CITY COUNCIL REGULAR MEETING

CITY OF NEW PORT RICHEY

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

November 17, 2026

6:00 PM

AGENDA

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

ORDER OF BUSINESS

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Proclamations
   a. St. Stephen's Episcopal Church 100th Anniversary
   b. Small Business Saturday
5. Presentation by Chuck Carden, Tampa Bay Water RE: Expanding Our System for a Reliable Water Future
6. Approval of Minutes
   a. November 4, 2026 Work Session and Regular Meeting Minutes
7. 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.

8. City Council Response to Vox Pop Speakers

9. Consent Agenda
    a. Purchases/Payments for City Council Approval
    b. Library Advisory Board Minutes - September 2026
    c. Consideration of Year-End Amendment to the FY2025-2026 Adopted Budget

10. Public Reading of Ordinances
    a. First Reading, Ordinance No. 2026-2361: Amend the Future Land Use Map for 6800 Trouble Creek Road from High Density Residential 30 (HDR-30) to Public/Semi-Public (P/SP)
    b. First Reading, Ordinance No. 2026-2362: Rezoning of 6800 Trouble Creek Road from General Commercial (C-2) to Public/Semi-Public (P/SP)

11. Business Items
    a. Rio Drive Stormwater Resiliency Improvements – Task Order No. 2027-01 Engineering Services
    b. ITB26-013 CDBG Sidewalk Improvements Project Close Out
    c. ITB26-021 WWTP Sludge Thickener Rake and Plow Structure Refurbishment Close Out
    d. Wastewater Treatment Plant Emergency Valve Replacement

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, *St. Stephen's Episcopal Church was founded on November 22, 1926, in New Port Richey, Florida, establishing a legacy of faith, worship, fellowship, and service that has continued to enrich the lives of its congregation and the surrounding community for one hundred years; and*

WHEREAS, *throughout its century of ministry, St. Stephen's Episcopal Church has served as a place of spiritual growth, prayer, compassion, and fellowship, providing generations of individuals and families with opportunities to deepen their faith and strengthen their connections with one another; and*

WHEREAS, *the church's 100-year history reflects the dedication of its clergy, parishioners, volunteers, and supporters, whose commitment and contributions have helped sustain its mission and preserve its place within the New Port Richey community; and*

WHEREAS, *St. Stephen's Episcopal Church has reached this remarkable milestone through a century of faithfulness, perseverance, and service, representing an enduring part of the spiritual and community heritage of New Port Richey; and*

WHEREAS, *the City of New Port Richey recognizes and celebrates the significant milestone of St. Stephen's Episcopal Church's 100th Anniversary and extends its sincere congratulations and appreciation to the congregation for its longstanding presence and continued contributions to the community.*

NOW THEREFORE, BE IT PROCLAIMED, *that I, Chopper Davis, Mayor of the City of New Port Richey, on behalf of the City Council and the residents of New Port Richey, do hereby congratulate*

St. Stephen's Episcopal Church

100th Anniversary

and be it further proclaimed that the City of New Port Richey extends its best wishes to St. Stephen's Episcopal Church, its clergy, congregation, and all those who have contributed to its century of ministry, as they celebrate this historic milestone and look forward to many more years of faith, fellowship and service.



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

_____

ATTEST: _____

DATE: _____

Office of the Mayor

City Of New Port Richey

Proclamation

WHEREAS, *the City of New Port Richey celebrates our local small businesses and the contributions they make to our local economy and community; and*

WHEREAS, *according to the United States Small Business Administration, there are thirty-two million small businesses in the United States of which small businesses represent 99.7% of firms with paid employees and are responsible for 62% of net new jobs created since 1995. Small businesses employ 46.8% of the employees in the private sector in the United States; and*

WHEREAS, *over three quarters of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday® and report that the day makes them want to encourage others to Shop Small®, independently-owned retailers not only on this day but all year long; and*

WHEREAS, *over half of shoppers reported they shopped online with a small business and/or dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday; and*

WHEREAS, *the City of New Port Richey supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and*

WHEREAS, *advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.*

NOW, THEREFORE, *I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim November 28, 2026 as*

Small Business Saturday

in the City of New Port Richey, and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

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

_____

ATTEST: _____

DATE: _____

NEW PORT RICHEY

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

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: November 17, 2026

RE: November 4, 2026 Work Session and Regular Meeting Minutes

REQUEST:
The request is for City Council to approve the minutes from the November 4, 2026 work session and regular meeting.

DISCUSSION:
City Council conducted a work session before their regularly scheduled meeting on November 4, 2026. The minutes from those meetings are attached for Council's review and approval.

RECOMMENDATION:
Staff requests that City Council approve the minutes from the November 4, 2026 work session and regular meeting as submitted.

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

ATTACHMENTS:
- 11.04.26 Work Session Minutes.pdf
- 11.04.26 Regular Meeting Minutes.pdf

MINUTES OF THE CITY COUNCIL WORK SESSION
CITY OF NEW PORT RICHEY
COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 5919 MAIN ST., NEW PORT RICHEY, FL 34652
November 4, 2026
4:30 PM

ORDER OF BUSINESS

1. Call to Order - Roll Call

   Mayor Davis called the meeting to order at 4:30 p.m.

   Those in attendance were Mayor Chopper Davis, Deputy Mayor Brian Jonas, Councilman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler IV.

   Also in Attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Public Works Director Colin Eichenmuller, Police Chief Bob Kochen, Parks & Recreation Director Kevin Trapp, and Assistant City Manager Rob Williamson.

2. Discussion Items

a. Presentation of Final Concept Design for the Recreation and Aquatic Center's Skate Park

City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to review the updated concept design for the skate park. She stated a survey was conducted since the last work session on this topic which there were 172 responses received. She stated the updated design incorporates a wide variety of skill levels. Byron Hubbard with the Platform Group then presented the survey results to Council and the updated design including a spine ramp and deck feature. There was also a bleacher area incorporated as well as seating around the bowl for competitions. Mr. Hubbard then highlighted the next steps in the project. Deputy Mayor Jonas spoke regarding the trees and Mr. Hubbard stated palms are preferable. Deputy Mayor Jonas asked about fencing and City Manager Manns stated it would remain unfenced. He asked about lighting and City Manager Manns stated that is a different component of the project and it will be added and will be on a timer. City Manager Manns stated if the project is approved the adjacent property owners would be contacted about an additional buffer. Mayor Davis asked about additional seating and City Manager Manns stated that would be gauged better once specs are completed. Mayor Davis suggested mobile picnic style seating. Councilman Altman spoke regarding restroom facility issues and the senior center. City Manager Manns addressed the stormwater pond and Mr. Eichenmuller spoke about the analysis done on it and the cost benefit. City Manager Manns stated Penny for Pasco funds will be used for this project and Mr. Trapp will also be looking for grant opportunities. Council spoke briefly about the property for sale on Indiana. Councilman Butler spoke regarding buffers and the size of the skate park. He stated this is more of an update rather than an expansion. He thanked Parks & Recreation

and Public Works staff for their work on the project. He stated he appreciated Councilman Altman's comments regarding the future uses of the senior center. Councilman Altman suggested the hill could be used for BMX. It was the consensus of Council to move forward with the project.

3. Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:04 p.m.

(signed) _____
Judy Meyers, MMC
City Clerk

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
November 4, 2026
6:00 PM

ORDER OF BUSINESS

1. Call to Order – Roll Call

   Those in attendance were Mayor Chopper Davis, Deputy Mayor Brian Jonas, Councilman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler IV.

   Also in Attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, 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. 2026 Fall Citizens Academy Graduation

5. Approval of Minutes

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

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

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:

   - Donald Cadle, 6820 River Rd., NPR spoke regarding the CRA decision for the Main & Bank building and the proposer that was chosen.
   - Sue Grassin, 7108 Grand Blvd., NPR spoke regarding regarding the selection of Main Street

Reserve, local businesses and CRA funds. She also thanked Mr. Trapp and his staff for the people who participate at the facility.

- Donna Jensen, 5922 Wyoming Ave., NPR spoke regarding the development at the Main &
- Bank building, the funds for the project and a forensic audit.
  Judith Allen, 5940 Grand Blvd., NPR spoke regarding the Motion to Dismiss she has filed for her tree permit and her request for permits for a pod or shipping container for her front yard.
- John Kane, 6041 Florida Ave., NPR spoke regarding putting a hold on water and trash service and creating a better process.
- Dale Webb, 5647 Kentucky Ave., NPR spoke regarding a TB Times article about an adopt a drain program and the status about grant funds for a woman who was arrested for a fence.
- Laurie Baker, 5853 Lafayette St., NPR spoke regarding about the new sidewalks in her neighborhood. She also spoke regarding the sale of the Main & Bank building and the addition of a reverter clause.
- Jackie Phillips, 5441 Drinkard Dr., NPR spoke about the adopt a drain program.

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

7. City Council Response to Vox Pop Speakers

Councilman Butler responded to comments of the May 22nd arrest and the response from the City Manager. Councilman Altman responded to comments about the adopt a drain program. Councilman Murphy also responded to comments about the adopt a drain program. Deputy Mayor Jonas also responded to comments for the adopt a drain and how it could be expanded to a citizen watch program.

8. Consent Agenda

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

a. Purchases/Payments for City Council Approval

b. Consideration of Amendment to the FY26 Adopted Budget RE: Fire Station No. 1 Generator and Enclosed Bypass Pump

c. Consideration of Amendment to the FY27 Adopted Budget

d. Parks and Recreation Advisory Board Minutes - September 2026

e. Cultural Affairs Committee Minutes - September 2026

9. Public Reading of Ordinances

a. Second Reading Ordinance 2026-2380: Amendments to Police Pension Ordinance

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to amend the Police Pension Ordinance. She stated during contract negotiations, the City and the West Central Florida Police Benevolent Association 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 police officer with the City prior to November 8, 2017, and still remains actively employed as a police officer by the City to date. This amendment will provide one unified calculation. 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 approve the ordinance upon its second and final reading. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

10. Business Items

a. Recommendation of Cultural Event: The Polar Express Experience
City Manager Manns introduced Library Director Andi Figart who then presented the item to Council. She stated that the purpose of this agenda item was to approve $2,600.00 in funding for The Polar Express Experience hosted by the Richey Suncoast Theatre on November 27th. She stated as Council will recall the Richey Suncoast Theatre hosted this event last year, and because of its success, the Theatre is requesting additional funding this year to offer an encore event so more families can participate.

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

- Susie Saxe, Richey Suncoast Theatre spoke about the event.
- Donna Jensen, 5922 Wyoming Ave., NPR spoke in support of the event.

With no one else coming forward Mayor Davis returned the floor to Council.

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

b. Request for Approval of Renewal Agreement w/The Southern Group RE: Lobbying Services City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to authorize the City Manager to enter into a renewal agreement with The Southern Group for state lobbying services for a contract length of two years in an amount not to exceed $92,400. She stated The Southern Group has been the City's lobbyist since November 7, 2023 principally led by Mike Moore. If approved, the contract period will span from November 8, 2026 until November 7, 2028. The Southern Group is requesting a $6,000 increase in their fee for lobbying services from $86,400 to $92,400. The initial renewal agreement will be for a period of two years and includes two automatic two-year renewal provisions. The Southern Group has represented the City's interest well and have led in securing appropriations for city projects. 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 Bertell Butler IV to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

c. Consideration of Cancelling the December 1, 2026 Regular Meeting
City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item

was to conduct a discussion regarding cancelling the December 1, 2026 regular meeting. This agenda item is being brought forth at the request of Councilman Altman. She stated during the Communications portion of your regular meeting on September 15, 2026, Councilman Altman made a suggestion regarding cancelling the December 1, 2026 regular meeting due to the Thanksgiving holiday the previous weekend. Section 3.01.00 of the City's Land Development Code regarding meetings outlines the provisions for City Council meetings. Although the LDC does not provide for the cancellation of meetings that fall outside of a holiday, it is the discretion of City Council to cancel the meeting should that be the consensus. 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 Bertell Butler IV to cancel the December 1, 2026 regular City Council meeting as requested. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

d. First Amendment to the Professional Services Agreement w/Red Speed Florida LLC

City Manager Manns introduced presented the item to Council. She stated that the purpose of this agenda item was to approve the First Amendment to the Professional Services Agreement with Red Speed Florida LLC. She stated the City currently has a five-year Professional Services Agreement with Red Speed for the operation of the City's Red Light Camera Traffic Safety Program and School Zone Speed Photo Enforcement Program, both of which are currently being implemented. The reduction reflects the removal of Red Speed's Flock camera capability from the poles located along the U.S. 19 corridor to comply with Florida's ban on Flock cameras on State roadways. The $150 monthly reduction per camera will result in an estimated annual savings of $9,000 for the five cameras initially being installed under the program.

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

- John Kane, 6041 Florida Ave., NPR asked for clarification on the item.

With no one else coming forward 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, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

e. Approval of Three (3) Additional Red Light Traffic Safety Program Cameras Along U.S. 19 Corridor

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve the installation of three (3) additional Red Light Camera Traffic Safety Program cameras along the U.S. 19 Corridor to enhance traffic safety by reducing red-light violations at the following intersections:

- U.S. 19/Main Street – Two (2) cameras: one (1) for northbound U.S. 19 traffic and one (1) for Southbound U.S. 19 traffic.
- U.S. 19/Trouble Creek Road – One (1) camera for southbound U.S. 19 traffic.

Chief Kochen played a video of a crash that occurred in May. He then highlighted the current camera locations. He stated there has been 6 fatal crashes in the last five years. He stated since the program's inception in 2011, the City has reviewed approximately 299,893 RLC violations. He stated since June 2011 we have reduced violations by 52.4%.

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

- John Kane, 6041 Florida Ave., NPR spoke regarding how the cameras do help.
- Judy DeBella Thomas, 6014 Lafayette St., NPR spoke regarding her experience on Council with the implementation of the RLC program.

With no one else coming forward Mayor Davis returned the floor to Council.

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

f. Police Department - Division #67: Position Reclassification and Additional Personnel Authorization
City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve staffing modifications within the Police Department's Special Traffic Enforcement Division #67:

- Position Reclassification: Reclassify the existing Traffic Infraction Enforcement Technician Position (Grade 105) to a Traffic Infraction Enforcement Supervisor Position (Grade 113).
- Additional Personnel Authorization: Authorize one additional Traffic Infraction Enforcement Technician Position (Grade 105).

He stated the Police Department’s Special Traffic Enforcement Division #67 administers the City’s Red Light Camera Traffic Safety Program and the newly established School Zone Speed Photo Enforcement Program. The proposed staffing modifications will establish dedicated supervisory oversight, accommodate the increased administrative and operational workload, and ensure the effective administration and regulatory compliance of both traffic safety programs. Implementation of these positions will occur as operationally necessary and fiscally feasible, based on the expansion of camera locations and associated workload demands. Neither program will utilize Flock Safety technology or ALPR systems. 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 Matt Murphy to approve the item and corresponding budget amendment as requested. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

g. 2026 Recreation and Aquatic Center Annual Membership Sale
City Manager Manns introduced Parks and Recreation Director Kevin Trapp who then presented the item to Council. He stated that the purpose of this agenda item was to approve the 2026 Recreation and Aquatic Center annual membership sale. He stated the Recreation and Aquatic Center has offered an Annual Membership Sale for many years. This membership sale has traditionally taken place during the holiday season. With the approval of City Council, the membership sale will run for four weeks. This year's proposed dates are Monday, December 14, 2026, through Monday, January 11, 2027. 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 Bertell Butler IV to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

h. Public Works Operations Center (PWOC) – 12.5-Ton Split System Replacement

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve a proposal in the amount of $90,237.00 from Air Mechanical and Service Corporation, for the replacement of one (1) 12.5-ton Trane split system. The project includes:

- The replacement of the existing 12.5-ton split system included piping, valves, and support systems to the new R-454B requirements.
- Replacement of electrical breakers associated with unit system one.
- The replacement of air handling unit-1, and associate condensing unit.
- Replacement of ABC Controls, KMC controller, sensors and damper actuators.

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

i. Request to Purchase Wheel Alignment System for Central Garage

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve a proposal from Mohawk Lifts LLC in the amount not to exceed $85,857.41 for the purchase of Hawkeye Elite Wheel Alignment System. The proposal contains pricing in accordance with the current Sourcewell contract bid award #121223-MRL. He stated the equipment will allow garage staff to measure and adjust vehicle steering and suspension angles to meet manufacturer specifications.

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

- Dale Webb, 5647 Kentucky Ave., NPR asked if there was a system in place now and the life expectancy of the system.
- Laurie Baker, 5853 Lafayette St., NPR asked about the ROI for this investment.

With no one else coming forward Mayor Davis returned the floor to Council.

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

j. Request for Approval of FDEP Grant Agreement 27RCP11 RE: Rio Drive Stormwater Improvements

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve a grant agreement with the Florida Department of Environmental Protection for the Rio Drive Stormwater Improvements Project, in the amount of $1,125,000.00. The agreement provides $1,125,000 in state funding, with no local matching funds required, for work scheduled between July 1, 2026, and June 30, 2029. The project includes installing new stormwater inlets at the intersections of Rio Drive with Wyoming and Lafayette,

replacing more than 1,200 feet of stormwater pipes, improving an outfall and additional drainage inlets, and installing a baffle box to improve stormwater quality. Funding is provided on a reimbursement basis, subject to the City's completion of project requirements, submission of required documentation, and FDEP approval of deliverables. 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 approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

k. Resolution No. 2027-01: Authorization for the City Manager to Update Corebridge Financial, Inc., fka/Valic 401(a) Plan

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 authorize the City Manager to execute all necessary documents and take appropriate actions to fully implement a new 401(a) retirement plan replacing an outdated 401(a) retirement plan with Corebridge. Mr. Wetzel then gave a brief history of the defined contribution plan. 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 Matt Murphy to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

11. Communications

Councilman Butler spoke regarding the annual Fall Neighborhood Clean Up this Saturday. He also spoke regarding the 2050 Comprehensive Plan survey and requested a timeline on the Plan update. He would like a totality debrief of the American Rescue Plan funds and where they were distributed. He spoke regarding a timeline for next steps now that Amendment 3 has passed. He spoke regarding the transportation devices ordinance and a recent incident regarding enforcement. He spoke about his request he made that was addressed in the City Manager's memo and how it did not respond to his request. He stated he is strictly interested in how the ordinance played a part in what occurred. Councilman Altman spoke regarding the passage of Amendment 3 and how it will effect the CRA. He also spoke about the budget exercise the City must do in January. He also spoke briefly about soil tests. Councilman Murphy stated he spoke with the City Manager about Amendment 3 and what the next steps are. He stated a discussion will be coming. Deputy Mayor Jonas spoke regarding the decontamination grant received. He also spoke regarding the work session on the skate park design. Mayor Davis thanked the community in the Halloween event. He also spoke regarding how Vox Pop occurs in different cities. He would like to see Vox Pop moved to the end and reserve Vox Pop comments to city residents first and then limit time for non-residents. He asked the other members to Council to look into the matter. Deputy Mayor Jonas responded to Mayor Davis' comments.

12. Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:20 p.m.

(signed) _____

Judy Meyers, MMC
City Clerk

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO CONTY, FLORIDA

CRIMINAL DIVISION

JUDITH ALLEN 2023MO000124MOAXWS

Defendant/pro se

Vs

THE CITY OF NEW PORT RICHEY

&

CITY OF NEW PORT RICHEY POLICE DEPARTMENT

MOTION TO DISMISS

Comes now, JUDITH ALLEN, DEFENDANT/POR SE, respectfully requests this court with a MOTION TO DISMISS the charge filed against the defendant in this case for the following reasons.

