave to Cul-de-sac
Colonial Dr
from Louisiana Ave to Louisiana Ave
River Ridge Rd
from Colonial Dr to Congress St
North River
Sims Grant
North Park
Jasmine Hills
Downtown New Port Richey
West Grand
East Grand
East Madison
South River
Massachusetts Ave
Vermont Ave
Indiana Ave
Central Ave
Main St
Old Main St
Virginia Ave
Louisiana Ave
Illinois Ave
Sunset Rd
South Rd
Cross Bayou Blvd
Gulf Dr
Elm St
Carlton Rd
Richey Elementary School
Grand Blvd
Congress St
Harrison St
Franklin St
River Rd
Charles St
Baker Rd
Duncan Dr
Eastlake Dr
Paradise Dr
Lagoon Dr
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212


Washington St
from Massachusetts Ave to Indiana Ave
Jefferson St
from Massachusetts Ave to Vermont Ave
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from Grand Blvd to Adams St
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Indiana Ave
Central Ave
Main St
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Illinois Ave
Louisiana Ave
Gulf Dr
Elm St
Cross Bayou Blvd
South Rd
Sunset Rd
Carlton Rd
Richey Elementary School
Congress St
Harrison St
Franklin St
River Rd
Charles St
Baker Rd
Duncan Dr
Eastlake Dr
Paradise Dr
Lagoon Dr
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213