FACTS ON WHICH DEFENDANT RELIES ON RELIEF

1. June 20,2023 a code enforcement violation was issued to JUDITH ALLEN at 5940 Grand Blvd, New Port Richey, 34652. EXHIBIT 1
2. June 21,2023, JUDITH ALLEN did not receive notice until June 21, when RACHEL LAUREL, CODE ENFORCEMENT, called on a conference call with TAMMY LEDFORD, PERMITTING DEPARTMENT, to inform JUDITH ALLEN of the code violation, regarding a dead hickory tree. On that same call TAMMY LEDFORD, said I needed to bring a letter stating why I needed to remove the tree, before I could receive a permit. It was late in the day so I said I would bring the letter in the morning and pay for the permit.
3. June 22,2023, I went to city hall with the letter, and was informed that TAMMY LEDFORD WAS ON A CRUISE FOR THE JULY 4TH HOLIDAY WEEKEND, AND NO ONE ELSE COULD GIVE ME AN PERMIT. No mention that TAMMY would not be there on the conference call. THIS **ATTEMPT TO GET THE PERMIT IS CLEAR EVIDENCE THAT MY INTENT WAS TO COMPLY IF AT ALL POSSIBLE. EXHIBIT** B
4. June 28 at 5:02 TAMMY LEDFORD called and said she was going home and I could pick up the permit the next day, June 29,2023.
5. June 29,2023, I texted RACHEL LAUREL, CODE ENFORCEMENT OFFICER, THAT I HAD AN OCULAR MIGRAIN AND COULDNOT DRIVE.
6. June 30,2023 Friday, I picked up the permit which was dated June28,2023 EXHIBIT C
7. July 1-4 was the July 4th holiday weekend. The code violation stated compliance for removal of the tree was by July 4th Independence Day holiday. Which only allowed 6 days over a Holiday weekend to get a tree service to remove the tree. EXHIBIT A

8. July 5, 2023, Wednesday, at the city council meeting, I spoke to the council about the need to extend compliance date. During the meeting, on video tape, the city manager interrupted the request and stated that MISS ALLEN HAS ALREADY BEEN GIVEN A 6 MONTH ESTENSION ON THE PERMIT. In my opinion this was to deceive the council into believing the problem with the time allowed to remove the dead hickory tree had already been solved.
9. July 6, 2023, at approximately 2PM, RACHEL LAUREL, on body camera, brought the criminal arraignment. I questioned why when the night before during the New Port City council meeting I was given the impression that an extension was given to me for 6 months. RACHEL corrected me and informed me that the 6 months was for the permit, NOT THE COMPLIANCE. This conversation is on the body camera. EXHIBIT D 1, 2, 3
10. It is my belief that this unreasonable time allowed over a holiday weekend is In retaliation for a FOIA REQUEST THAT I PRESENTED TO THE COUNCIL, MARCH 21,2013. THE RESIDENTS AND TAXPAYERS STILL DO NOT HAVE A FISCAL FINANCIAL REPORT SINCE SEPTEMBER 30, 2022. THAT IS NOT A TYPO. EXHIBIT E 1, 2, 3

RELIEF REQUESTED

WHEREFORE, Defendant JUDITH ALLEN, RESPECTIFULLY PETITIONS THIS COURT TO;

A. DISMISS THE CHARGE, according to Florida Statue 162 a reasonable amount of time to comply was not allowed.

B. DISMISS THE CHARGE, defendant JUDITH ALLEN by applying for a permit showed INTENT to COMPLY.

C. DENY THE FINES AND FEES, defendant does not deny that the tree needs to be removed and has made a reasonable attempt to get estimates from many tree removal services. EXHIBTS F

D. ALLOW ADDITIONAL TIME, 30-40 DAYS TO SCHEDULE THE TREE REMOVAL SERVICE TO REMOVE THE TREE.

_____

Judith Allen, Defendant/pro se

Jallen382445940@yahoo.com

CERTIFICATE OF SERVICE

The undersigned certifies that a copy hereof has been furnisher by hand to: CITY OF NEW PORT RICHEY AT 5919 Main Street ,New Port Richey, Florida,34652; New Port Richey Police Department at 6739 Adams Street, New Port Richey, Florida 34652

_____

NEW PORT RICHEY
FLORIDA

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF NEW PORT RICHEY, FLORIDA
Case No. 26-011005

CITY OF NEW PORT RICHEY, FLORIDA,
a Municipal Corporation of the State of Florida,
PETITIONER,

V.
ALLEN JUDITH
5940 GRAND BLVD
NEW PORT RICHEY, FL 34652-2901
RESPONDENTS.

IN RE PROPERTY AT: 5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652
Parcel ID: 08-26-16-0030-14600-0070
Legal Description: CITY OF NEW PORT RICHEY PB 4 PG 49 BLOCK 146 LOT 7 & NORTH 1/2 OF LOT 8 OR 1530 PG 1652 OR 1564 PG 930

FINAL ORDER

Re: Violation of Section: 15.00.00 General Public Nuisance for Junk/Debris, City of New Port Richey, Florida.

5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652

Special Magistrate Brent Simon in accordance with Chapter 162 Florida Statutes has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on July 14th, 2026 and based on the testimony and evidence presented enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

Findings of Fact

1. The Respondent(s) appeared in person.

2. City of New Port Richey Code Enforcement Officer provided evidence and testimony regarding the condition(s) of the property and reasons why the property was in violation of the City of New Port Richey's Code of Ordinances 15.00.00 for Junk/Debris.

3. Testimony was presented by the City's Code Enforcement Officer regarding the property in this case having junk and construction debris piled up around the home. No lot, tract, parcel of real property, yard area, carport, or porch shall be used as a collection or storage area for debris, trash, refuse, garbage, rubbish, junk, broken glass, or furniture; appliances including, without limitation, a refrigerator, stove, washer, dryer, television or other household item; construction materials unless collection is maintained pursuant to a valid

construction permit; dead, diseased or hazardous trees, lumber, vegetation, branches or sticks; trash not within an approved receptacle in any structure, building or premises or on any lot, tract or parcel of property; or storage or collection of other public nuisance items, unless otherwise specified and/or permitted in this Code.

4. That the property contained deficiencies listed in the Notice of Violation, Affidavit of Violation and Request for Hearing, and the Exhibit package submitted by the City and each are herein incorporated by reference. Bricks, pavers, tarps, ladders, and construction material are located on the property. There is no current, valid, construction permit for use of these materials. Store construction materials out of sight from street view or have a licensed contractor in place to perform construction.

5. A Notice of Violation was mailed regular and certified mail and posted on the property and at City Hall on May 21, 2026. A Notice of Hearing was mailed regular and certified mail and posted on the property and at City Hall on June 22, 2026.

6. That the Respondent(s) are the owner(s) of the Property.

7. As of July 13th, 2026 the property was not in compliance.

8. The City has incurred costs for the prosecution of this case and expenses for the Special Magistrate to adjudicate it. The City has expended $125.00 in administrative costs and the Magistrate has expended $225.00 in costs to adjudicate this case.

9. The Respondent, Judith Allen, maintains that she is unable to make repairs and comply with City Code until a CDBG Grant is issued. Respondent argues that the city is obstructing her ability to obtain a grant. Respondent argues a Better Future CDBG – DR Individual housing program Stop Work Notice prohibits the respondent from Code Compliance. The Stop Work Notice does not prohibit Code Compliance.

Conclusions of Law

10. The Special Magistrate concludes that the Property is in violation of the City Code of Ordinances Section 15.00.00 listed in the Notice of Violation and Affidavit of Violation and Request for Hearing.

11. The City prevailed in the prosecution of this case and is entitled to recover all costs and expenses incurred.

It is, therefore, ordered and adjudged that:

12. The Respondent shall store construction materials including pavers and bricks out of sight from street view or have contract in place to perform construction on or before midnight **November 13, 2026** or suffer an administrative fine in the amount of **$50.00 per day** for each violation of the City Code 15.00.00 and for each day thereafter that the violation(s) continue to exist. The fine amounts specified and the violations identified will continue to exist until such time as the violator has obtained an Affidavit of Compliance from the City.

13. Separate and distinct from the amount due or the fine, the Respondent(s) shall pay within thirty **(30)** days of this Order, the amount of **$350.00** toward the City's costs and expenses for the Special Magistrate in the prosecution and Adjudication of this case.

14. **The Respondent(s) must notify the City of New Port Richey Code Enforcement Officer at (727) 841-4550 (Option 6 for Code Enforcement) when the property comes into compliance of all violations to stop the accrual of the daily fines.** An inspection of the property will be made to verify that all violations have been corrected and if so, an Affidavit of Compliance will be filed to stop the daily fines. It is the responsibility of the Respondent to obtain a copy of the Affidavit of Compliance.

15. The Respondent(s) are hereby granted twenty (20) days from the date of this Final Order to challenge the fine amount ordered by the Special Magistrate. The challenge to an order imposing a fine shall be limited to a consideration of only such new findings necessary to impose an appropriate fine and create a lien. Challenges to the fine amount shall be delivered to the Police Department, attention Special Magistrate Clerk.

16. After 3 months from the filing or recording of this order, if the amount due hereunder remains unpaid, the city attorney or any other attorney so designated to represent the City may foreclose on the lien created hereby and sue to recover a money judgment for the amount of the lien plus accrued interest and other charges imposed by law.

Notice of Right to Appeal: Respondent is hereby notified that they or anyone else, including the City of New Port Richey, who may be aggrieved by this Order, have a right to appeal it to the Circuit Court within 30 days of the execution of the Order as set forth in Florida Statutes 162.11.

DONE AND ORDERED this 16th day of July 2026

By: _____
Brent Simon, Special Magistrate
City of New Port Richey, Pasco County, FL

I HEREBY CERTIFY that this is a true and correct original of the Magistrate's Final Order and that it was mailed to the Respondent(s) at the address which is the correct address pursuant to the records of the property appraiser as of this 16th day of July 2026.

By: Diane Shorter
Recording Secretary

Diane Shorter
Name (printed)

NOTICE

Administrative fines, costs and expenses, shall be paid by check or money order payable to City of New Port Richey, and mailed to City of New Port Richey c/o Billing and Collections, 5919 Main St., New Port Richey, FL 34652. If the fine is not paid, the fine may be enforced in the same manner as a court judgment.

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF NEW PORT RICHEY, FLORIDA
Case No. 26-011006

CITY OF NEW PORT RICHEY, FLORIDA,
a Municipal Corporation of the State of Florida,
PETITIONER,

V.
ALLEN JUDITH
5940 GRAND BLVD
NEW PORT RICHEY, FL 34652-2901
RESPONDENTS,

IN RE PROPERTY AT: 5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652
Parcel ID: 08-26-16-0030-14600-0070
Legal Description: CITY OF NEW PORT RICHEY PB 4 PG 49 BLOCK 146 LOT 7 & NORTH 1/2 OF LOT 8 OR 1530 PG 1652 OR 1564 PG 930

FINAL ORDER

Re: Violation of Section: 6-129 Residential Maintenance Ordinance, City of New Port Richey, Florida.

5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652

Special Magistrate Brent Simon in accordance with Chapter 162 Florida Statutes has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on July 14th, 2026 and based on the testimony and evidence presented enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

Findings of Fact

1. The Respondent(s) appeared in person.

2. City of New Port Richey Code Enforcement Officer provided evidence and testimony regarding the condition(s) of the property and reasons why the property was in violation of the City of New Port Richey's Code of Ordinances 6-129.

3. Testimony was presented by the City's Code Enforcement Officer regarding the property in this case. This home is in need of residential maintenance. The exterior of every residential occupancy, and each accessory structure located on the lot or parcel on which the residential occupancy is located, shall be maintained in a good state of repair and all surfaces other than roofs shall be kept painted or whitewashed, or otherwise covered with permanently colored siding, for purposes of preservation and good appearance. All exterior surfaces shall be maintained free of broken glass, loose or rotting shingles and clapboards, crumbling

stone or brick, peeling, blistering or chalking paint and other conditions reflective of deterioration or inadequate maintenance. Broken glass in any windows shall be promptly replaced with glass provided, however, that temporary coverings of wood shall be permitted to prevent intrusion of the elements pending repair of the broken glass.

4. That the property contained deficiencies listed in the Notice of Violation, Affidavit of Violation and Request for Hearing, and the Exhibit package submitted by the City and each are herein incorporated by reference. Please make repairs to siding and address any wood rot issues. Please repaint structure as the paint is past its life expectancy and failing.

5. A Notice of Violation was mailed regular and certified mail and posted on the property and at City Hall on May 21, 2026. A Notice of Hearing was mailed regular and certified mail and posted on the property and at City Hall on June 22, 2026.

6. That the Respondent(s) are the owner(s) of the Property.

7. As of July 13th, 2026 the property was not in compliance.

8. The City has incurred costs for the prosecution of this case and expenses for the Special Magistrate to adjudicate it. The City has expended $125.00 in administrative costs and the Magistrate has expended $225.00 in costs to adjudicate this case.

9. The Respondent, Judith Allen, maintains that she is unable to make repairs and comply with City Code until a CDBG Grant is issued. Respondent argues that the city is obstructing her ability to obtain a grant. Respondent argues a Better Future CDBG – DR Individual housing program Stop Work Notice prohibits the respondent from Code Compliance. The Stop Work Notice does not prohibit Code Compliance

Conclusions of Law

10. The Special Magistrate concludes that the Property is in violation of the City Code of Ordinances Section 6-129 listed in the Notice of Violation and Affidavit of Violation and Request for Hearing.

11. The City prevailed in the prosecution of this case and is entitled to recover all costs and expenses incurred.

12. Petitioner failed to prove the existence of rotting wood. Petitioner failed to give specific notice that the broken window is a violation. Photographs and oral testimony show that a corner of the house was damaged by falling debris and requires painting.

It is, therefore, ordered and adjudged that:

13. The Respondent has until midnight **November 13, 2026** to obtain a contractor to perform the residential maintenance needed on this property or suffer an administrative fine in the amount of **$50.00 per day** for each violation of the City Code 6-129 and for each day thereafter that the violation(s) continue to exist. The fine amounts specified and the violations identified will continue to exist until such time as the violator has obtained an Affidavit of Compliance from the City

14. Separate and distinct from the amount due or the fine, the Respondent(s) shall pay within thirty **(30)** days of this Order, the amount of **$125.00** toward the City's costs and expenses for the Special Magistrate in the prosecution and Adjudication of this case. The Magistrate waived his fee in this case.

15. **The Respondent(s) must notify the City of New Port Richey Code Enforcement Officer at (727) 841-4550 (Option 6 for Code Enforcement) when the property comes into compliance of all violations to stop the accrual of the daily fines.** An inspection of the property will be made to verify that all violations have been corrected and if so, an Affidavit of Compliance will be filed to stop the daily fines. It is the responsibility of the Respondent to obtain a copy of the Affidavit of Compliance.

16. The Respondent(s) are hereby granted twenty (20) days from the date of this Final Order to challenge the fine amount ordered by the Special Magistrate. The challenge to an order imposing a fine shall be limited to a consideration of only such new findings necessary to impose an appropriate fine and create a lien. Challenges to the fine amount shall be delivered to the Police Department, attention Special Magistrate Clerk.

17. After 3 months from the filing or recording of this order, if the amount due hereunder remains unpaid, the city attorney or any other attorney so designated to represent the City may foreclose on the lien created hereby and sue to recover a money judgment for the amount of the lien plus accrued interest and other charges imposed by law.

Notice of Right to Appeal: Respondent is hereby notified that they or anyone else, including the City of New Port Richey, who may be aggrieved by this Order, have a right to appeal it to the Circuit Court within 30 days of the execution of the Order as set forth in Florida Statutes 162.11.

DONE AND ORDERED this 16 day of July 2026

By: _____
Brent Simon, Special Magistrate
City of New Port Richey, Pasco County, FL

I HEREBY CERTIFY that this is a true and correct original of the Magistrate's Final Order and that it was mailed to the Respondent(s) at the address which is the correct address pursuant to the records of the property appraiser as of this 16 day of July 2026.

By: Diane Shorter
Recording Secretary

Diane Shorter
Name (printed)

NOTICE

Administrative fines, costs and expenses, shall be paid by check or money order payable to City of New Port Richey, and mailed to City of New Port Richey c/o Billing and Collections, 5919 Main St., New Port Richey, FL 34652. If the fine is not paid, the fine may be enforced in the same manner as a court judgment.

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF NEW PORT RICHEY, FLORIDA
Case No. 25-008098

CITY OF NEW PORT RICHEY, FLORIDA,
a Municipal Corporation of the State of Florida,
PETITIONER,

V.
ALLEN JUDITH
5940 GRAND BLVD
NEW PORT RICHEY, FL 34652-2901
RESPONDENTS,

IN RE PROPERTY AT: 5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652
Parcel ID: 08-26-16-0030-14600-0070
Legal Description: CITY OF NEW PORT RICHEY PB 4 PG 49 BLOCK 146 LOT 7 & NORTH 1/2 OF LOT 8 OR 1530 PG 1652 OR 1564 PG 930

FINAL ORDER

Re: Violation of Section: 6-124 Structural Elements Ordinance, City of New Port Richey, Florida.

5940 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652

Special Magistrate Brent Simon in accordance with Chapter 162 Florida Statutes has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on July 14th, 2026 and based on the testimony and evidence presented enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

Findings of Fact

1. The Respondent(s) appeared in person.

2. City of New Port Richey Code Enforcement Officer provided evidence and testimony regarding the condition(s) of the property and reasons why the property was in violation of the City of New Port Richey's Code of Ordinances 6-124.

3. Testimony was presented by the City's Code Enforcement Officer regarding the property in this case having Tarps covering the roof in violation of city code. Roofs shall be maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building. **No roof may be tarped for longer than three (3) consecutive months.** Tarps must be maintained in good condition and must be completely secured to the structure. For purposes of this provision, a roof tarp that is removed and then reinstated or replaced within three (3) weeks of such removal shall be considered a continuous period of

tarping and such removal shall not be construed as extending or interrupting the maximum time a roof may be tarped pursuant to this section.

4. That the property contained deficiencies listed in the Notice of Violation, Affidavit of Violation and Request for Hearing, and the Exhibit package submitted by the City and each are herein incorporated by reference. Obtain Licensed Contractor to obtain proper city issued building permits to repair or replace the roof.

5. A Notice of Violation was mailed regular and certified mail and posted on the property and at City Hall on May 8, 2025. A Notice of Hearing was mailed regular and certified mail and posted on the property and at City Hall on June 22, 2026.

6. That the Respondent(s) are the owner(s) of the Property.

7. As of July 13th, 2026 the property was not in compliance.

8. The City has incurred costs for the prosecution of this case and expenses for the Special Magistrate to adjudicate it. The City has expended $125.00 in administrative costs and the Magistrate has expended $225.00 in costs to adjudicate this case.

9. The Respondent, Judith Allen, maintains that she is unable to make repairs and comply with City Code until a CDBG Grant is issued. Respondent argues that the city is obstructing her ability to obtain a grant. Respondent argues a Better Future CDBG – DR Individual housing program Stop Work Notice prohibits the respondent from Code Compliance. The Stop Work Notice does not prohibit Code Compliance.

Conclusions of Law

10. The Special Magistrate concludes that the Property is in violation of the City Code of Ordinances Section 6-124 listed in the Notice of Violation and Affidavit of Violation and Request for Hearing.

11. The City prevailed in the prosecution of this case and is entitled to recover all costs and expenses incurred.

It is, therefore, ordered and adjudged that:

12. The Respondent(s) shall remove the tarp from the roof. Respondent must obtain a licensed contractor and obtain the proper city issued permits to repair or replace the roof on or before midnight **November 13, 2026** or suffer an administrative fine in the amount of **$50.00 per day** for each violation of the City Code 6-124 and for each day thereafter that the violation(s) continue to exist. The fine amounts specified and the violations identified will continue to exist until such time as the violator has obtained an Affidavit of Compliance from the City.

13. Separate and distinct from the amount due or the fine, the Respondent(s) shall pay within thirty **(30)** days of this Order, the amount of **$125.00** toward the City's costs and expenses for the Special Magistrate in the prosecution and Adjudication of this case. The Magistrate waived his fee in this case.

14. **The Respondent(s) must notify the City of New Port Richey Code Enforcement Officer at (727) 841-4550 (Option 6 for Code Enforcement) when the property comes into compliance of all violations to stop the accrual of the daily fines.** An inspection of the property will be made to verify that all violations have been corrected and if so, an Affidavit of Compliance will be filed to stop the daily fines. It is the responsibility of the Respondent to obtain a copy of the Affidavit of Compliance.

15. The Respondent(s) are hereby granted twenty (20) days from the date of this Final Order to challenge the fine amount ordered by the Special Magistrate. The challenge to an order imposing a fine shall be limited to a consideration of only such new findings necessary to impose an appropriate fine and create a lien. Challenges to the fine amount shall be delivered to the Police Department, attention Special Magistrate Clerk.

16. After 3 months from the filing or recording of this order, if the amount due hereunder remains unpaid, the city attorney or any other attorney so designated to represent the City may foreclose on the lien created hereby and sue to recover a money judgment for the amount of the lien plus accrued interest and other charges imposed by law.

Notice of Right to Appeal: Respondent is hereby notified that they or anyone else, including the City of New Port Richey, who may be aggrieved by this Order, have a right to appeal it to the Circuit Court within 30 days of the execution of the Order as set forth in Florida Statutes 162.11.

DONE AND ORDERED this 16th day of July 2026

By: _____
Brent Simon, Special Magistrate
City of New Port Richey, Pasco County, FL

I HEREBY CERTIFY that this is a true and correct original of the Magistrate's Final Order and that it was mailed to the Respondent(s) at the address which is the correct address pursuant to the records of the property appraiser as of this 16th day of July 2026.

By: Diane Shorter
Recording Secretary

Diane Shorter
Name (printed)

NOTICE

Administrative fines, costs and expenses, shall be paid by check or money order payable to City of New Port Richey, and mailed to City of New Port Richey c/o Billing and Collections, 5919 Main St., New Port Richey, FL 34652. If the fine is not paid, the fine may be enforced in the same manner as a court judgment.

RESOLUTION NO. 2027-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR REPLACEMENT OF A GENERAL EMPLOYEES RETIREMENT PLAN; PROVIDING FOR A NEW AND UPDATED 401(A) RETIREMENT PLAN TO REPLACE AN OUTDATED 401(A) RETIREMENT PLAN; PROVIDING AUTHORITY TO THE CITY MANAGER TO EXECUTE ALL DOCUMENTS AND TAKE SUCH ACTIONS DEEMED NECESSARY TO FULLY IMPLEMENT THIS RESOLUTION; PROVIDING FOR THE REPEAL OF ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article V of Chapter 17 of the Code of Ordinances provides for the participation of the City's general employees in the Florida Retirement System ("FRS");

WHEREAS, Resolution 2006-1 provided for the termination of the City's general employee pension plan known as "VALIC" which is known as the "City of New Port Richey Defined Contribution Plan" administered by VALIC Trust Company Inc. ("Plan");

WHEREAS, said resolution allowed employees within the plan to elect to remain in the plan or join the FRS plan;

WHEREAS, some city employees elected to remain in the City plan;

WHEREAS, over time, the City plan has become obsolete and requires replacement for the remaining participants in the plan;

WHEREAS, Resolution 2006-2 provided for the full implementation of the FRS within the City for general employees;

WHEREAS, the City deems it appropriate and desirable to make certain changes to the Plan intended to comply with Internal Revenue Code Sections 401(a) ("401(a) Plan") (collectively referenced as "Plan");

WHEREAS, these changes include revisions to the investment structure of the Plan and the replacement of the current Plan with an updated 401(a) Plan due to recommendations from the Plan's independent investment consultant and outside retirement plan counsel, respectively;

WHEREAS, the City of New Port Richey reserved the right to implement these changes;

WHEREAS, implementing these changes is a process that involves oversight and the signing of contracts or other documentation to ensure a seamless transition; and

WHEREAS, the City Council authorizes the City Manager to implement these decisions and execute documents reasonably required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Port Richey, Florida at a duly called meeting thereof, as follows:

Section 1. The City's participation in the existing Plan shall be terminated and a new 401(a) Plan shall be established in replacement thereof.

Section 2. All funds held in the Plan shall be transferred to the new 401(a) Plan to the extent necessary to fund said Plan as required by law, and any remaining funds shall revert to and be forfeited to the City.

Section 3. The City Manager is hereby authorized to implement this Resolution and execute all documents reasonably required to effectuate its purpose. The effective date of any change in the plan provided shall be approved by the City Manager in the manner most likely to facilitate a smooth and orderly transition.

Section 5. All resolutions in conflict herewith are hereby repealed to the extent of such conflict. This resolution shall be construed to be consistent with all ordinances of the City and state law to the maximum extent possible.

Section 6. This Resolution shall become effective immediately upon adoption as provided by law.

DONE AND RESOLVED on the 4th day of November, 2026.

ATTEST:

_____ _____

Judy Meyers, MMC, City Clerk Alfred C. Davis, Mayor

Approved as to form:

_____

Timothy P. Driscoll, City Attorney CAA 10-16-26

NEW PORT RICHEY

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

TO: City of New Port Richey City Council

FROM: Crystal Dunn, Finance Department

DATE: November 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 11.17.26.docx

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

1st Class Roofing Inc. Recreation and Aquatic Center Flat Roof Replacement Payment No. 2	$ 68,525.88
Qualis General Contractors, LLC Fire Station No. 1 Hardening Payment No. 6	$ 55,525.24
SC Signature Construction Corp. Exterior Upgrades to City Hall and Library Payment No. 2	$ 51, 984.00
EZ Contracting, LLC 2025 Oxidation Ditch No. 3 Rehabilitation And Mechanical Improvement Project Payment No. 6	$ 85,827.75
EZ Contracting, LLC 2026 Water System Improvement Payment No. 1	$ 43,890.00

RECURRING EXPENDITURES OVER $25,000

Granicus Website, EHQ and Comm Cloud Renewal	$ 44,101.55
Lynch Fuel Company Diesel Fuel Delivery – November	$ 41,297.09
Lynch Fuel Company Gasoline Fuel Delivery – November	$ 26,181.45

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: November 17, 2026

RE: Library Advisory Board Minutes - September 2026

REQUEST:
The request is for City Council to approve the minutes from the September 28, 2026, Library Advisory Board Meeting.

DISCUSSION:
The Library Advisory Board held its monthly meeting on Monday, October 26, 2026, and reviewed and voted to approve the minutes of the September 28, 2026, board meeting.

The board's next meeting will be held on November 24, 2026, at 9:30 am. The meeting will take place in the Library's Magnolia Room, and the public is invited to attend.

RECOMMENDATION:
Staff recommends approval of this item.

BUDGET/FISCAL IMPACT:
none

ATTACHMENTS:
- Library Advisory Board Minutes_ Sept 2026.docx

Library Advisory Board
Meeting Minutes

September 28, 2026

In Attendance: Nicholas Pacini, Ron Becker, Nancy Cote, Renee Tyner, Marci Mihall, City Liaison Andi Figart, Cindy Cadle (absent, excused), Carol Tietz.

I. Call to order: 9:30 a.m. by Nick Pacini. A quorum was present

II. Minutes: One correction was made to the minutes to reflect that an election for Board Secretary was held at the last meeting. Renee Tyner made a motion to nominate Cindy Cadle, and Nick Pacini seconded the nomination. Cindy Cadle was elected Board Secretary.

Minutes approved. Renee Tyner motioned for approval. Nancy Cote, seconded approval.

III. Public Comment: No one came forward

IV. Officer/Committee Reports:

Pasco County Library Advisory Board & Library Cooperative (Ron Becker)

- Updated the Board on the latest meeting with Pasco Library Board and provided information on the continuing construction projects and various board discussions.

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. Reviewed upcoming events.

V. New Business:

- Assistant Library Director Stephanie Jones discussed the collection development policy. She explained the library prioritizes materials that reflect community interests, educational and recreational needs, with emphasis on popular demand and broad appeal. Professional collection development staff make final selection decisions based on accuracy, quality, cost, available space, and other criteria. The library supports intellectual freedom and access to differing viewpoints, including controversial content, without endorsing those views. Parents and guardians are responsible for guiding their children's reading and viewing choices. Access is not restricted by age, except for laptops and hotspots. Donated materials follow the same selection standards as purchased items and may be retained, sold,

discarded, or otherwise distributed. Staff regularly evaluate materials for retention, replacement, repair, or removal based on use, condition, accuracy, relevance, and space. Members may raise concerns with staff and submit a formal reconsideration request; challenged materials remain accessible during review, and the library responds within 30 days.

VI. Continuing Business:

- The Board briefly reviewed quarterly statistics.

- Membership updates were provided. Joan Hook has stepped down from the Board and will be presented with a proclamation at an upcoming City Council meeting in recognition of her years of service. Her departure leaves one open seat, which may be filled by a city or non-City resident.

VII. Adjournment

- The meeting was adjourned at 10:45 a.m. Renee Tyner made a motion, Nancy Cote seconded.

NEW PORT RICHEY

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

TO: City of New Port Richey City Council

FROM: Crystal Dunn, Finance Department

DATE: November 17, 2026

RE: Consideration of Year-End Amendment to the FY2025-2026 Adopted Budget

REQUEST:
The City Council is asked to review and approve the accompanying year-end budget amendment to the FY2025-2026 Adopted Budget, which would allow for the transfer of funds across departments in the General Fund.
Transfers in the General Fund relate to the City Council, City Manager, Human Resources, City Clerk, Public Works, and the Police Department.

City Council: To provide for additional costs associated with the City Attorney's annual contract renewal and to provide for various miscellaneous expenditures, including community support.

City Manager: To provide for additional legal and professional services necessary to support the City's contractual enforcement and related legal proceedings.

Human Resources: To provide for increased insurance-related expenditures, including higher-than-budgeted deductible bills and building and liability insurance costs.

City Clerk: To provide additional funding for legal advertising expenditures.

Public Works: To provide additional funding for increased utility costs associated with City facilities and operations, increased fuel costs associated with departmental operations, and additional janitorial supplies for facilities maintenance.

Police Department: To provide funding to cover the contractual legal services associated with the City's foreclosure program, consistent with the existing agreement and fees based on amounts recovered through the foreclosure process. Additional funding is also needed for employee wage adjustment during the fiscal year and expenditures associated with the medical incentive leave program.

DISCUSSION:
The City’s Purchasing Policy states that the City Council may by motion transfer part or all of any unencumbered appropriation balance from one (1) department and office to another.

RECOMMENDATION:
It is recommended that City Council approve the accompanying amendment to the FY2025-2026 Adopted Budget.

BUDGET/FISCAL IMPACT:
Budget impact is reflected on the accompanying budget amendment request.

ATTACHMENTS:
- FY26 Year End Budget Amendment .pdf

NEW PORT RICHEY
CLASSIC. FLORIDA. CURRENT.

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

BUDGET AMENDMENT REQUEST

Date 9/30/2026 **NO.** _____

INCREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget
001011 43111	General	City Attorney Services	102,000	1,620	103,620
001011 44999	General	Other Charges - Misc	9,200	8,370	17,570
001021 43199	General	Professional Services - Misc.	8,000	10,610	18,610
001022 44511	General	Liability Insurance - Comp. Ge	139,700	70,590	210,290
001022 44521	General	Buildings & Contents Insurance	451,590	124,260	575,850
001022 44590	General	Insurance Miscellaneous	6,500	4,930	11,430
001023 44911	General	Legal Advertising	20,000	20,880	40,880
001106 44311	General	Electric - City Facilities	49,700	7,030	56,730
001106 44351	General	Water & Sewer - City	13,000	18,440	31,440
001106 45211	General	Fuel	6,300	2,070	8,370
001106 45251	General	Janitorial Supplies	57,000	6,450	63,450
001064 41299	General	Regular Salaries & Wages	2,511,290	105,160	2,616,450
001065 43499	General	Contractual Svcs - Misc	13,390	44,780	58,170

DECREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget
001025 41111	General	Department Head Salaries	116,230	1,320	114,910
001114 42311	General	Health Insurance - Regular	7,810	6,860	950
001042 41299	General	Regular Salaries & Wages	125,410	7,080	118,330
001081 44611	General	Maintenance Buildings & Ground	10,000	8,010	1,990
001073 41411	General	Overtime	32,470	8,160	24,310
001051 42311	General	Health Insurance - Reg.	78,300	9,240	69,060
001081 41299	General	Regular Salaries & Wages	341,690	9,560	332,130
001024 43199	General	Professional Svcs - Misc	61,610	9,600	52,010
001024 45231	General	Software Licenses / Support	655,870	10,290	645,580
001081 44463	General	Lease - Automobile(s)	14,820	10,330	4,490
001114 42211	General	FL Retirement System	17,150	10,370	6,780
001073 42111	General	Social Security Matching	155,540	10,420	145,120
001081 42111	General	Social Security Matching	54,250	11,680	42,570
001081 43499	General	Contractual Svcs - Misc	73,090	11,730	61,360
001081 41210	General	Regular Exempt Salaries	79,350	13,590	65,760
001073 42311	General	Health Insurance - Reg.	279,020	17,600	261,420
001114 41299	General	Regular Full Time Wages	32,450	17,730	14,720
001051 41311	General	Part-Time Wages	254,470	19,400	235,070
001081 44631	General	Central Garage Maint. Svc	20,000	19,550	450
001024 45231	General	Software Licenses / Support	655,870	19,780	636,090
001081 42211	General	Florida Retirement System	128,780	23,420	105,360
001081 41311	General	Part-Time Wages	59,040	32,190	26,850
001073 46431	General	Special Purpose Equipment	62,510	37,840	24,670
001081 43121	General	City Engineer Services	51,910	38,440	13,470
001081 43181	General	Professional Services -Plannin	130,000	61,000	69,000

Explanation: FY26 year end budget amendment to adjust for overages

Requested By: Crystal Dunn

Department Head

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

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: November 17, 2026

RE: First Reading, Ordinance No. 2026-2361: Amend the Future Land Use Map for 6800 Trouble Creek Road from High Density Residential 30 (HDR-30) to Public/Semi-Public (P/SP)

REQUEST:
The request is for City Council to conduct a first reading of an ordinance to amend the Future Land Use Map at 6800 Trouble Creek Road from High Density Residential 30 (HDR-30) to Public/Semi-Public (P/SP).

DISCUSSION:

The applicant, First Baptist Church of New Port Richey, recently submitted a concept plan proposing the replacement of existing temporary classroom structures with an approximately 11,900 square foot classroom building with restrooms.

During review of the site plan application, Staff identified inconsistencies between the Future Land Use Map (FLUM) and Zoning District Map designations of the subject property.

While it was determined that the classroom building may proceed through the site plan review process under the property's existing designations, Staff recommended amending both the FLUM and Zoning District Map to correct the inconsistencies and establish appropriate land use designations to facilitate potential future development of the First Baptist Church property.

This application is specifically for the FLUM amendment. The associated Zoning District Map amendment (rezoning) is being processed under a separate application.

The DRC and LDRB both reviewed the request and recommended approval.

The attached Ordinance is in draft form and will need final approval from the City Attorney prior to a second reading.

RECOMMENDATION:
Approve the Future Land Use Map Amendment request on the subject property located at 6800 Trouble Creek Road from High Density Residential 30 (HDR-30) to Public/Semi-Public (P/SP).

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

ATTACHMENTS:
- Ord No. 2026-2361 CA Approved 10-13-26.pdf
- Application_03.20.26.pdf
- LUA-26-04-0007 Staff Report.pdf
- LDRB MINUTES 2026 09-17 .pdf
- Survey.pdf
- Aerial Map.pdf
- FLUM.pdf
- Concept Plan.pdf

ORDINANCE NO. 2026-2361

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 47.24 ACRES OF PROPERTY, GENERALLY LOCATED ON THE SOUTH SIDE OF TROUBLE CREEK ROAD APPROXIMATELY 105 FEET EAST OF VOORHEES ROAD, 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 HIGH DENSITY RESIDENTIAL-30 (HDR-30) 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 noticed LDRB regular public hearing held on September 17, 2026, 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:

A PORTION OF SECTION I6, TOWNSHIP 26 SOUTH, RANGE I6 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 16, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 16, SOUTH 00° 16' 16" WEST, A DISTANCE OF 1856.28 FEET, TO THE NORTHEAST CORNER OF TANGLEWOOD TERRACE UNIT THREE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 27 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE, NORTH 89° 40' 36" WEST, A DISTANCE OF 373.26 FEET; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 16, NORTH 00° 16' 16" EAST A DISTANCE OF 250.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE, NORTH 89° 40' 36" WEST, A DISTANCE OF 185.00 FEET TO THE EAST BOUNDARY LINE OF THE "KAHN/JOSE" PARCEL, AS DESCRIBED IN THE OFFICIAL RECORD BOOK 2007, PAGES 1705 AND 1706 OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE ALONG THE EAST, NORTH, AND WEST BOUNDARY LINES OF SAID "KAHN/JOSE" PARCEL THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 00° 16' 16" EAST 265.00 FEET; NORTH 89° 40" 36" WEST, 290.00 FEET; SOUTH 00° 16' 16" WEST 265.00 FEET; THENCE NORTH 89° 40' 36" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 38, SAID TANGLEWOOD TERRACE UNIT THREE, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE AND THE EASTERLY BOUNDARY LINE OF TANGLEWOOD TERRACE UNIT FOUR, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 145 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, NORTH 00° 16' 16" EAST, A DISTANCE OF 940.03 FEET; TO THE NORTHEAST CORNER OF SAID TANGLEWOOD TERRACE UNIT FOUR; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT FOUR, NORTH 89° 43' 13" WEST, A DISTANCE OF 422.47 FEET, TO THE EAST BOUNDARY LINE OF TRACT 37, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 16, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70 OF THE PUBLIC

RECORDS OF SAID PASCO COUNTY; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT 37, NORTH 00° 14' 11" EAST, A DISTANCE OF 644.77 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TROUBLE CREEK ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2054. PAGE 1747 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID TROUBLE CREEK ROAD THE FOLLOWING FIVE COURSES AND DISTANCES; SOUTH 89° 45'18" EAST, 212.00 FEET; 539.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 50° 39' 06" AND A CHORD OF 521.87 FEET WHICH BEARS NORTH 64° 55' 10" EAST; NORTH 39° 35' 36" EAST 339.11 FEET 226.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET A CENTRAL ANGLE OF 20° 33' 59" AND A CHORD OF 224.93 FEET WHICH BEARS NORTH 49° 52' 36" EAST; NORTH 60° 09' 36" EAST, A DISTANCE OF 288.82 FEET TO THE EAST BOUNDARY LINE OF THE NORTHEAST ¼ OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST ¼ OF SAID SECTION 16, SOUTH 00° 09' 36" WEST, A DISTANCE OF 755.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO BOB AND JENNITA TROXELL AS DESCRIBED IN OFFICIAL RECORD BOOK 3212, PAGE 1587 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PASCO COUNTY FOR TROUBLE CREEK ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 153 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel ID: 16-26-16-0000-01600-0010

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 High Density Residential-30 (HDR-30) to Public/Semi-Public (P/SP), as shown in Exhibit "A" attached hereto.

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

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

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

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

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

_____ _____

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

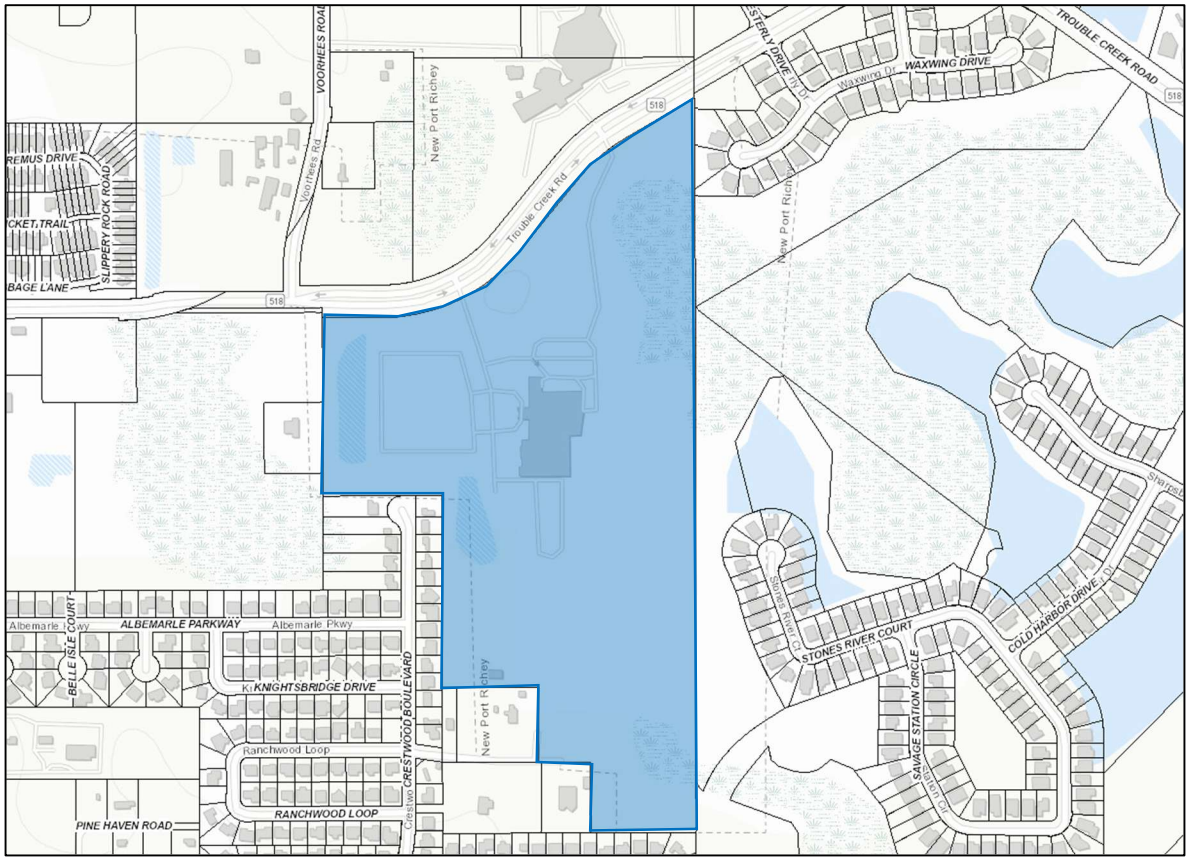
(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

_____

Timothy P. Driscoll, City Attorney CAA 10-13-26

EXHIBIT A


VOORHEES ROAD
Voorhees Rd
New Port Richey
Trouble Creek Rd
518
TROUBLE CREEK ROAD
WAXWING DRIVE
Waxwing Dr
REMUS DRIVE
SLIPPERY ROCK ROAD
BAGE LANE
Albemarle Cwy
ALBEMARLE PARKWAY
Albemarle Pkwy
BELLE ISLE COURT
KNIGHTSBRIDGE DRIVE
Ranchwood Loop
CRESTWOOD BOULEVARD
RANCHWOOD LOOP
PINE HAVEN ROAD
STONES RIVER COURT
COLD HARBOR DRIVE
SAVAGE STATION CIRCLE

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) The First Baptist Church of New Port Richey				
Mailing Address 6800 Trouble Creek Rd	City New Port Richey	County Pasco	State FL	Zip 34653-5500
Phone Number	Email Dave Phillips - dave@fbcnpr.com			
2. Representative of Owner Stansell Properties and Dev, LLC				
Relationship to Owner General Contractor				
Mailing Address 11607 Prospect Rd	City Odessa	County Pasco	State FL	Zip 33556
Phone Number 727-372-0781	Email jstege@stansellconstruction.com			
3. Primary Contact *{Phone Number & Email}* Jim Giarrusso 617.817.3395 jim@stansellconstruction.com				

4. Site Address 6800 TroubleCreek Rd			
General Location			
Size of Site Square Feet	47.25	Acres	
Legal Description of Subject Property COM AT EAST 1/4 COR OF SEC 16 FOR POB TH S00DEG16' 16"W 1856.28 FT TH N89DEG40' 36"W 373.26 FT TH N00DEG16' 16"E 250.00 FT TH N89DEG40' 36"W 185.00 FT TH N00DEG16' 16"E 265.00 FT TH N89DEG40' 36"W 340.00 FT TH N00DEG16' 16"E 675.03 FT TH N89DEG43' 13"W			
Tax Parcel Number(s) 16 26 16 0000 01600 0010			
Future Land Use Category HDR 30	Proposed Future Land Use Category Public, Semi Public		
Existing Use *{Include number of residential units and/or spare footage of non-residential uses}* Church / School			
Proposed Use *{Provide details about the specific use requested}* Church / School (No Change)			

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

Brings an existing use into current land use requirements. There is no proposed change.

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 David Phillips, the owner, hereby authorize Stansell Properties and Dev, LLC and their representatives 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 David Phillips

this 19 day of March, 20 26.

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced:

Notary Signature:

Notary Public State of Florida
Lee Anna Hoffman
My Commission HH 395368
Expires 7/16/2027

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.)

James Giarrusso

Owner or Representative's Name *(Printed)*

Owner or Representative's Signature

Sworn to and subscribed before me by James Giarrusso

this 20 day of March, 20 26.

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced:

Notary Signature:

Notary Public State of Florida
Lee Anna Hoffman
My Commission HH 395368
Expires 7/16/2027

STAFF REPORT

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

APPLICATION INFORMATION

Case:	LUA-26-04-0007
Address:	6800 Trouble Creek Road
Parcel ID:	16-26-16-0000-01600-0010
Owner:	The First Baptist Church of New Port Richey
Applicant:	Jim Giarrusso
Request:	Amendment of the Future Land Use Map from High Density Residential 30 (HDR-30) to Public/Semi-Public (P/SP)

STATEMENTS OF FACT

Property Location:	47.24 acres on the south side of Trouble Creek Road, approximately 105 feet east of Voorhees Road
Existing Future Land Use:	High Density Residential 30 (HDR-30)
Proposed Future Land Use:	Public/Semi-Public (P/SP)
Existing Zoning:	General Commercial (C-2) Zoning District
Proposed Zoning:	Public/Semi-Public (P/SP)
Surrounding Future Land Uses:	North ..... General Commercial (CG)
	South ..... High Density Residential 30 (HDR-30), Residential-6 (RES-6) (Pasco County)
	East..... Residential-6 (RES-6) (Pasco County)
	West ..... Residential-6 (RES-6) (Pasco County)
Existing Use:	Church, School
Proposed Use:	Church, School
Adjacent Uses:	North ..... Church, Office/Commercial
	South ..... Multi-Family Residential, Single-Family Residential (Pasco County)
	East..... Single-Family Residential (Pasco County)
	West ..... Single-Family Residential (Pasco County)

ANALYSIS

Background and Existing Conditions:

The subject property is currently owned and occupied by The First Baptist Church of New Port Richey. The site was initially developed for use as a church and accompanying facilities in 2006. Since then, facilities have been expanded to include 7 modular temporary classrooms for First Christian Academy and a basketball court south of the primary structure. A concept plan application to replace the existing temporary classroom structures with an 11,900 square foot building with restrooms was received and reviewed by the DRC in March 2026. Upon review of the application, it was identified that the both the Future Land Use Map and Zoning District Map designations of the subject property were inconsistent and incompatible with one another as well as with the City's adopted Comprehensive Plan. While it was determined that the classroom addition may proceed to the site plan review stage with the site as is, staff recommended that Future Land Use Map and Zoning District Map amendments be proposed to correct the inconsistencies of the site and facilitate potential future development by the First Baptist Church.

Proposal:

In order to correct the existing incompatible future land use designation, an application has been filed to amend the Future Land Use Map category for the subject property from High Density Residential-30 (HDR-30) to Public/Semi-Public (P/SP) along with a companion application to amend the Zoning District Map from C-2 General Commercial to P/SP.

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). 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.

Table FLU 1.1.3 Future Land Use Map Categories New Port Richey 2020 Comprehensive Plan				
FLUM Category	**Purpose**	**Uses**		**Gross Density / Intensity and Locational Criteria**
		Primary	**Secondary**	
Public/Semi-Public (P/SP)	▪ To show those major government-owned facilities, and other public uses, existing or proposed. This category also accommodates semi-public uses such as private establishments generally available for public use.	▪ Municipal buildings, operations and activities ▪ Community facilities including schools, hospitals, medical clinics; religious facilities, cemeteries, adult living facilities, nursing homes, child day care, fraternal organizations and civic organization ▪ Utilities ▪ Rights-of-way ▪ Other similar uses	▪ Residential equivalent ▪ Recreation/ open space ▪ Ancillary residential use ▪ Urban Agriculture	▪ Ancillary Residential Use: A range from 0.0-1.0 dwelling unit per acre. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Maximum floor area ratio: 2.00. ▪ Maximum building height: 60 feet. ▪ Locational criteria: Due to the broad spectrum of public service levels and accessibility requirements as the intensity of use varies, each use must be evaluated and located on the basis of its individual merits. These uses are generally appropriate to locations where health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access
High Density Residential-30 (HDR 30)	▪ To designate residential areas that are suitable for high density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g.,	▪ Residential	▪ Accessory Dwelling Units ▪ Residential equivalent ▪ Public/Semi-Public ▪ Recreation/ Open Space ▪ Neighborhood-scale Commercial ▪ Urban Agriculture	▪ Residential: A range from 0.0-30.0 dwelling units per acre. ▪ Intensity: A range from 0.0-0.4 FAR; maximum lot coverage of 45%; and maximum building height of 35 feet. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-public: Maximum of 2.0 acres; otherwise, a FLUM amendment to the Public/Semi-public category is required.

	age, household formation/size, income, etc.).			▪ Recreation/Open Space: No limitation as to acreage or intensity. ▪ Non-residential Use: Maximum lot coverage of 0.60 and maximum building height of 35 feet. ▪ Locational criteria: This category is well suited for areas in proximity to commercial and employment centers; public transit corridors, bicycle and pedestrian facilities; and public parks or open space. ▪ Non-residential uses shall be of a manner designed to provide neighborhood-serving, neighborhood-scale, convenience commercial goods and services, and to recognize such areas as primarily well-suited for neighborhood commercial uses consistent with the need, scale, and character of the neighborhood in which they are located.

Religious facilities and schools are considered a Public/Semi-public use of property. According to Table FLU 1.1.3 above, P/SP uses on property designated HDR-30 may be a maximum of 2.0 acres in size; otherwise, a Future Land Use Map amendment to P/SP is required. Given the subject property is currently designated HDR-30 and is 47.24 acres, the proposed Future Land Use Map amendment to P/SP is required by and compatible with the Comprehensive Plan.

The majority of the adjacent parcels are under Pasco County jurisdiction and are single-family residential uses. The adjacent parcels within the city have residential and commercial land uses. The proposed Future Land Use Map category of P/SP will be compatible with these existing uses.

Land Development Code:

As a Future Land Use Map amendment to P/SP is required to be compatible with the Comprehensive Plan, a rezoning to P/SP is also required to be consistent with the Land Development Code.

LDC Section 7.21.00 – Land Use and Zoning Consistency.

The chart set forth within LDC Section 7.21.00 establishes that the proposed P/SP Future Land Use Category will be consistent with the P/SP Zoning District proposed in the companion Rezoning Application, REZ-26-04-0019.

SUMMARY AND RECOMMENDATION

At its meeting of July 30, 2026, the Development Review Committee (DRC) reviewed the request and found that a Future Land Use Map Amendment from HDR-30 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-26-04-0007.

LDRB Review:

The LDRB conducted a quasi-judicial review of this case at its meeting of September 17, 2026 and recommended **approval** of the FLUM Amendment from HDR-30 to P/SP.

Notice and Response:

Pursuant to LDC Section 5.01.03, notice was sent to all property owners within 500 feet of the subject property and a sign posted at the subject property on August 28, 2026. Additionally, notice of the public hearings was published in the Tampa Bay Times on September 2, 2026.

ATTACHMENTS:

1. Future Land Use Map Amendment Application
2. Future Land Use Map
3. Aerial Photo
4. Public Notice Affadavits

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

September 17, 2026
MINUTES

A. CALL TO ORDER 2:01 pm

B. ROLL CALL

Nadine Ward called for a roll call from members present and the following persons were in attendance constituting a quorum.

Members in attendance: Dr. Don Cadle, Mike Peters, Bob Smallwood, Bobby Busch, Kelly Mothershead

John Grey and Beverly Barnett were absent.

Staff in Attendance: Dale Hall, Development Director; Gabriela Miagany, Planner, Robert Tefft, Senior Planner, Corey Holycross, Development Planner, Nadine Ward, Sr. Admin Asst.

Vice-Chairman Cadle led the pledge of allegiance.

C. APPROVAL OF MINUTES:

Bob Smallwood made a motion to approve the minutes of the Board's meeting of August 20, 2026. Mr. Peters seconded the motion. The motion was approved unanimously 5-0.

D. QUASI-JUDICIAL HEARING ITEMS (Items 1-2):

1. Case: LUA-26-04-0007
Address: 6800 Trouble Creek Road
Request: Small scale amendment of the Future Land Use Map for approximately 47.24 acres of property from High Density Residential-30 (HDR-30) to Public/Semi-Public (P/SP)
Applicant: Thomas Bellante, Jr.

Staff: Ms. Miagany presented the item to the Board and clarified that the request does not involve any proposed change in use of the school/church property. She explained that the request is intended to address an inconsistency

Note: In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, F.S., all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk at 727-853-1024, not later than four days prior to such proceeding. Hearing assistance headphones are available in the Council Chambers. Any person desiring to appeal any decision made by the DRC, 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 that the City Staff 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).

between the property's current Future Land Use (FLU) designation and the Comprehensive Plan.

Motion -Ms. Mothershead made a motion to approve, Mike Peters seconded the motion. The motion was approved unanimously 5-0. Direct to move to City Council on October 20, 2026.

2. Case: REZ-26-04-0019
Address: 6800 Trouble Creek Road
Request: Rezoning of approximately 47.24 acres of property from C-2 General Commercial (C-2) Zoning District to Public/Semi-Public (P/SP) Zoning District
Applicant: Thomas Bellante, Jr.

Staff: Ms. Miagany presented the item to the Board and explained that the purpose of the rezoning request is to address an inconsistency between the property's current zoning designation and the Comprehensive Plan.

Motion: Bob Smallwood made a motion to approve, Kelly Mothershead seconded the motion. The motion was approved unanimously 5-0. Direct to move to City Council on October 20, 2026.

E. **COMMENTS:** Mr. Hall provided the Board with an update on the Comprehensive Plan. Ms. Miagany informed the Board of upcoming Public Input Sessions being scheduled to provide community residents with an opportunity to participate in the Comprehensive Plan process. The purpose of the visioning sessions is to provide an update on the City's Comprehensive Plan and gather input from the community.
The first Public Input Session will be held on October 8, 2026, at 6:00 p.m. at the New Port Richey Public Library. A second session is tentatively scheduled for November 2026.

F. **ADJOURN** – Dr. Cadle adjourned the meeting at 2:24 pm.

SURVEYOR'S REPORT

MAP OF BOUNDARY SURVEY:

SEE SHEET 2. FOR MAP OF SURVEY
THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:

A portion of Section 16, Township 26 South, Range 16 East, Pasco County, Florida, more particularly described as follows:

Commence at the East 1/4 corner of said Section 16, for a POINT OF BEGINNING; thence along the East boundary line of the Southeast 1/4 of said Section 16, South 00° 16' 16" West, a distance of 1856.28 feet, to the Northeast corner of TANGLEWOOD TERRACE UNIT THREE, as shown on the plat recorded in Plat Book 15, Page 27 of the Public Records of said Pasco County, thence along the North boundary line of said TANGLEWOOD TERRACE UNIT THREE, North 89° 40' 36" West, a distance of 373.26 feet; thence parallel with the East boundary line of the Southeast 1/4 of said Section 16, North 00° 16' 16" East a distance of 250.00 feet; thence parallel with the North boundary line of said TANGLEWOOD TERRACE UNIT THREE, North 89° 40' 36" West, a distance of 185.00 feet to the East boundary line of the "Kahn/Jose" parcel, as described in Official Record Book 2007, Pages 1705 and 1706 of the Public Records of Pasco County; thence along the East, North and West boundary lines of said "Kahn/Jose" parcel the following three courses and distances: North 00° 16' 16" East, 265.00 feet; North 89° 40' 36" West, 290.00 feet; South 00° 16' 16" West, 265.00 feet; thence North 89° 40' 36" West, a distance of 50.00 feet to the Northeast corner of Lot 38, said TANGLEWOOD TERRACE UNIT THREE, thence along the Easterly boundary line of said TANGLEWOOD TERRACE UNIT THREE and the Easterly boundary line of TANGLEWOOD TERRACE UNIT FOUR, as shown on the plat recorded in Plat Book 15, Page 145 of the Public Records of said Pasco County, North 00° 16' 16" East, a distance of 940.03 feet; to the Northeast corner of said TANGLEWOOD TERRACE UNIT FOUR; thence along the Northerly boundary line of said TANGLEWOOD TERRACE UNIT FOUR, North 89° 43' 13" West, a distance of 422.47 feet, to the East boundary line of Tract 37, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of said Section 16, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records of said Pasco County; thence along the East boundary line of said Tract 37, North 00° 14' 11" East, a distance of 644.77 feet, to the Southerly right-of-way line of Trouble Creek Road as described in Official Record Book 2054, Page 1747 of the Public Records of said Pasco County; thence along the Southerly right-of-way of said Trouble Creek Road the following five courses and distances; South 89° 45' 18" East, 212.00 feet; 539.26 feet along the arc of a curve to the left, said curve having a radius of 610.00 feet, a central angle of 50° 39' 06" and a chord of 521.87 feet which bears North 64° 55' 10" East; North 39° 35' 36" East, 339.11 feet 226.14 feet along the arc of a curve to the right, said curve having a radius of 630.00 feet a central angle of 20° 33' 59" and a chord of 224.93 feet which bears North 49° 52' 36" East; North 60° 09' 36" East, a distance of 288.82 feet to the East boundary line of the Northeast 1/4 of said Section 16; thence along the East boundary line of the Northeast 1/4 of said Section 16, South 00° 09' 36" West, a distance of 755.95 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion of the above described property conveyed to Bob and Jennita Troxell as described in Official Record Book 3212, page 1587 of the Public Records of Pasco County, Florida;

ALSO LESS AND EXCEPT that portion of the above described property conveyed to Pasco County for Trouble Creek Road Right-of-Way as described in Official Record Book 6874, page 153 of the Public Records of Pasco County, Florida.

The above described parcel contains 47.241 acres, more or less, exclusive of the two exceptions listed above.

ACCURACY:

1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.

3. THE PRIMARY CONTROL POSITIONS FOR THIS SURVEY WERE DERIVED FROM A CONVENTIONAL GROUND TRAVERSE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS 1 FOOT IN 32,200 FEET.

3. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

DATA SOURCES:

DATA SOURCES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING ASSUMED AS S00°16'16"W, AS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT ISSUED BY RICHARD L. PEARSE, JR., P.A., COMMITMENT NUMBER CF-0462526, EFFECTIVE DATE 3/18/06. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING: (a) OFFICIAL RECORDS BOOK 3212, PAGE 1587; (b) OFFICIAL RECORDS BOOK 2054, PAGE 1746; (c) OFFICIAL RECORDS BOK 1592, PAGE 484; AND (d) OFFICIAL RECORDS BOOK 6874, PAGE 1746; ALL OF THE PUBLIC RECORDS OF PASCO CONTY, FLORIDA.

4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING: (a) PLAT OF AMPA-TARPON SPRINGS LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGES 68-70, OF THE PUBLIC RECORDS F PINELLAS COUNTY, FLORIDA; (b) PLAT OF TANGLEWOOD TERRACE UNIT FOUR, AS RECORDED IN PLAT BOOK 15, PAE 145;(c) PLAT OF TANGLEWOOD TERRACE UNIT THREE, AS RECORDED IN PLAT BOOK 15, PAGE 27;(d) PLAT OF SUMMERLAKES TRACT 7 AS RECORDED IN PLAT BOOK 28, PAGES 103-107; (e) SUMMER LAKES TRACTS 1 AND 2 AS RECORDED IN LAT BOOK 33 PAGES 128-133 ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN BOUNDARY SURVEY PREPARED BY WALTER A. CASSON, JR. FOR THE FIRST BAPTIST CHURCH OF NEW PORT RICHEY ORDER NUMBR 910226, DATED DECEMBER 11, 1991.

6. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF EVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE. (www.labins.org)

LIMITATIONS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THERE MAY BE ADDITIONAL EASEMENTS AND / OR RESTRICTIONS AFFECTING THIS ROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ORIGINAL FIELD WORK COMMENCED ON 3/26/06 AND WAS COMPLETED ON 3-29-06.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THER MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED PINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).

6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.

7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLSS OTHERWISE SHOWN ON MAP OF SURVEY.

9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCE WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGRND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KD WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

10. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THE SURVEYOR

11. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.

12. THE LIMITS FOR THIS PROJECT WERE DETERMINED BY THE CLIENT.

13. NO MAPPING OF INTERIOR FEATURES WAS PERFORMED. ONLY THE VISIBLE IMPVEMENTS WHICH ARE NEAR OR CROSSOVER THE SUBJECT PROPERTY BOUNDARY LINES WERE MAPPED AND SHOWN ON THE MAP OF SURVEY.

BOUNDARY INCONSISTENCIES:

1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

EASEMENTS/RIGHT-OF-WAY:

1. NO ADDITIONAL INFORMATION REGARDING EASEMENTS OR RIGHTS-OF-WAYS HAS BEEN SUPPLIED TO THIS SURVEYOR EXCEPT THOSE SUPPLIED WITH THE TITLE COMMITMENT, SEE DATA SOURCES 2.

2. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. THE RIGHT-OF-WAY FOR TROUBLE CREEK ROAD IS BY OFFICIAL RECORDS BOOK 2054, PAGE 1746. (SEE DATA SOURCES 3)

4. THE ADDITIONAL RIGHT-OF-WAY FOR TROUBLE CREEK ROAD IS BY OFFICIAL RECORDS BOOK 6874, PAGE 152 (SEE DATA SOURCES 3) SHOWN AS D4 ON THE MAP OF SURVEY.

5. THE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT BY OFFICAL RECORDS BOOK 1592, PAGE 484. (SEE DATA SOURCES 3) SHOWN AS D3 ON THE MAP OF SURVEY.

9. NO ADDITIONAL INFORMATION REGARDING RESTRICTIONS, CONDITIONS, RESERVATIONS AND EASEMENTS HAS BEEN SUPPLIED TO THIS SURVEYOR EXCEPT WHAT IS CONTAINED ON THE PLATS REFERNCED IN DATA SOURCES 4 AND THOSE SUPPLIED WITH THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 2.

THE FOLLOWING ARE PER SCHEDULE B-II OF THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 2:

3. EASEMENT CONTAINED IN INSTRUMENT RECORDED 09/15/2005, UNDER O.R. BOOK 6588, PAGE 1069, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

4. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TANGLEWOOD TERRACE UNIT FOUR, AS RECORDED IN PLAT BOOK 15, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TANGLEWOOD TERRACE UNIT THREE, AS RECORDED IN PLAT BOOK 15, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

6. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGES 68,69, AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

7. AGREEMENT BY AND BETWEEN BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY FLORIDA AND CITY OF NEW PORT RICHEY RECORDED 11/17/1978 IN O.R. BOOK 977, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA. (NON-PLOTABLE WATER AGREEMENT)

8. ZONING AND/OR OTHER RESTRICTIONS OR PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY.

APPARENT PHYSCAL USE:

THE SUBJECT PROPERTY APPEARS TO BE VACANT.

PREPARED FOR:

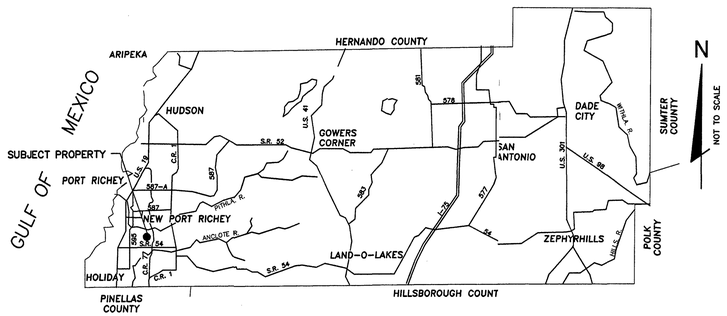
FIRST BAPTIST CHURCH OF NEW PORT RICHEY

CERTIFIED TO:

THE FIRST BAPTIST CHURCH OF NEW PORT RICHEY, INC.
SYNOVUS BANK OF TAMPA BAY OR ITS ASSIGNS
LAW OFFICES OF JAMES J. ALTMAN
ATTORNEYS TITLE INSURANCE FUND, INC.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6162
STATE OF FLORIDA



VICINITY MAP
PASCO COUNTY, FLORIDA
NOT TO SCALE

ABBREVIATIONS LEGEND

AC	= Acres	FN	= Found Nail	PID	= Permanent Identification Number
A/C	= Air Conditioner	FND	= Found	℄	= Property Line
ADW	= Asphalt Driveway	FN&D	= Found Nail and Dis	PLS	= Professional Land Surveyor
ADS	= Advance Drainage Systems	FFE	= Finished Floor Elevtion	POB	= Point of Beginning
ASPH	= Asphalt	FN&TT	= Found Nail and Tir Tab	POC	= Point of Commencement
B/C	= Back of Curb	FOP	= Found Open End Iron Pipe	POL	= Point on Line
BCCM	= Board of County Commissioners Minutes Book	FPB	= Florida Power Corpration Box	PRM	= Permanent Reference Monument
BFPD	= Back Flow Prevention Device	FPC	= Florida Power Corpration	PSM	= Professional Surveyor and Mapper
BLDG	= Building	FPP	= Found Pinched Iror Pipe	PT	= Point of Tangency \ Point
BNDY	= Boundary	FRRS	= Found Railroad Spie	PVC	= Polyvinyl Chloride Pipe
BWF	= Barb Wire Fence	FT	= Feet	(R)	= Recorded Data
(C)	= Calculated Data	F/T	= Fence Tie	RCP	= Reinforced Concrete Pipe
C/C	= Covered Concrete	FXC	= Found X-cut	RLS	= Registered Land Surveyor
CCP	= Concrete Post	G/A	= Guy Wire Anchor	RNG	= Range
CCR	= Certified Corner Record	GE	= Grate Elevation	R/W	= Right of Way
CDW	= Concrete Driveway	GI	= Grate Inlet	S	= South
CI	= Curb Inlet	GV	= Gas Valve	SCM	= Set Concrete Monument, 4"x4", PRM LB 6707
℄	= Center Line	IE	= Invert Elevation	SEC	= Section
CLF	= Chain Link Fence	INV	= Invert	SHW	= Seasonal High Water Elevation
CM	= Concrete Monument	LB	= Corporate Certificaon Number	SIR	= Set 5/8"Iron Rod and Cap, FDC LB 6707
CMP	= Corrugated Metal Pipe	LP	= Light Pole	SIR(W)	= Set 5/8"Iron Rod and Cap, FDC LB 6707 WITNESS PT
CO	= Clean out	LS	= Licensed Surveyor	SMH	= Sanitary Manhole
CONC	= Concrete	(MAG)	= Magnetic Bearing	SN&D	= Set Nail and Disk, FDC LB 6707
COR	= Corner	MAS	= Masonry	SN&D(W)	= Set Nail and Disk, FDC LB 6707 WITNESS PT
CPB	= Condo Plat Book	MES	= Mitered End Sectio	SQ	= Square
C/S	= Concrete Slab	MH	= Manhole	SR	= State Rood
C/T	= Curb Tie	MHW	= Mean High Water	STY	= Story
DB	= Deed Book	MOL	= More or Less	S/W	= Sidewalk
DCVA	= Double Check Valve Assembly	N	= North	TBM	= Temporary Benchmark
DNR	= Department of Natural Resources	N/C	= No Cap	TOB	= Top of Bank
DEPT	= Department	N/F	= Not Found	TRAV	= Traverse
DIA	= Diameter	NAD	= North American Dum	(TYP)	= Typical
DIP	= Ductile Iron Pipe	NAVD	= North American Vtical Datum	TWP	= Township
DMH	= Drainage Manhole	NGS	= National GeodetiSurvey	U/P	= Utility Pole
E	= East	NGVD	= National Geodetic/ertical Datum	VCP	= Vtrified Clay Pipe
ECMP	= Elliptical Corrugated Metal Pipe	NP	= Normal Pool Elevtion	W	= West
EL	= Elevation	(NR)	= Non Radial	W/	= With
EOW	= Edge of Water	O/A	= Overall	W/F	= Wood Fence
E/P	= Edge of Pavement	OHW	= Overhead Wire	WM	= Water Meter
ERCP	= Elliptical Reinforced Concrete Pipe	ORB	= Official Record Bk	WUP	= Wood Utility Pole
ESMT	= Easement	(PA)	= Property Appraise Map Data	W/T	= Wall Tie
(F)	= Field Data	PB	= Plat Book	WV	= Water Valve
FCM	= Found Concrete Monument	PC	= Point of Curvatu	xx°	= Degrees
FDOT	= Florida Department of Transportation	PCED	= Pasco County Enneering Department	xx'	= Minutes (Bearings)
FH	= Fire Hydrant	PCP	= Permanent Contr Point	xx"	= Seconds (Bearing)
FIR	= Found Iron Rod and Cap	PG(S)	= Pages	xx'	= Feet (Distances)
		PI	= Point of Intersecn		

SYMBOLS LEGEND

+	= Aerial Target	⊕	= Metal Post
	= Bench Mark	Ⓜ	= Monitoring Well
GPS	= Cable TV Paint Stripe		= Parking Meter
CB	= Cable TV Box	RWPS	= Reclaimed Water Paint Stripe
©	= Communications Manhole	RB	= Reclaimed Water Box
	= Concrete Light Pole		= Reclaimed Water Valve
	= Concrete Post		= Sanitary Sewer Manhole
	= Concrete Utility Pole		= Sanitary Cleanout
D	= Drainage Manhole	SANPS	= Sanitary Sewer Paint Stripe
EB	= Electric Box		= Section Corner
E	= Electric Manhole		= Siamese Connection
FPCPS	= FPC Paint Stripe		= Sign
	= FPC Pedestal	SCB	= Sprinkler Control Box
	= Fire Hydrant		= Sprinkler Head
	= Flag Pole	STMPS	= Storm Water Paint Stripe
	= Gas Line Marker	SB	= Traffic Signal Box
	= Gas Filler Cap	TP	= Traffic Signal Pole
	= Gas Valve	WPS	= Water Line Paint Stripe
GM	= Gas Meter Box	W	= Water Meter
GLPS	= Gas Line Paint Stripe		= Water Valve
	= Grate Inlet		= Wood Utility Pole
G	= GTE Manhole		= Wood Light Pole
	= GTE Pedestal		= Wood Post
GTE	= GTE Marker		
	= Guy Wire	25.25'	= Point of Elevation
	= Light Pole	25.2'	= Calculated Dimension from Structi to Boundary / Right-of-Way Line
MB	= Mail Box		

DOCUMENT LEGEND

(D1) = Legal Description Data
(D2) = ORB 3212, PG 1587
(D3) = ORB 1592, PG 484
(D4) = ORB 6874, PG 0153

LINETYPE LEGEND

= Boundary Line
= Center Line
= Easement Line
= Edge of Water
= Jurisdictional Line
= Right-Of-Way Line
= Section Line
= Top Bank or Top of Berm
= Toe of Slope or Grade Break

TREE LEGEND

= Australian Pine Tree	= Hickory Tree
= Banana Tree	= Holly Tree
= Bay Tree	= Jacaranda Tree
= Black Cherry	= Loquat Tree
= Bottle Brush Tree	= Magnolia Tree
= Brazilian Pepper	= Maple Tree
= Bush	= Mimosa Tree
= Cactus	= Mullberry Tree
= Camphor Tree	= Myrtle Tree
= Cedar Tree	= Oak Tree
= Citrus Tree	= Palm Tree
= Cherry Laurel Tree	= Pine Tree
= China Berry Tree	= Punk Tree
= Cypress Tree	= Sweet Gum Tree
= Dead Tree	= Sycamore Tree
= Ear Tree	= Unknown Tree Type
= Evergreen Tree	= Willow Tree
= Eucalyptus Tree	

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J:\99\ProJects\Dwgs\SURVEYS\99_533-01_SVY-CS.DWG - Apr 05, 2006 @ 11:07am - mbeach

DRAWN: MDE
CHECKED: SMB
QUALITY CONTROL: DWMD

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL, 3465
Tel: (727) 849-7588 - Fax: (727) 848-364
Certificate of Authorization: LB 670
State of Florida

SUBJECT:
FIRST BAPTIST CHURCH PARCEL
NEW PORT RICHEY

SHEET DESCRIPTION:
BOUNDARY SURVEY

NO.	DATE	REVISIONS	BY	QUALITY CONTROL
2.	3-08-06	REVISED BOUNDARY LINE TIES TO IMPROVEMENTS	MDE	SMB
1.	3-05-06	REVISED DETAILS, ADDED TREE SYMBOL LEGEND	MDE	SMB

SHEET INDEX:
1. SURVEYOR'S REPORT
2. MAP OF SVEY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR FIRMS IS PROHIBITED.

JOB NUMBER: 533-01
EPK: 90
PROJECT DATA BASE: 90
FIELD BOOK NUMBER & PAGES: 1160/20-35 & 1340/11
LAST DATE OF ORIGINAL FIELD WORK: 03/29/06
SCALE: NONE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6261
STATE OF FLORIDA

SHEET 1 OF 2

Section 16, Township 26 South, Range 16 East,
City of New Port Richey, County of Pasco, State of Florida

N

0 50 100 200

SUMMER LAKES
TRACT 7
PB 28, PG(S) 103–107

SUMMER LAKES
TRACTS 1 & 2
PB 33, PG(S) 128–133

FN&O
P.C.E.D.
NE COR OF
SEC 16–26S–16E
CCR 060585

N00°09'37"E(F)
1880.38'(F)

S00°09'36"W(D1)
S00°09'03"W(F)

755.95'(D1)
738.63'(F)

POC(D2)
POB(D1)
E 1/4 COR OF
SEC 16–26S–16E
FOP 2"
RUSTED
CCR 0040671

E LINE OF NE 1/4 OF SEC 16–26S–16E

(BEARING BASIS)(D1)
S00°16'16"W(D1,D2)
S00°15'57"W(F)

S00°16'16"W(D2)
1856.28'(D2)

1856.28'(D1,D2)
1856.82'(F)

E LINE OF SE 1/4 OF SEC 16–26S–16E

FCM 4"X4"
BAUR PRM 2043
NE COR OF
TANGLEWOOD TERRACE
UNIT THREE

N00°16'16"E(D3)
806.34'(D3)

POC(D3)

N/F
SE COR OF
SEC 16–26S–16E
CCR 060607

N60°09'80"E(F,C)
280.16'(F,C)

S00°09'03"W(C)
17.32'(C)

N60°09'36"E(D1)
288.82'(D1)

SIR

C2

C4

SIR N39°35'10"E(F,C) 339.11'(F,C)

LESS AND EXCEPT
ORB 6874, PG 153

N39°35'36"E(D1) 339.11'(D1)

C1

C3

TROUBLE CREEK ROAD
ORB 2054, PG 1747
115' R/W

S'LY R/W LINE OF
TROUBLE CREEK RD

S89°45'18"E(D1)
212.00'(D1)

S89°45'45"E(F,C)
212.00'(F,C)

N00°13'44"E(C)
15.00'(C)

SUBJECT PROPERTY
AREA=2,057,771 SQ FT
OR 42.240 AC, MOL

NO INTERIOR MAPPING OF
FEATURES (IF ANY) PERFORMED
(SEE LIMITATIONS 13 AND APPARENT PHYSICAL USE)

N00°16'16"E(D1)
N00°13'22"E(F)
250.00'(D1)

FIR 1/2"
NO CAP

FIR 1/2"
GEMCAN
LB2769

N89°40'36"W(D1)
N89°41'42"W(F)
373.26'(F,D1)

N BNDY LINE OF
TANGLEWOOD TERRACE
UNIT THREE
/PB 15, PG 27

S00°16'16"W(D3)
30.00'(D3)

N00°16'16"E(D2,D3)
250.00'(D2,D3)

N00°17'59"E(F)
N00°16'16"E(D1)
265.00'(D1)
264.56'(F)

E BNDY LINE OF
"KAHN/JOSE" PARCEL

N00°16'16"E(D2)
265.00'(D2)

FIR 1/2"
LB 5789

N89°40'36"W(D1)
N89°38'53"W(F)
340.00'(F)
290.00'(D1)

W BNDY LINE OF
"KAHN/JOSE" PARCEL

S89°40'36"E(D3)
224.00'(D3)

INGRESS/EGRESS EASEMENT
ORB 1992, PG 0486

N89°40'36"W(D2,D3)
50.00'(D2,D3)

525.00'(D3)

N00°16'16"E(D3)
30.00'(D3)

NOT-PLATTED

"KAHN/JOSE"
PARCEL
OR 2007, PG 1705 AND 1706

LESS AND EXCEPT
ORB 3212, PG 1587

NE COR OF
LOT 38
PB 15, PG.145

WESTERLY EXTENSION OF
NORTHERLY BNDY LINE OF
"KAHN/JOSE" PARCEL

RAINTREE COURT N

FCM 4"X4"
BAUR PRM
2043
NE COR OF
TANGLEWOOD
TERRACE UNIT 4

N00°16'16"E(D1)
N00°16'03"E(F)

675.03'(F)
940.03'(D1)

E BNDY LINE OF
TANGLEWOOD TERRACE
UNIT FOUR

TANGLEWOOD TERRACE
UNIT FOUR
PB 15, PG 145

CRESTWOOD BLVD

422.47'(D1)
422.39'(F)

N89°43'13"W(D1)
N89°43'40"W(F)

N BNDY LINE OF
TANGLEWOOD TERRACE
UNIT FOUR

N00°13'44"E(F)

529.77'(F)
E BNDYLINE OF TRACT 37

N00°14'11"E(D1)

544.77'(D1)

TRACT 37
TAMPA AND TAMPON SPRINGS
LAND CO. SUBDIVISION
PB 1, PG(S) 58–70

FCM 4"X4"
BAUR PRM
2043

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	625.00'	552.52'	534.71'(F)	N64°55'09"E(F)	50°39'06"
C2	615.00'	220.75'	219.57'(F)	N49°52'35"E(F)	20°33'59"
C3(D1)	610.00'	539.26'	521.87'	N64°55'10"E	50°39'06"
C4(D1)	630.00'	226.14'	224.93'	N49°52'36"E	20°33'59"

DRAWN: MDE
CHECKED: SMB
QUALITY CONTROL: DWMD

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL. 3465
Tel. (727) 849-7588 - Fax. (727) 848-361
Certificate of Authorization: LB 671
State of Florida

SUBJECT:
FIRST BAPTIST CHURCH PARCEL
NEW PORT RICHEY

SHEET DESCRIPTION:
BOUNDARY SURVEY

NO.	DATE	REVISIONS	BY	QUALITY CONTROL
2.	3-08-06	REVISED BOUNDARY LINE TIES TO IMPROVEMENTS	MDE	SMB
1.	3-05-06	REVISED DETAILS, ADDED TREE SYMBOL LEGEND	MDE	SMB

SHEET INDEX.
1. SURVEYORS REPORT
2. MAP OF SURVEY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

JOB NUMBER: 533-01
EPN: 90
PROJECT DATA BASE: 90
FIELD BOOK NUMBER & PAGES: 1160/20-35 & 1340/11
LAST DATE OF ORIGINAL FIELD WORK: 03/29/06
SCALE: 1"=100'

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6261
STATE OF FLORIDA

SHEET 2 OF 2

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x:\JOB\ProjData\Dwg\SURVEY\90_533-01_SY.DWG - Apr 06, 2006 @ 11:06am - mbeach



Legend

- Street (Labels)
- Parcel (Lines)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

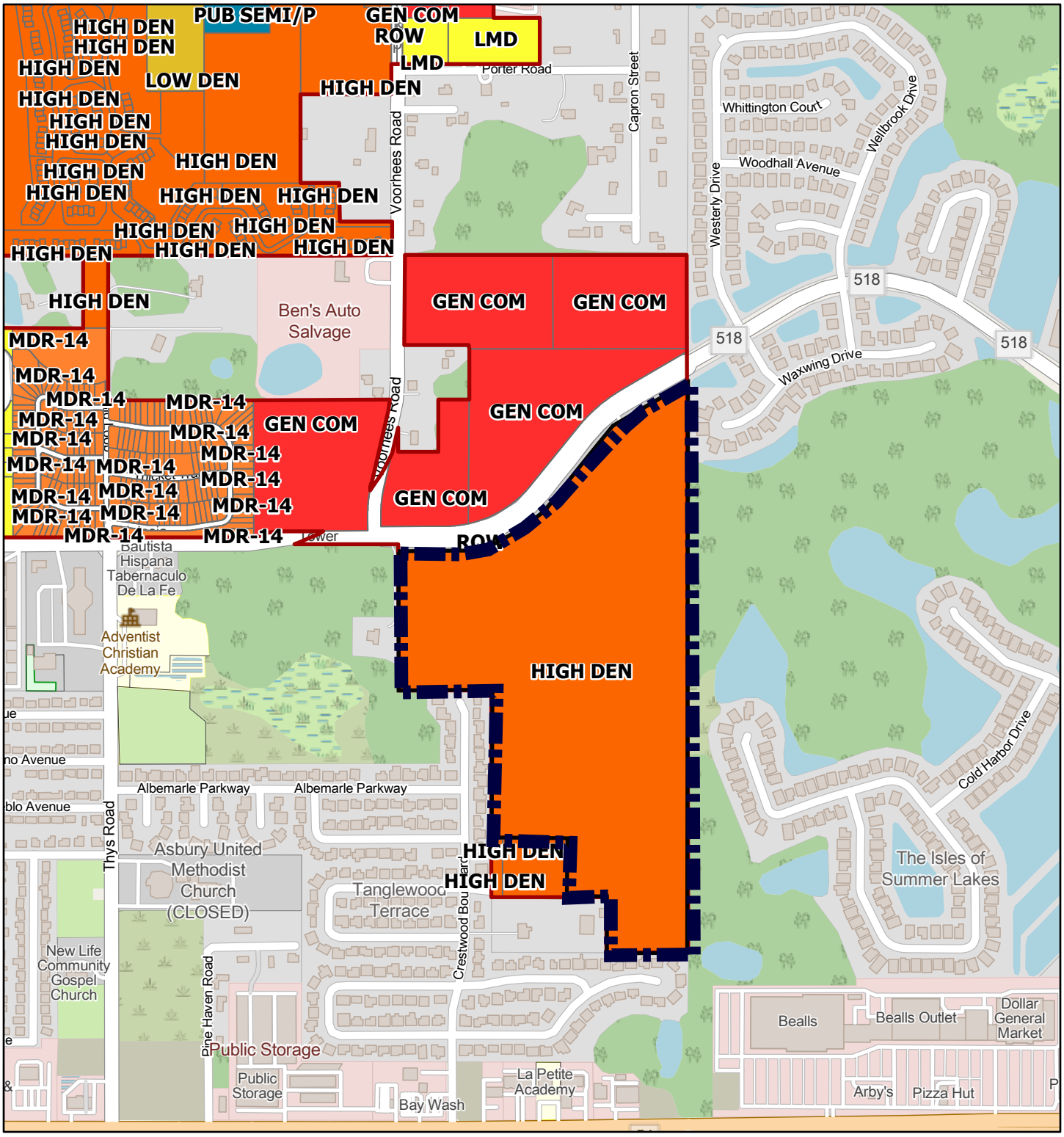
Pasco County Property Appraiser

0 0.075 0.15 0.3 mi

N

9/8/2026, 8:34:44 AM

ArcGIS Web Map



9/8/2026, 10:13:55 AM

1:8,749

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limits 2026

Future Land Use

- General Commercial
- High Density Residential - 30
- Low Medium Density - 10
- Low Density - 5
- Medium Density Residential - 14
- Public/ Semi-Public

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Make Google Earth yours Complete your profile to help improve your experience

File Edit View Add Tools Help

6800 Trouble Creek Road, New P

PROPOSED 198'-4" X 60"
MODULAR CASSROOM
BLDG TO REPLACE 7 INDIVIDUAL
UNITS

60'

198'-4"

EXIST ELEC RISER

ELEC

NEW CONC
WALK

WATER

LIFT
STATION

SEWER
(MAY REQUIRE
PUMP STATION)

FIRST BAPTIST CHURCH
6800 TROUBLE CREEK RD
NEW PORT RICHEY, FL

First Baptist Church

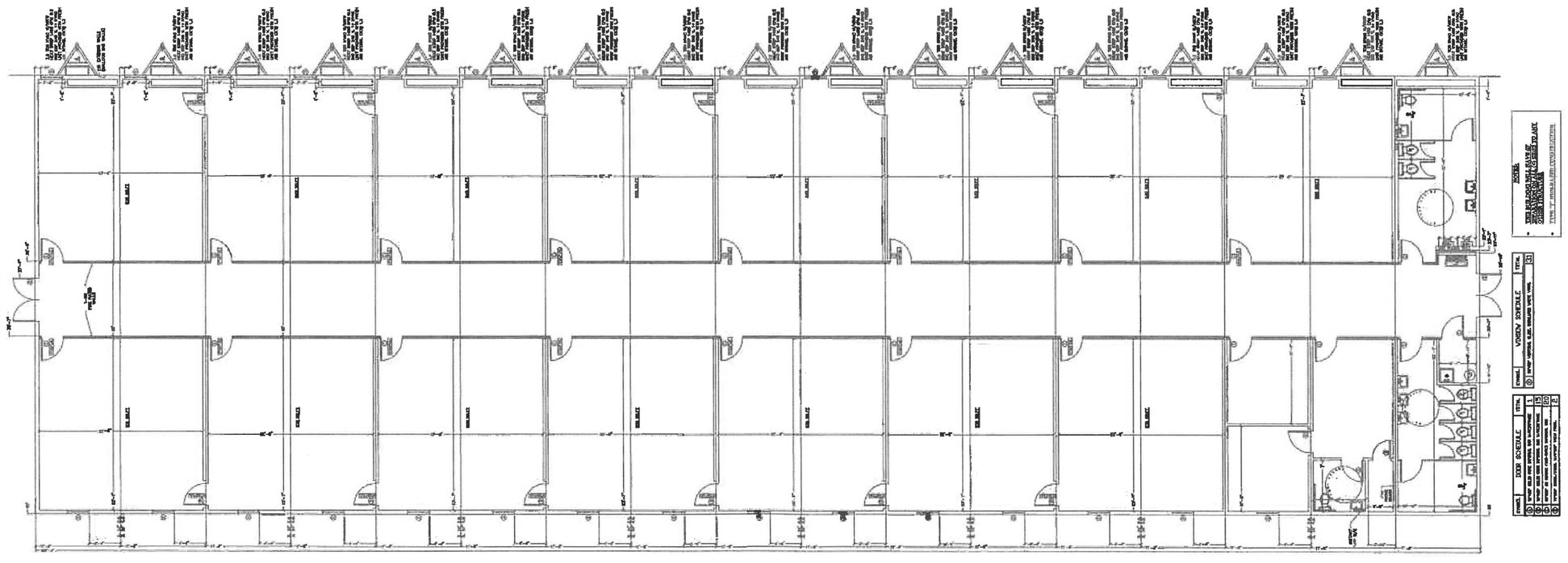
EXIST WATER RISER

EXIST SEWER MH

Google 100% Data attribution

30 m

1. TOTAL SQUAREFOOT : 11,900
2. THIS BUILDING HAS A 60" SEPARATION ON ALL 4 SIDES TO ANY OTHER STRUCTURE.
3. TYPE V NON-RATED CONSTRUCTION
4. THIS BUILDING IS TO BE CODED FOR FLORIDA
5. 160 MPH WIND LOAD
6. 1-HR FIRE RATED CORRIDOR (WALLS &CEILINGS)- INTERIOR DOORS IN THE CORRIDOR ARE 20 MINUTE FIRE RATED
7. CURRENT FOOTPRINT IS APPROXIMATELY 186" IN LENGTH (7 EXISTING OLDER 24'X36' CLASSROOMS & THE SETBACK IN BETWEEN THEM) X 57' (LENGTH OF THE CLASSROOM AND THE HANDICAP RAMP UP TO THE SIDEWALK)
8. ABS WILL PLACE A 198'4"X60' BUILDING. 13' WIDER (THAN EXISTING) AND 3' LONGER (THAN THE EXISTING) THAN THE EXISTING PORTABLES.



DIAMOND BUILDERS, INC. 440 THOMPSON DRIVE, DOUGLAS, GA. 31535 PHONE: (912)384-7080 FAX: (912)384-5721	ALTERNATIVE BUILDING SOLUTIONS	SALESMAN: JAMIE LOPEZ SIZE: 198'4"X60' OCCUPANCY: EDUCATION	STATE LABEL(S) FL	SNOW LOAD: N/A WIND LOAD: 160 QUOTE#: 22562	DATE: 1/27/2026 10:54 AM DRAWN BY: CC SERIAL#: QUOTE 22562 REV.1	AUTHORIZED SIGNATURE:

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: November 17, 2026

RE: First Reading, Ordinance No. 2026-2362: Rezoning of 6800 Trouble Creek Road from General Commercial (C-2) to Public/Semi-Public (P/SP)

REQUEST:
The request is for City Council to conduct a first reading of an ordinance to amend the Land Development Code Zoning District Map from General Commercial (C-2) to Public/Semi-Public (P/SP).

DISCUSSION:

The applicant, First Baptist Church of New Port Richey, recently submitted a concept plan proposing the replacement of existing temporary classroom structures with an approximately 11,900 square foot classroom building with restrooms.

During review of the site plan application, Staff identified inconsistencies between the Future Land Use Map (FLUM) and Zoning District Map designations of the subject property.

While it was determined that the classroom building may proceed through the site plan review process under the property's existing designations, Staff recommended amending both the FLUM and Zoning District Map to correct the inconsistencies and establish appropriate land use designations to facilitate potential future development of the First Baptist Church property.

This application is specifically for the Zoning District Map amendment (rezoning). The associated FLUM amendment is being processed under a separate application.

The DRC and LDRB both reviewed the request and recommended approval.

The attached Ordinance is in draft form and will need final approval from the City Attorney prior to a second reading.

RECOMMENDATION:
Approve the rezoning request on the subject property located at 6800 Trouble Creek Road from General Commercial (C-2) to Public/Semi-Public (P/SP).

BUDGET/FISCAL IMPACT:

There is no fiscal impact to the City.

ATTACHMENTS:
- Ord No. 2026-2362 CA Approved 10-13-26.pdf
- CC Staff Report_REZ-26-04-0019.pdf
- LDRB MINUTES 2026 09-17 .pdf
- Application.pdf
- Survey.pdf
- Aerial Map.pdf
- Zoning Map.pdf
- Concept Plan.pdf

ORDINANCE NO. 2026-2362

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 47.24 ACRES OF PROPERTY, GENERALLY LOCATED ON THE SOUTH SIDE OF TROUBLE CREEK ROAD APPROXIMATELY 105 FEET EAST OF VOORHEES ROAD, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AN AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT TO THE PUBLIC/SEMI-PUBLIC (P/SP) ZONING 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, Jim Giarrusso, has filed with the Development Department, a Rezoning (REZ) application to change the zoning district from General Commercial (C-2) to Public/Semi-Public (P/SP) for 47.24 acres of property generally located on the south side of Trouble Creek Road approximately 105 feet east of Voorhees Road;

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 September 17, 2026, 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 General Commercial (C-2) to Public/Semi-Public (P/SP).

SECTION 3. Property description. The property subject to this Zoning Map amendment is located on the south side of Trouble Creek Road approximately 105 feet east of Voorhees Road as shown on the location map attached hereto as Exhibit “A”, and is legally described as follows:

> A PORTION OF SECTION I6, TOWNSHIP 26 SOUTH, RANGE I6 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 16, FOR A POINT OF BEGINNING; THENCE

ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 16, SOUTH 00° 16’ 16” WEST, A DISTANCE OF 1856.28 FEET, TO THE NORTHEAST CORNER OF TANGLEWOOD TERRACE UNIT THREE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 27 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE, NORTH 89° 40’ 36” WEST, A DISTANCE OF 373.26 FEET; THENCE PARALLEL WITH THE EAST BOUNDARY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 16, NORTH 00° 16’ 16” EAST A DISTANCE OF 250.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE, NORTH 89° 40’ 36” WEST, A DISTANCE OF 185.00 FEET TO THE EAST BOUNDARY LINE OF THE “KAHN/JOSE” PARCEL, AS DESCRIBED IN THE OFFICIAL RECORD BOOK 2007, PAGES 1705 AND 1706 OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE ALONG THE EAST, NORTH, AND WEST BOUNDARY LINES OF SAID “KAHN/JOSE” PARCEL THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 00° 16’ 16” EAST 265.00 FEET; NORTH 89° 40” 36” WEST, 290.00 FEET; SOUTH 00° 16’ 16” WEST 265.00 FEET; THENCE NORTH 89° 40’ 36” WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 38, SAID TANGLEWOOD TERRACE UNIT THREE, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT THREE AND THE EASTERLY BOUNDARY LINE OF TANGLEWOOD TERRACE UNIT FOUR, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 145 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, NORTH 00° 16’ 16” EAST, A DISTANCE OF 940.03 FEET; TO THE NORTHEAST CORNER OF SAID TANGLEWOOD TERRACE UNIT FOUR; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TANGLEWOOD TERRACE UNIT FOUR, NORTH 89° 43’ 13” WEST, A DISTANCE OF 422.47 FEET, TO THE EAST BOUNDARY LINE OF TRACT 37, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SAID SECTION 16, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT 37, NORTH 00° 14’ 11” EAST, A DISTANCE OF 644.77 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TROUBLE CREEK ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2054.

PAGE 1747 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID TROUBLE CREEK ROAD THE FOLLOWING FIVE COURSES AND DISTANCES; SOUTH 89° 45'18" EAST, 212.00 FEET; 539.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 50° 39' 06" AND A CHORD OF 521.87 FEET WHICH BEARS NORTH 64° 55' 10" EAST; NORTH 39° 35' 36" EAST 339.11 FEET 226.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET A CENTRAL ANGLE OF 20° 33' 59" AND A CHORD OF 224.93 FEET WHICH BEARS NORTH 49° 52' 36" EAST; NORTH 60° 09' 36" EAST, A DISTANCE OF 288.82 FEET TO THE EAST BOUNDARY LINE OF THE NORTHEAST ¼ OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST ¼ OF SAID SECTION 16, SOUTH 00° 09' 36" WEST, A DISTANCE OF 755.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO BOB AND JENNITA TROXELL AS DESCRIBED IN OFFICIAL RECORD BOOK 3212, PAGE 1587 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PASCO COUNTY FOR TROUBLE CREEK ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 153 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel ID: 16-26-16-0000-01600-0010

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

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

Section 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the Effective Date of Ordinance 2026-2361.

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

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

_____ _____

Judy Meyers, CMC, City Clerk Alfred C. Davis, Mayor – Councilmember

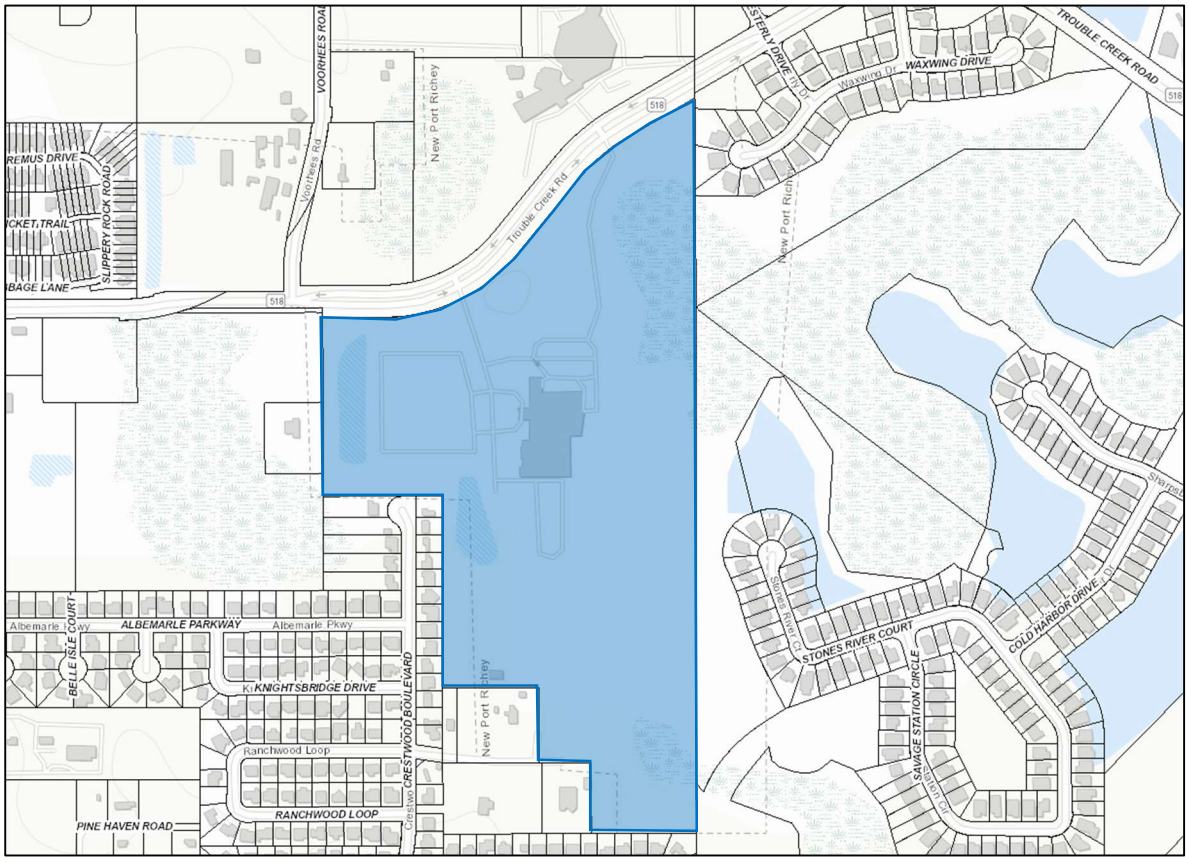
(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

_____

Timothy P. Driscoll, City Attorney CAA 10-13-26

EXHIBIT A
LOCATION MAP



STAFF REPORT

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

APPLICATION INFORMATION

Case:	REZ-26-04-0019
Address:	6800 Trouble Creek Road
Parcel ID:	16-26-16-0000-01600-0010
Owner:	The First Baptist Church of New Port Richey
Applicant:	Jim Giarrusso
Request:	Amendment of the Land Development Code (LDC) Zoning District Map from General Commercial (C-2) to Public/Semi-Public (P/SP)

STATEMENTS OF FACT

Property Location:	47.24 acres on the south side of Trouble Creek Road, approximately 105 feet east of Voorhees Road
Existing Future Land Use:	High Density Residential – 30 (HDR-30)
Proposed Future Land Use:	Public/Semi-Public (P/SP)
Existing Zoning:	General Commercial (C-2) Zoning District
Proposed Zoning:	Public/Semi-Public (P/SP) Zoning District
Surrounding Zoning:	North ..... C-2 Zoning District, MF-30 Zoning District
	South ..... MF-30 Zoning District, A-R Agricultural-Residential District (Pasco County)
	East..... MPUD Planned Unit Development District (Pasco County)
	West ..... A-R Agricultural-Residential District (Pasco County)
Existing Use:	Church, School
Proposed Use:	Church, School
Adjacent Uses:	North ..... Church, Office/Commercial
	South ..... Multi-Family Residential, Single-Family Residential (Pasco County)
	East..... Single-Family Residential (Pasco County)
	West ..... Single-Family Residential (Pasco County)

ANALYSIS

Background and Existing Conditions:

The subject property is currently owned and occupied by The First Baptist Church of New Port Richey. The site was initially developed for use as a church and accompanying facilities in 2006. Since then, facilities have been expanded to include 7 modular temporary classrooms for First Christian Academy and a basketball court south of the primary structure. A concept plan application to replace the existing temporary classroom structures with an 11,900 square foot building with restrooms was received and reviewed by the DRC in March 2026. Upon review of the application, it was identified that the both the Future Land Use Map and Zoning District Map designations of the subject property were inconsistent and incompatible with one another as well as with the City's adopted Comprehensive Plan. While it was determined that the classroom addition may proceed to the site plan review stage with the site as is, staff recommended that Future Land Use Map and Zoning District Map amendments be proposed to correct the inconsistencies of the site and facilitate potential future development by the First Baptist Church.

Proposal:

In order to correct the existing incompatible zoning and future land use designations, an application has been filed to rezone the subject property from C-2 General Commercial (C-2) to Public/Semi-Public (P/SP) along with a companion application to amend the Future Land Use Map designation from High Density Residential-30 (HDR-30) to P/SP.

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.
Objective FLU 1.1	Manage future growth and development through the implementation and enforcement of the Land Development Code in a manner consistent with the Comprehensive Plan and Future Land Use Map
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). 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.

As discussed in the staff report for the companion Future Land Use Map amendment, LUA-26-04-0007, the Future Land Use Map designation for the subject property is proposed to be changed to P/SP as the existing designation of HDR-30 is incompatible with the Comprehensive Plan. If this proposed Future Land Use Map amendment is approved, then the proposed P/SP Zoning District would be consistent and compatible with the Comprehensive Plan and the property's underlying future land use.

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. Concurrency review and determination are required for applications for rezoning. Projects developed on sites having existing development may be deemed concurrent if the owner/developer provides satisfactory proof that the new development will not have an increased impact on the provision of public facilities and services to that which the prior development had at the time of the adoption of the land development code.

A concurrency review was performed for the proposed development on the site. For the purposes of this rezoning, the existing and proposed developments were determined to be concurrent and there is no anticipated negative impact on the city's existing level of service across all public facilities/services.

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.

As discussed in the staff report for the companion Future Land Use Map amendment, LUA-26-04-0007, the current HDR-30 Future Land Use Map category for the subject property is incompatible with the Comprehensive Plan. As a Future Land Use Map amendment to P/SP is required to be compatible with the Comprehensive Plan, a rezoning to P/SP is also required to be consistent with the Land Development Code.

In taking the above guidelines into consideration, staff believes that the proposed P/SP Zoning District is appropriate for the subject property. The proposed P/SP Zoning District is intended to be consistent with the proposed Future Land Use Map designation and more compatible with the surrounding property uses. It is the most suitable zoning district for the existing use of the subject property as a religious and educational facility.

LDC Section 7.21.00 – Land Use and Zoning Consistency.

The chart set forth within LDC Section 7.21.00 establishes that the proposed P/SP Zoning District is consistent with the P/SP Future Land Use Map category proposed in the companion Future Land Use Map amendment application, LUA-26-04-0007.

SUMMARY AND RECOMMENDATION

At its meeting of July 30, 2026 the Development Review Committee (DRC) reviewed the request and found that a Zoning Map Amendment from C-2 to P/SP would be consistent with the City's adopted Comprehensive Plan and Future Land Use Map. Accordingly, the DRC recommended **approval** of REZ-26-04-0019.

LDRB Review:

The LDRB conducted a quasi-judicial review of this case at its meeting of September 17, 2026 and recommended **approval** of the rezoning from C-2 to P/SP.

Notice and Response:

Pursuant to LDC Section 5.01.03, notice was sent to all property owners within 500 feet of the subject property and a sign posted at the subject property on August 28, 2026. Additionally, notice of the public hearing was published in the Tampa Bay Times on September 2, 2026.

ATTACHMENTS:

1. Rezoning Application
2. Zoning Map
3. Aerial Photo
4. Public Notice Affadavits

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

September 17, 2026
MINUTES

A. CALL TO ORDER 2:01 pm

B. ROLL CALL

Nadine Ward called for a roll call from members present and the following persons were in attendance constituting a quorum.

Members in attendance: Dr. Don Cadle, Mike Peters, Bob Smallwood, Bobby Busch, Kelly Mothershead

John Grey and Beverly Barnett were absent.

Staff in Attendance: Dale Hall, Development Director; Gabriela Miagany, Planner, Robert Tefft, Senior Planner, Corey Holycross, Development Planner, Nadine Ward, Sr. Admin Asst.

Vice-Chairman Cadle led the pledge of allegiance.

C. APPROVAL OF MINUTES:

Bob Smallwood made a motion to approve the minutes of the Board's meeting of August 20, 2026. Mr. Peters seconded the motion. The motion was approved unanimously 5-0.

D. QUASI-JUDICIAL HEARING ITEMS (Items 1-2):

1. Case: LUA-26-04-0007
Address: 6800 Trouble Creek Road
Request: Small scale amendment of the Future Land Use Map for approximately 47.24 acres of property from High Density Residential-30 (HDR-30) to Public/Semi-Public (P/SP)
Applicant: Thomas Bellante, Jr.

Staff: Ms. Miagany presented the item to the Board and clarified that the request does not involve any proposed change in use of the school/church property. She explained that the request is intended to address an inconsistency

Note: In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, F.S., all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk at 727-853-1024, not later than four days prior to such proceeding. Hearing assistance headphones are available in the Council Chambers. Any person desiring to appeal any decision made by the DRC, 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 that the City Staff 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).

between the property's current Future Land Use (FLU) designation and the Comprehensive Plan.

Motion -Ms. Mothershead made a motion to approve, Mike Peters seconded the motion. The motion was approved unanimously 5-0. Direct to move to City Council on October 20, 2026.

2. Case: REZ-26-04-0019
Address: 6800 Trouble Creek Road
Request: Rezoning of approximately 47.24 acres of property from C-2 General Commercial (C-2) Zoning District to Public/Semi-Public (P/SP) Zoning District
Applicant: Thomas Bellante, Jr.

Staff: Ms. Miagany presented the item to the Board and explained that the purpose of the rezoning request is to address an inconsistency between the property's current zoning designation and the Comprehensive Plan.

Motion: Bob Smallwood made a motion to approve, Kelly Mothershead seconded the motion. The motion was approved unanimously 5-0. Direct to move to City Council on October 20, 2026.

E. **COMMENTS:** Mr. Hall provided the Board with an update on the Comprehensive Plan. Ms. Miagany informed the Board of upcoming Public Input Sessions being scheduled to provide community residents with an opportunity to participate in the Comprehensive Plan process. The purpose of the visioning sessions is to provide an update on the City's Comprehensive Plan and gather input from the community.
The first Public Input Session will be held on October 8, 2026, at 6:00 p.m. at the New Port Richey Public Library. A second session is tentatively scheduled for November 2026.

F. **ADJOURN** – Dr. Cadle adjourned the meeting at 2:24 pm.

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) The First Baptist Church of New Port Richey				
Mailing Address 6800 Trouble Creek Rd	City New Port Richey	County Pasco	State FL	Zip 34653-5500
Phone Number	Email Dave Phillips - dave@fbcnpr.com			
2. Representative of Owner Stansell Properties and Dev, LLC				
Relationship to Owner General Contractor				
Mailing Address 11607 Prospect Rd	City Odessa	County Pasco	State FL	Zip 33556
Phone Number 727-372-0781	Email jstege@stansellconstruction.com			
3. Primary Contact *{Phone Number & Email}* Jim Giarrusso 617.817.3395 jim@stansellconstruction.com				

4. Site Address
6800 TroubleCreek Rd

General Location

Size of Site — Square Feet | 47.25 | Acres

Legal Description of Subject Property

COM AT EAST 1/4 COR OF SEC 16 FOR POB TH S00DEG16' 16"W 1856.28 FT TH N89DEG40' 36"W 373.26 FT TH N00DEG16' 16"E 250.00 FT TH N89DEG40' 36"W 185.00 FT TH N00DEG16' 16"E 265.00 FT TH N89DEG40' 36"W 340.00 FT TH N00DEG16' 16"E 675.03 FT TH N89DEG43' 13

Tax Parcel Number(s)
16 26 16 0000 01600 0010

Zoning District	Proposed Zoning District
C-2	Public, Semi Public
Future Land Use Category	**Proposed Future Land Use Category**
HDR 30	Public, Semi Public

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

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

Church / School (No Change)

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

Brings an existing use into current land use / Zoning requirements. There is no proposed change to the use.

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 David Phillips, the owner, hereby authorize Stansell Properties and Dev, LLC and their representatives 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.

Administrator
Owner's Signature

Sworn to and subscribed before me by David Phillips

this 19 day of March, 20 26.

☐ Personally Known OR ☒ Produced Identification

Notary Public State of Florida
Lee Anna Hoffman
My Commission HH 395368
Expires 7/16/2027

Type of Identification Produced: _____

Notary Signature: Lee Anna Hoffman

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.)

James Giarrusso
Owner or Representative's Name *(Printed)*

Owner or Representative's Signature

Sworn to and subscribed before me by James Giarrusso

this 20 day of March, 20 26.

☒ Personally Known OR ☐ Produced Identification

Notary Public State of Florida
Lee Anna Hoffman
My Commission HH 395368
Expires 7/16/2027

Type of Identification Produced:

Notary Signature:

SURVEYOR'S REPORT

MAP OF BOUNDARY SURVEY:

SEE SHEET 2. FOR MAP OF SURVEY
THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:

A portion of Section 16, Township 26 South, Range 16 East, Pasco County, Florida, more particularly described as follows:

Commence at the East 1/4 corner of said Section 16, for a POINT OF BEGINNING; thence along the East boundary line of the Southeast 1/4 of said Section 16, South 00° 16' 16" West, a distance of 1856.28 feet, to the Northeast corner of TANGLEWOOD TERRACE UNIT THREE, as shown on the plat recorded in Plat Book 15, Page 27 of the Public Records of said Pasco County, thence along the North boundary line of said TANGLEWOOD TERRACE UNIT THREE, North 89° 40' 36" West, a distance of 373.26 feet; thence parallel with the East boundary line of the Southeast 1/4 of said Section 16, North 00° 16' 16" East a distance of 250.00 feet; thence parallel with the North boundary line of said TANGLEWOOD TERRACE UNIT THREE, North 89° 40' 36" West, a distance of 185.00 feet to the East boundary line of the "Kahn/Jose" parcel, as described in Official Record Book 2007, Pages 1705 and 1706 of the Public Records of Pasco County; thence along the East, North and West boundary lines of said "Kahn/Jose" parcel the following three courses and distances: North 00° 16' 16" East, 265.00 feet; North 89° 40' 36" West, 290.00 feet; South 00° 16' 16" West, 265.00 feet; thence North 89° 40' 36" West, a distance of 50.00 feet to the Northeast corner of Lot 38, said TANGLEWOOD TERRACE UNIT THREE, thence along the Easterly boundary line of said TANGLEWOOD TERRACE UNIT THREE and the Easterly boundary line of TANGLEWOOD TERRACE UNIT FOUR, as shown on the plat recorded in Plat Book 15, Page 145 of the Public Records of said Pasco County, North 00° 16' 16" East, a distance of 940.03 feet; to the Northeast corner of said TANGLEWOOD TERRACE UNIT FOUR; thence along the Northerly boundary line of said TANGLEWOOD TERRACE UNIT FOUR, North 89° 43' 13" West, a distance of 422.47 feet, to the East boundary line of Tract 37, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of said Section 16, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records of said Pasco County; thence along the East boundary line of said Tract 37, North 00° 14' 11" East, a distance of 644.77 feet, to the Southerly right-of-way line of Trouble Creek Road as described in Official Record Book 2054, Page 1747 of the Public Records of said Pasco County; thence along the Southerly right-of-way of said Trouble Creek Road the following five courses and distances; South 89° 45' 18" East, 212.00 feet; 539.26 feet along the arc of a curve to the left, said curve having a radius of 610.00 feet, a central angle of 50° 39' 06" and a chord of 521.87 feet which bears North 64° 55' 10" East; North 39° 35' 36" East, 339.11 feet 226.14 feet along the arc of a curve to the right, said curve having a radius of 630.00 feet a central angle of 20° 33' 59" and a chord of 224.93 feet which bears North 49° 52' 36" East; North 60° 09' 36" East, a distance of 288.82 feet to the East boundary line of the Northeast 1/4 of said Section 16; thence along the East boundary line of the Northeast 1/4 of said Section 16, South 00° 09' 36" West, a distance of 755.95 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion of the above described property conveyed to Bob and Jennita Troxell as described in Official Record Book 3212, page 1587 of the Public Records of Pasco County, Florida;

ALSO LESS AND EXCEPT that portion of the above described property conveyed to Pasco County for Trouble Creek Road Right-of-Way as described in Official Record Book 6874, page 153 of the Public Records of Pasco County, Florida.

The above described parcel contains 47.241 acres, more or less, exclusive of the two exceptions listed above.

ACCURACY:

1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.

3. THE PRIMARY CONTROL POSITIONS FOR THIS SURVEY WERE DERIVED FROM A CONVENTIONAL GROUND TRAVERSE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS 1 FOOT IN 32,200 FEET.

3. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

DATA SOURCES:

DATA SOURCES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING ASSUMED AS S00°16'16"W, AS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT ISSUED BY RICHARD L. PEARSE, JR., P.A., COMMITMENT NUMBER CF-0462526, EFFECTIVE DATE 3/18/06. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING: (a) OFFICIAL RECORDS BOOK 3212, PAGE 1587; (b) OFFICIAL RECORDS BOOK 2054, PAGE 1746; (c) OFFICIAL RECORDS BOK 1592, PAGE 484; AND (d) OFFICIAL RECORDS BOOK 6874, PAGE 1746; ALL OF THE PUBLIC RECORDS OF PASCO CONTY, FLORIDA.

4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING: (a) PLAT OF AMPA-TARPON SPRINGS LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGES 68-70, OF THE PUBLIC RECORDS F PINELLAS COUNTY, FLORIDA; (b) PLAT OF TANGLEWOOD TERRACE UNIT FOUR, AS RECORDED IN PLAT BOOK 15, PAE 145;(c) PLAT OF TANGLEWOOD TERRACE UNIT THREE, AS RECORDED IN PLAT BOOK 15, PAGE 27;(d) PLAT OF SUMMERLAKES TRACT 7 AS RECORDED IN PLAT BOOK 28, PAGES 103-107; (e) SUMMER LAKES TRACTS 1 AND 2 AS RECORDED IN LAT BOOK 33 PAGES 128-133 ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN BOUNDARY SURVEY PREPARED BY WALTER A. CASSON, JR. FOR THE FIRST BAPTIST CHURCH OF NEW PORT RICHEY ORDER NUMBR 910226, DATED DECEMBER 11, 1991.

6. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF EVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE. (www.labins.org)

LIMITATIONS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THERE MAY BE ADDITIONAL EASEMENTS AND / OR RESTRICTIONS AFFECTING THIS ROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ORIGINAL FIELD WORK COMMENCED ON 3/26/06 AND WAS COMPLETED ON 3-29-06.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THER MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED PINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).

6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.

7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN ON MAP OF SURVEY.

9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCE WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGRND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KID WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

10. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THE SURVEYOR

11. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.

12. THE LIMITS FOR THIS PROJECT WERE DETERMINED BY THE CLIENT.

13. NO MAPPING OF INTERIOR FEATURES WAS PERFORMED. ONLY THE VISIBLE IMPVEMENTS WHICH ARE NEAR OR CROSSOVER THE SUBJECT PROPERTY BOUNDARY LINES WERE MAPPED AND SHOWN ON THE MAP OF SURVEY.

BOUNDARY INCONSISTENCIES:

1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

EASEMENTS/RIGHT-OF-WAY:

1. NO ADDITIONAL INFORMATION REGARDING EASEMENTS OR RIGHTS-OF-WAYS HAS BEEN SUPPLIED TO THIS SURVEYOR EXCEPT THOSE SUPPLIED WITH THE TITLE COMMITMENT, SEE DATA SOURCES 2.

2. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. THE RIGHT-OF-WAY FOR TROUBLE CREEK ROAD IS BY OFFICIAL RECORDS BOOK 2054, PAGE 1746. (SEE DATA SOURCES 3)

4. THE ADDITIONAL RIGHT-OF-WAY FOR TROUBLE CREEK ROAD IS BY OFFICIAL RECORDS BOOK 6874, PAGE 152 (SEE DATA SOURCES 3) SHOWN AS D4 ON THE MAP OF SURVEY.

5. THE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT BY OFFICAL RECORDS BOOK 1592, PAGE 484. (SEE DATA SOURCES 3) SHOWN AS D3 ON THE MAP OF SURVEY.

9. NO ADDITIONAL INFORMATION REGARDING RESTRICTIONS, CONDITIONS, RESERVATIONS AND EASEMENTS HAS BEEN SUPPLIED TO THIS SURVEYOR EXCEPT WHAT IS CONTAINED ON THE PLATS REFERNCED IN DATA SOURCES 4 AND THOSE SUPPLIED WITH THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 2.

THE FOLLOWING ARE PER SCHEDULE B-II OF THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 2:

3. EASEMENT CONTAINED IN INSTRUMENT RECORDED 09/15/2005, UNDER O.R. BOOK 6588, PAGE 1069, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

4. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TANGLEWOOD TERRACE UNIT FOUR, AS RECORDED IN PLAT BOOK 15, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TANGLEWOOD TERRACE UNIT THREE, AS RECORDED IN PLAT BOOK 15, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

6. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGES 68,69, AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY)

7. AGREEMENT BY AND BETWEEN BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY FLORIDA AND CITY OF NEW PORT RICHEY RECORDED 11/17/1978 IN O.R. BOOK 977, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA. (NON-PLOTABLE WATER AGREEMENT)

8. ZONING AND/OR OTHER RESTRICTIONS OR PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY.

APPARENT PHYSCAL USE:

THE SUBJECT PROPERTY APPEARS TO BE VACANT.

PREPARED FOR:

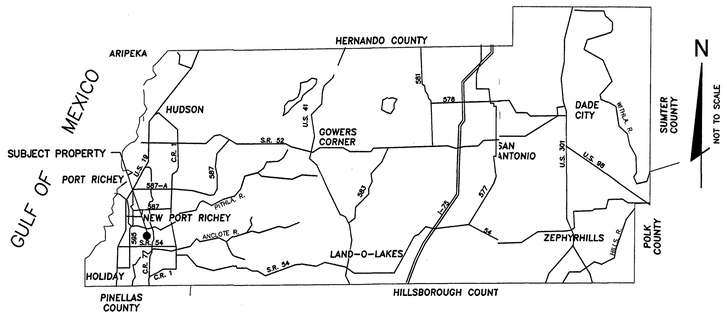
FIRST BAPTIST CHURCH OF NEW PORT RICHEY

CERTIFIED TO:

THE FIRST BAPTIST CHURCH OF NEW PORT RICHEY, INC.
SYNOVUS BANK OF TAMPA BAY OR ITS ASSIGNS
LAW OFFICES OF JAMES J. ALTMAN
ATTORNEYS TITLE INSURANCE FUND, INC.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6162
STATE OF FLORIDA



VICINITY MAP
PASCO COUNTY, FLORIDA
NOT TO SCALE

ABBREVIATIONS LEGEND

AC	= Acres	FN	= Found Nail	PID	= Permanent Identification Number
A/C	= Air Conditioner	FND	= Found	℄	= Property Line
ADW	= Asphalt Driveway	FN&D	= Found Nail and Dis	PLS	= Professional Land Surveyor
ADS	= Advance Drainage Systems	FFE	= Finished Floor Elevtion	POB	= Point of Beginning
ASPH	= Asphalt	FN&TT	= Found Nail and Tir Tab	POC	= Point of Commencement
B/C	= Back of Curb	FOP	= Found Open End Iron Pipe	POL	= Point on Line
BCCM	= Board of County Commissioners Minutes Book	FPB	= Florida Power Corpration Box	PRM	= Permanent Reference Monument
BFPD	= Back Flow Prevention Device	FPC	= Florida Power Corpration	PSM	= Professional Surveyor and Mapper
BLDG	= Building	FPP	= Found Pinched Iror Pipe	PT	= Point of Tangency \ Point
BNDY	= Boundary	FRRS	= Found Railroad Spik	PVC	= Polyvinyl Chloride Pipe
BWF	= Barb Wire Fence	FT	= Feet	(R)	= Recorded Data
(C)	= Calculated Data	F/T	= Fence Tie	RCP	= Reinforced Concrete Pipe
C/C	= Covered Concrete	FXC	= Found X-cut	RLS	= Registered Land Surveyor
CCP	= Concrete Post	G/A	= Guy Wire Anchor	RNG	= Range
CCR	= Certified Corner Record	GE	= Grate Elevation	R/W	= Right of Way
CDW	= Concrete Driveway	GI	= Grate Inlet	S	= South
CI	= Curb Inlet	GV	= Gas Valve	SCM	= Set Concrete Monument, 4"x4", PRM LB 6707
℄	= Center Line	IE	= Invert Elevation	SEC	= Section
CLF	= Chain Link Fence	INV	= Invert	SHW	= Seasonal High Water Elevation
CM	= Concrete Monument	LB	= Corporate Certificaon Number	SIR	= Set 5/8"Iron Rod and Cap, FDC LB 6707
CMP	= Corrugated Metal Pipe	LP	= Light Pole	SIR(W)	= Set 5/8"Iron Rod and Cap, FDC LB 6707 WITNESS PT
CO	= Clean out	LS	= Licensed Surveyor	SMH	= Sanitary Manhole
CONC	= Concrete	(MAG)	= Magnetic Bearing	SN&D	= Set Nail and Disk, FDC LB 6707
COR	= Corner	MAS	= Masonry	SN&D(W)	= Set Nail and Disk, FDC LB 6707 WITNESS PT
CPB	= Condo Plat Book	MES	= Mitered End Sectio	SQ	= Square
C/S	= Concrete Slab	MH	= Manhole	SR	= State Road
C/T	= Curb Tie	MHW	= Mean High Water	STY	= Story
DB	= Deed Book	MOL	= More or Less	S/W	= Sidewalk
DCVA	= Double Check Valve Assembly	N	= North	TBM	= Temporary Benchmark
DNR	= Department of Natural Resources	N/C	= No Cap	TOB	= Top of Bank
DEPT	= Department	N/F	= Not Found	TRAV	= Traverse
DIA	= Diameter	NAD	= North American Dum	(TYP)	= Typical
DIP	= Ductile Iron Pipe	NAVD	= North American Vtical Datum	TWP	= Township
DMH	= Drainage Manhole	NGS	= National GeodetiSurvey	U/P	= Utility Pole
E	= East	NGVD	= National Geodetic/ertical Datum	VCP	= Vitrified Clay Pipe
ECMP	= Elliptical Corrugated Metal Pipe	NP	= Normal Pool Elevtion	W	= West
EL	= Elevation	(NR)	= Non Radial	W/	= With
EOW	= Edge of Water	O/A	= Overall	W/F	= Wood Fence
E/P	= Edge of Pavement	OHW	= Overhead Wire	WM	= Water Meter
ERCP	= Elliptical Reinforced Concrete Pipe	ORB	= Official Record Bk	WUP	= Wood Utility Pole
ESMT	= Easement	(PA)	= Property Appraiss Map Data	W/T	= Wall Tie
(F)	= Field Data	PB	= Plat Book	WV	= Water Valve
FCM	= Found Concrete Monument	PC	= Point of Curvatu	xx°	= Degrees
FDOT	= Florida Department of Transportation	PCED	= Pasco County Enneering Department	xx'	= Minutes (Bearings)
FH	= Fire Hydrant	PCP	= Permanent Contr Point	xx"	= Seconds (Bearing)
FIR	= Found Iron Rod and Cap	PG(S)	= Pages	xx'	= Feet (Distances)
		PI	= Point of Intersecn		

SYMBOLS LEGEND

+	= Aerial Target	⊕	= Metal Post
	= Bench Mark	Ⓜ	= Monitoring Well
GPS	= Cable TV Paint Stripe		= Parking Meter
CB	= Cable TV Box	RWPS	= Reclaimed Water Paint Stripe
©	= Communications Manhole	RB	= Reclaimed Water Box
	= Concrete Light Pole		= Reclaimed Water Valve
	= Concrete Post	Ⓢ	= Sanitary Sewer Manhole
	= Concrete Utility Pole	⊙	= Sanitary Cleanout
Ⓓ	= Drainage Manhole	SANPS	= Sanitary Sewer Paint Stripe
EB	= Electric Box		= Section Corner
Ⓔ	= Electric Manhole		= Siamese Connection
FPCPS	= FPC Paint Stripe		= Sign
	= FPC Pedestal	SCB	= Sprinkler Control Box
	= Fire Hydrant		= Sprinkler Head
	= Flag Pole	STMPS	= Storm Water Paint Stripe
	= Gas Line Marker	SB	= Traffic Signal Box
	= Gas Filler Cap	TP	= Traffic Signal Pole
	= Gas Valve	WPS	= Water Line Paint Stripe
GM	= Gas Meter Box	WM	= Water Meter
GLPS	= Gas Line Paint Stripe		= Water Valve
	= Grate Inlet		= Wood Utility Pole
Ⓖ	= GTE Manhole		= Wood Light Pole
	= GTE Pedestal		= Wood Post
GTE	= GTE Marker	25.25'	= Point of Elevation
	= Guy Wire	25.2'	= Calculated Dimension from Structi to Boundary / Right-of-Way Line
	= Light Pole		
MB	= Mail Box		

DOCUMENT LEGEND

(D1) = Legal Description Data
(D2) = ORB 3212, PG 1587
(D3) = ORB 1592, PG 484
(D4) = ORB 6874, PG 0153

LINETYPE LEGEND

= Boundary Line
= Center Line
= Easement Line
= Edge of Water
= Jurisdictional Line
= Right-Of-Way Line
= Section Line
= Top Bank or Top of Berm
= Toe of Slope or Grade Break

TREE LEGEND

- = Australian Pine Tree
- = Banana Tree
- = Bay Tree
- = Black Cherry
- = Bottle Brush Tree
- = Brazilian Pepper
- = Bush
- = Cactus
- = Camphor Tree
- = Cedar Tree
- = Citrus Tree
- = Cherry Laurel Tree
- = China Berry Tree
- = Cypress Tree
- = Dead Tree
- = Ear Tree
- = Evergreen Tree
- = Eucalyptus Tree
- = Hickory Tree
- = Holly Tree
- = Jacaranda Tree
- = Loquat Tree
- = Magnolia Tree
- = Maple Tree
- = Mimosa Tree
- = Mullberry Tree
- = Myrtle Tree
- = Oak Tree
- = Palm Tree
- = Pine Tree
- = Punk Tree
- = Sweet Gum Tree
- = Sycamore Tree
- = Unknown Tree Type
- = Willow Tree

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J:\96\ProjFiles\Dwgs\SURVEYS\96_533-01_SVY-CS.DWG - Apr 05, 2006 @ 11:07am - mbeach

DRAWN: MDE
CHECKED: SMB
QUALITY CONTROL: DWMD

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL, 346
Tel: (727) 849-7588 - Fax: (727) 848-364
Certificate of Authorization: LB 670
State of Florida

SUBJECT:
FIRST BAPTIST CHURCH PARCEL
NEW PORT RICHEY

SHEET DESCRIPTION:
BOUNDARY SURVEY

NO.	DATE	REVISIONS	BY	QUALITY CONTROL
2.	3-08-06	REVISED BOUNDARY LINE TIES TO IMPROVEMENTS	MDE	SMB
1.	3-05-06	REVISED DETAILS, ADDED TREE SYMBOL LEGEND	MDE	SMB

SHEET INDEX:
1. SURVEYOR'S REPORT
2. MAP OF SVEY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR FIRMS IS PROHIBITED.

JOB NUMBER: 533-01
EPN: 90
PROJECT DATA BASE: 90
FIELD BOOK NUMBER & PAGES: 1160/20-35 & 1340/11
LAST DATE OF ORIGINAL FIELD WORK: 03/29/06
SCALE: NONE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6261
STATE OF FLORIDA

SHEET 1 OF 2

Section 16, Township 26 South, Range 16 East,
City of New Port Richey, County of Pasco, State of Florida

N

0 50 100 200

SUMMER LAKES
TRACT 7
PB 28, PG(S) 103–107

SUMMER LAKES
TRACTS 1 & 2
PB 33, PG(S) 128–133

FN&O
P.C.E.D.
NE COR OF
SEC 16–26S–16E
CCR 060585

N00°09'37"E(F)
1880.38'(F)

S00°09'36"W(D1)
S00°09'03"W(F)

755.95'(D1)
738.63'(F)

POC(D2)
POB(D1)
E 1/4 COR OF
SEC 16–26S–16E
FOP 2"
RUSTED
CCR 0040671

E LINE OF NE 1/4 OF SEC 16–26S–16E

S00°16'16"W(D1,D2)
1856.28'(D2)

(BEARING BASIS)(D1)
S00°16'16"W(D1,D2)
S00°15'57"W(F)

1856.28'(D1,D2)
1856.82'(F)

E LINE OF SE 1/4 OF SEC 16–26S–16E

FCM 4"X4"
BAUR PRM 2043
NE COR OF
TANGLEWOOD TERRACE
UNIT THREE

N00°16'16"E(D3)
806.34'(D3)

POC(D3)

N/F
SE COR OF
SEC 16–26S–16E
CCR 060607

N60°09'80"E(F,C)
280.16'(F,C)

S00°09'03"W(C)
17.32'(C)

N60°09'36"E(D1)
288.82'(D1)

SIR

C2

C4

N39°35'10"E(F,C) 339.11'(F,C)

N39°35'36"E(D1) 339.11'(D1)

LESS AND EXCEPT
ORB 6874, PG 153

S'LY R/W LINE OF
TROUBLE CREEK RD

TROUBLE CREEK ROAD
ORB 2054, PG 1747
115' R/W

C1

C3

15'
(D4)

S89°45'18"E(D1)
212.00'(D1)

S89°45'45"E(F,C)
212.00'(F,C)

N00°13'44"E(C)
15.00'(C)

SUBJECT PROPERTY
AREA=2,057,771 SQ FT
OR 42.240 AC, MOL

NO INTERIOR MAPPING OF
FEATURES (IF ANY) PERFORMED
(SEE LIMITATIONS 13 AND APPARENT PHYSICAL USE)

S89°45'45"E(F,C)
212.00'(F,C)

S89°45'18"E(D1)
212.00'(D1)

N00°13'44"E(F)
529.77'(F)
E BNDYLINE OF TRACT 37

N00°14'11"E(D1)
544.77'(D1)

TRACT 37
TAMPA AND TAMPON SPRINGS
LAND CO. SUBDIVISION
PB 1, PG(S) 58–70

422.47'(D1)
422.39'(F)

N89°43'13"W(D1)
N89°43'40"W(F)

CRESTWOOD BLVD

N BNDY LINE OF
TANGLEWOOD TERRACE
UNIT FOUR

TANGLEWOOD TERRACE
UNIT FOUR
PB 15, PG 145

N00°16'16"E(D1)
N00°13'22"E(F)
250.00'(D1)

S00°16'16"W(D3)
30.00'(D3)

N89°40'36"W(D1)
N89°41'42"W(F)

373.26'(F,D1)

N BNDY LINE OF
TANGLEWOOD TERRACE
UNIT THREE
/PB 15, PG 27

TANGLEWOOD TERRACE
UNIT THREE
/PB 15, PG 27

FIR 1/2"
NO CAP

FIR 1/2"
GEMCAN
LB2769

N00°17'59"E(F)
N00°16'16"E(D1)
265.00'(D1)
264.56'(F)

E BNDY LINE OF
"KAHN/JOSE" PARCEL

N00°16'16"E(D2)
265.00'(D2)

FIR 1/2"
LB 5789

N89°40'36"W(D1)
N89°38'53"W(F)
340.00'(F)
290.00'(D1)

W BNDY LINE OF
"KAHN/JOSE" PARCEL

"KAHN/JOSE"
PARCEL
OR 2007, PG 1705 AND 1706

LESS AND EXCEPT
ORB 3212, PG 1587

NE COR OF
LOT 38
PB 15, PG.145

WESTERLY EXTENSION OF
NORTHERLY BNDY LINE OF
"KAHN/JOSE" PARCEL

RANCHWOOD COURT N

N00°16'16"E(D1)
N00°16'03"E(F)
675.03'(F)
940.03'(D1)

FCM 4"X4"
BAUR PRM
2043
NE COR OF
TANGLEWOOD
TERRACE UNIT 4

FCM 4"X4"
BAUR PRM
2043

NOT-PLATTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	625.00'	552.52'	534.71'(F)	N64°55'09"E(F)	50°39'06"
C2	615.00'	220.75'	219.57'(F)	N49°52'35"E(F)	20°33'59"
C3(D1)	610.00'	539.26'	521.87'	N64°55'10"E	50°39'06"
C4(D1)	630.00'	226.14'	224.93'	N49°52'36"E	20°33'59"

DRAWN: MDE
CHECKED: SMB
QUALITY CONTROL: DWMD

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL. 3465
Tel. (727) 849-7588 - Fax. (727) 848-361
Certificate of Authorization: LB 671
State of Florida

SUBJECT:
FIRST BAPTIST CHURCH PARCEL
NEW PORT RICHEY

SHEET DESCRIPTION:
BOUNDARY SURVEY

NO.	DATE	REVISIONS	BY	QUALITY CONTROL
2.	3-08-06	REVISED BOUNDARY LINE TIES TO IMPROVEMENTS	MDE	SMB
1.	3-05-06	REVISED DETAILS, ADDED TREE SYMBOL LEGEND	MDE	SMB

SHEET INDEX.
1. SURVEYORS REPORT
2. MAP OF SURVEY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

JOB NUMBER: 333-01 EPN: 90
PROJECT DATA BASE: 90
FIELD BOOK NUMBER & PAGES: 1160/20-35 & 1340/11
LAST DATE OF ORIGINAL FIELD WORK: 03/29/06
SCALE: 1"=100'

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6261
STATE OF FLORIDA

SHEET 2 OF 2

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J:\JOB\ProjData\Dwg\SURVEY\90_333-01_SY.DWG - Apr 06, 2006 @ 11:06am - mbeach



Legend

- Street (Labels)
- Parcel (Lines)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

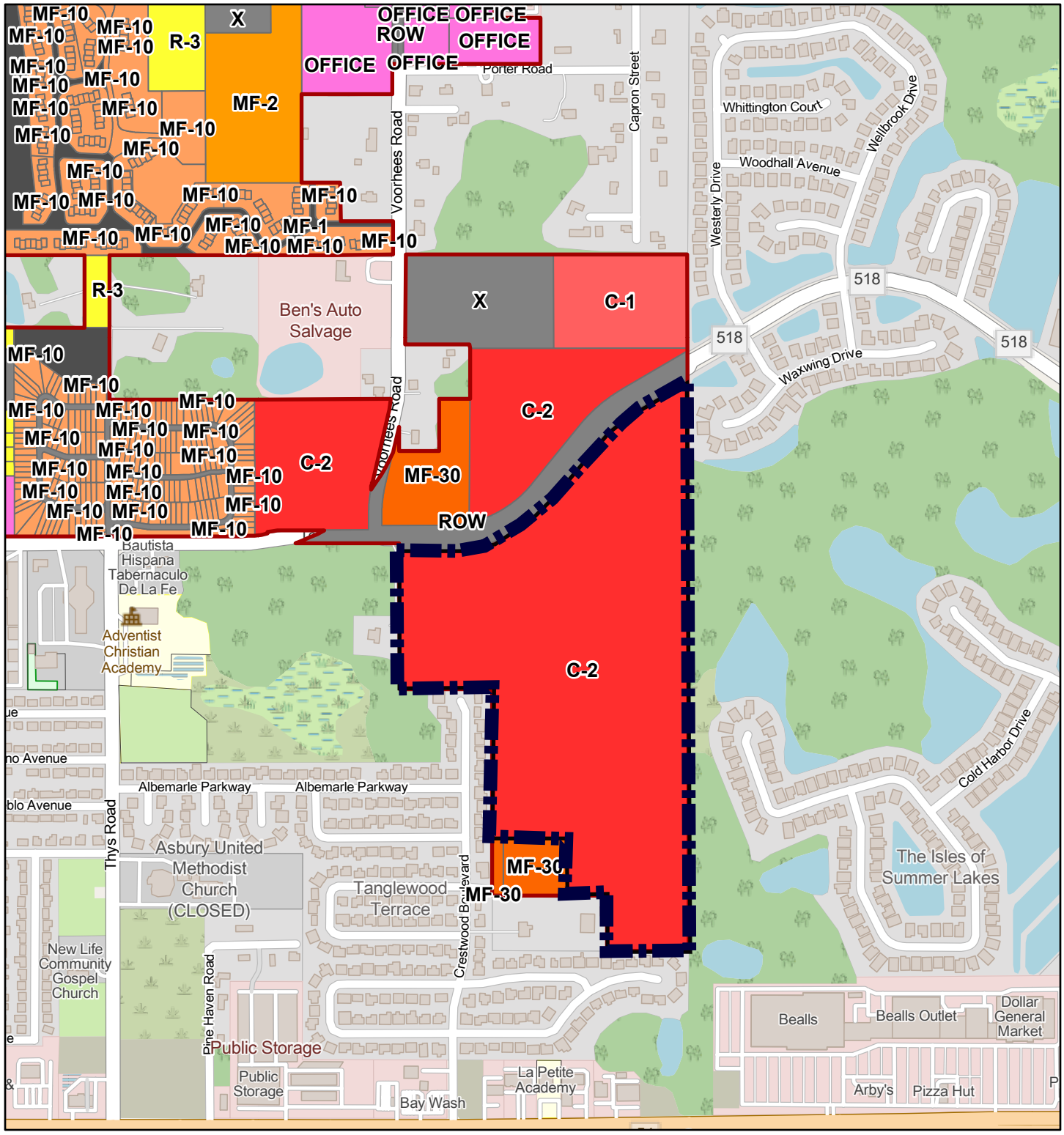
Pasco County Property Appraiser

0 0.075 0.15 0.3 mi

N

9/8/2026, 8:34:44 AM

ArcGIS Web Map



9/8/2026, 10:13:15 AM

1:8,749

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limits 2026

Zoning Districts

- C-1
- C-2
- MF-1
- MF-10
- MF-2
- MF-30
- OFFICE
- R-3

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Make Google Earth yours Complete your profile to help improve your experience

File Edit View Add Tools Help

6800 Trouble Creek Road, New P

PROPOSED 198'-4" X 60"
MODULAR CASSROOM
BLDG TO REPLACE 7 INDIVIDUAL
UNITS

60'

198'-4"

EXIST ELEC RISER

ELEC

NEW CONC
WALK

WATER

LIFT
STATION

SEWER
(MAY REQUIRE
PUMP STATION)

FIRST BAPTIST CHURCH
6800 TROUBLE CREEK RD
NEW PORT RICHEY, FL

First Baptist Church

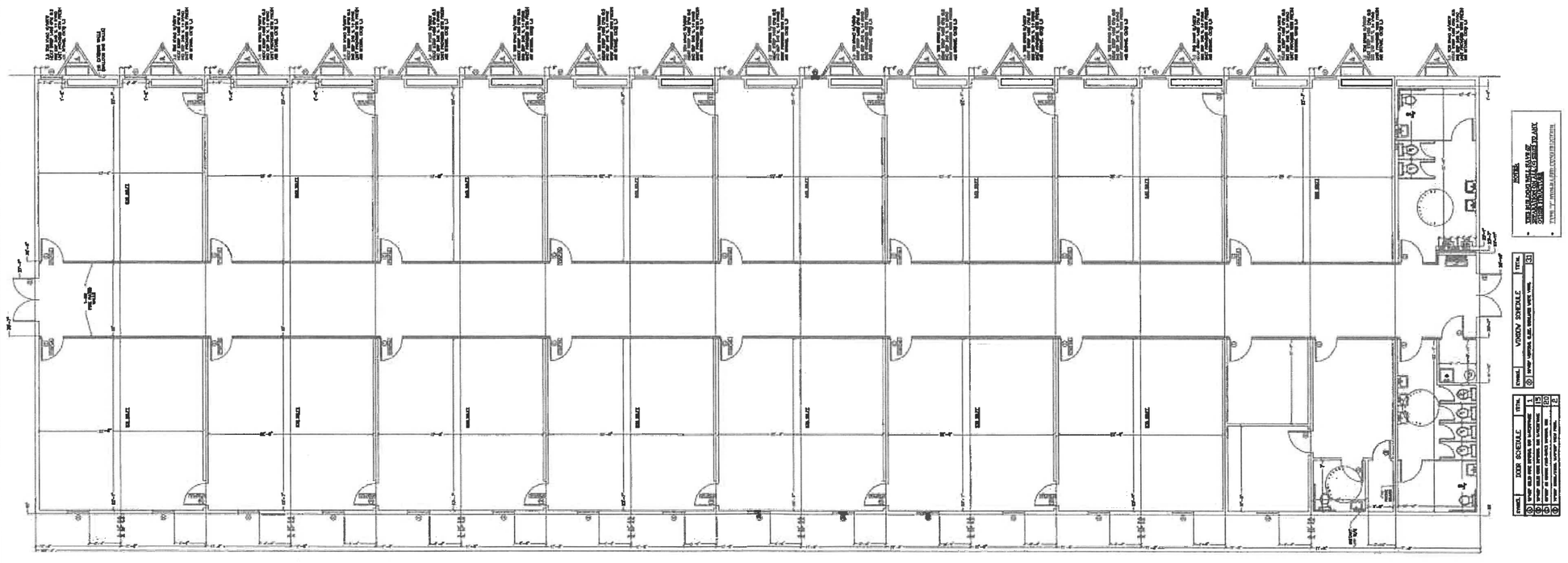
EXIST WATER RISER

EXIST SEWER MH

Google 100% Data attribution

30 m

1. TOTAL SQUAREFOOT : 11,900
2. THIS BUILDING HAS A 60" SEPARATION ON ALL 4 SIDES TO ANY OTHER STRUCTURE.
3. TYPE V NON-RATED CONSTRUCTION
4. THIS BUILDING IS TO BE CODED FOR FLORIDA
5. 160 MPH WIND LOAD
6. 1-HR FIRE RATED CORRIDOR (WALLS &CEILINGS)- INTERIOR DOORS IN THE CORRIDOR ARE 20 MINUTE FIRE RATED
7. CURRENT FOOTPRINT IS APPROXIMATELY 186" IN LENGTH (7 EXISTING OLDER 24'X36' CLASSROOMS & THE SETBACK IN BETWEEN THEM) X 57' (LENGTH OF THE CLASSROOM AND THE HANDICAP RAMP UP TO THE SIDEWALK)
8. ABS WILL PLACE A 198'4"X60' BUILDING. 13' WIDER (THAN EXISTING) AND 3' LONGER (THAN THE EXISTING) THAN THE EXISTING PORTABLES.



DIAMOND BUILDERS, INC. 440 THOMPSON DRIVE, DOUGLAS, GA. 31535 PHONE: (912)384-7080 FAX: (912)384-5721	ALTERNATIVE BUILDING SOLUTIONS	SALESMAN: JAMIE LOPEZ SIZE: 198'4"X60' OCCUPANCY: EDUCATION	STATE LABEL(S) FL	SNOW LOAD: N/A WIND LOAD: 160 QUOTE#: 22562	DATE: 1/27/2026 10:54 AM DRAWN BY: CC SERIAL#: QUOTE 22562 REV.1	AUTHORIZED SIGNATURE:

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: November 17, 2026

RE: Rio Drive Stormwater Resiliency Improvements – Task Order No. 2027-01
Engineering Services

REQUEST:

Attached for City Council's review and consideration for approval is Task Order No. 2027-01 from Environmental Consulting & Technology, Inc. (ECT) in the amount of $99,800 for engineering services associated with the Rio Drive Stormwater Resiliency Improvements Project.

DISCUSSION:

The project's scope of work is included in the City's current Capital Improvement Program (CIP), in the summary of flood control/water quality projects section. The project includes installing new stormwater inlets along Rio Dr at the intersections of Wyoming and Lafayette, as well as replacing more than 1,200 feet of stormwater pipes, improvements to the existing outfall and additional drainage inlets, and Wyoming, and baffle box to improve stormwater quality. This area was identified in the City's 2013 Stormwater Master Drainage Plan 10-Year Update due to continual street flooding and repetitive flooding of homes during storm events.

RECOMMENDATION:

Approval of Task Order is recommended.

BUDGET/FISCAL IMPACT:

Funds are allocated in the City's 2026/2027 Capital Improvement Program Stormwater Utility Fund.

ATTACHMENTS:

- ECT Rio Drive Design Permitting Task Order Package 102726.pdf

TASK ORDER NO. 2027-01

RIO DRIVE DRAINAGE IMPROVEMENTS
DESIGN AND PERMITTING
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

A. SCOPE OF SERVICES – The City of New Port Richey (CITY) hereby authorizes the firm of Environmental Consulting & Technology, Inc. (ENGINEER) to perform the specific services summarized on the attached statement entitled TASK ORDER NO. 2027-01, SCOPE OF SERVICES AND FEE PROPOSAL.

B. TIME OF COMPLETION – Work under this Authorization will begin upon Notice to Proceed from the CITY and will be completed within the schedule presented on the attached statement entitled TASK ORDER NO. 2027-01, SCOPE OF SERVICES AND FEE PROPOSAL.

C. KEY PERSONNEL – The ENGINEER has appointed Project Manager Mr. Robert E. Johnson, P.E. as the single point of contact to coordinate with the CITY for this task order. Mr. Johnson has the authority to transmit instructions, receive information, interpret and deliver decisions, etc. Key personnel assigned to the project by the ENGINEER shall not be removed from the project without the prior written approval of the CITY.

D. COMPENSATION – Engineering Services fees for this authorization will be lump sum in accordance with the GENERAL UTILITY ENGINEER, WATER REOURCES AND ENVIRONMENTAL CONTINUING SERVICES AGREEMENT (Contract 23-021) with the CITY, dated October 5, 2023.

E. ACCEPTANCE – By signature hereon, the parties each accept the provisions of this TASK ORDER NO. 2027-01 and authorize the CONSULTANT to proceed at the direction of the CITY's representative, in accordance with the SCOPE OF SERVICES AND FEE PROPOSAL.

Witness:

Dorothea Miner

ENVIRONMENTAL CONSULTING
& TECHNOLOGY, INC.

Gary P. Uebelhoer

Gary P. Uebelhoer, MBA, Sr. Vice President

10/26/2026

Date

Attest:

CITY OF NEW PORT RICHEY, FLORIDA

City Manager

Date

TASK ORDER 2027-01
SCOPE OF SERVICES AND FEE PROPOSAL
RIO DRIVE DRAINAGE IMPROVEMENTS
DESIGN AND PERMITTING
CITY OF NEW PORT RICHEY
October 26, 2026

I. PROJECT SCOPE

Description

The City of New Port Richey (City) has identified flooding problems in the area of the Rio Drive and Wyoming Avenue due to a lack of drainage system and outfall to the Pithlachascotee River. The project area is included in the City's current stormwater master plan and vulnerability assessment report. Environmental Consulting & Technology, Inc. (ECT) completed a preliminary drainage evaluation of the area which in November 2025. Potential drainage improvements for the area include new inlets at the Rio Drive and Wyoming Avenue intersection and approximately 375 linear feet (LF) of drainage outfall pipe that would run south along Rio Drive to Tennessee Avenue. The pipe would then tie into the existing storm line that flows from the east along Tennessee Avenue. This existing pipe then flows west approximately 160 feet within an existing City drainage easement, to outfall into the Pithlachascotee River. This existing outfall pipe will be upgraded to a 30-inch RCP. A water quality baffle box may be included at the pipe tie-in location. The City has requested Environmental Consulting & Technology, Inc. (Engineer) assist the City by providing engineering and permitting services for the Rio Drive drainage improvements. The following specific tasks and services are anticipated for this project, and are included in this Scope of Services:

1. PROJECT INITIATION

Task 1A. Project Kick Off Meeting

The Engineer will attend a remote kick-off meeting on Microsoft Teams with the City to review the project objective, scope, methodology, data availability, and other issues. Project meeting minutes will be prepared by the Engineer and submitted to the City within a week of the meeting.

Task 1B. Data Collection

The Engineer will gather background information needed to complete the project. The Engineer will acquire available data from the City and other data sources, including plans, permits, reports, studies, maps, GIS data and other relevant information. In addition, the Engineer will conduct a field review of the project limits with the City.

Task 1C. Survey Coordination

The Engineer will coordinate with the survey subconsultant (Northwest Surveying, Inc. - NSI), a licensed professional surveyor, to provide a detailed topographic survey of the project area. The survey will include:

1. Topographic survey, including:

a. Visible features (pavement, curbs, sidewalks, walls, fences, power poles, fire hydrants, trees, etc.)
b. Locations and elevations of existing drainage facilities.
c. Location of visible evidence of subsurface utilities (marker posts, pull boxes, valve boxes, manholes, etc.)
d. Major landscaping and trees greater than 8-inch DBH
e. Preparation of a digital terrain model (DTM) with grade elevations provided at least every 50 feet

2. Establish Project Control utilizing VRS GPS and leveling techniques:
   a. Horizontal coordinates will be referenced to Florida West Zone, North American Datum of 1983, adjustment of 2011. Vertical control will be based on North American Vertical Datum of 1988.

All work shall be performed in accordance with the minimum requirements of Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Task 1D. Utility Identification

The Engineer will coordinate with subsurface utility engineering (SUE) firm Element Engineering, Inc. (Element). Element will conduct evaluations of existing subsurface utility locations within the project limits. ECT / Element will identify existing utilities within the project limits from field reviews, survey and existing maps, and a listing of utility/agency owners (UAOs) and UAO contacts will be prepared. Element will then perform utility locating using verification of vertical and horizontal (VVH) methods at locations requested by the ECT engineer, to verify the location, type, and size of underground utilities. Up to eighteen (18) VVH SUE locates will be completed for this project.

2. FINAL DESIGN

Task 3A. 60% Construction Plans and Cost Estimates

Based on the preliminary drainage outfall design activities previously completed, the Engineer will prepare detailed 60% design phase construction documents for City review. The construction drawings will include but may not be limited to; a cover sheet, general notes, plan sheets, details, cross-sections, and a stormwater pollution prevention plan (SWPPP). Construction drawings will be provided in 11" x 17" size at each submittal stage. The Engineer will prepare 60% quantities and a cost estimate for the proposed drainage improvement construction.

Task 3B. Utility Coordination

The Engineer will submit the 60% plans to the UAOs identified in Task 1D for each utility to confirm the utility type, location, and size. The Engineer will coordinate with the City for City-owned utility locations and utility relocation plans. The Engineer will coordinate with other UAOs for proposed utility relocations, if required.

Task 3C. Permitting Assistance

The Engineer will prepare and submit permit applications to the appropriate regulatory agencies. The permit applications will include drainage/environmental reports, plans, and related incidental information required for approval to construct the proposed drainage improvements as included in the design documents. The Engineer will provide the following services in support of the applications:

- Preparation of an Environmental Resource Permit (ERP) application package with supporting calculations and documents for submittal to the SWFWMD.
- Responses for up to two (2) Requests for Additional Information (RAIs) pertaining to the ERP application from the SWFWMD, if required.

Task 3D. Final Plans and Cost Estimates

Based on the comments received on 60% design plans, the Engineer will prepare Final construction documents for City review, including final quantities and a cost estimate for the proposed drainage improvement and drainage outfall construction. The Engineer will also prepare technical specifications for the final design. The City will provide the front-end bidding documents.

3. CONSTRUCTION PHASE SERVICES

Task 4A. Bid Assistance

The Engineer will prepare bid documents for the project and assist the City in the bidding analysis and contractor selection. This includes bid package development, bid advertisement document, list of bid document requests, bid tabulation summaries and bid recommendation letter.

Task 4B. Services During Construction

4.B.1 Construction Observation/Field Services: The ENGINEER will prepare the agenda and administer the Pre-Construction meeting. The ENGINEER will conduct up to three (3) site visits to observe the work in progress and consult with the CITY's inspector to monitor conformance with the contract documents. It is anticipated that on-site observation of the work will be conducted by the CITY's inspection staff. Task includes responding to requests for information (RFI) from the Contractor and submittal reviews.

4.B.2 Survey As-builts: The ENGINEER will coordinate with the Contractor to confirm a licensed professional surveyor is retained by the Contractor and utilized to provide an as-built survey of the completed improvements. This

survey will be prepared using Florida State Plane West, NAD 83 coordinate system and NAVD 88 vertical control.

4.B.3 **Record Drawings:** Upon receipt of the as-built drawings and survey information, the ENGINEER will provide signed and sealed record drawings along with the project certification documents to the CITY.

4.B.4 **Project Closeout:** The ENGINEER will submit a Certificate of Completion to SWFWMD, if required, documenting the completion of the construction activities and verifying the construction of the improvements is in compliance with the ERP permit conditions.

Task 5 Project Management

This task includes time for project management, project coordination, project meetings, and quality assurance/quality control (QA/QC) for the proposed tasks. The Engineer will prepare project progress reports accompanying each month's invoice.

DELIVERABLES

This Scope of Services is to include the following deliverables:

- Topographic Survey
- 60%, Final Design Drawings and Cost Estimates
- Permit Application and Correspondence
- Bid Documents
- Record Drawings
- SWFWMD Certificate of Completion

ASSUMPTIONS

This Scope of Services is based upon the following assumptions:

- It is assumed that any title search, easement sketches/descriptions or easement acquisition required will be completed by the City.
- Geotechnical investigations, if required, will be provided by the City.
- The City will provide the design of all City utilities to be modified or relocated as part of this project (water, sanitary, reclaimed water).
- The private UAOs are responsible for adjustments or relocations to accommodate the project.
- The contractor will provide detailed maintenance of traffic (MOT) plans for the project to be approved by the City.
- The City is responsible for all permitting fees.

ENGINEER'S COMPENSATION

1.	Project Initiation	$8,285.00

2.	Final Design	$41,170.00
3.	Construction Phase Services	$9,635.00
4.	Project Management	$9,475.00
	Survey Subconsultant (Northwest Surveying, Inc.)	$11,625.00
	SUE Subconsultant (Element Engineering)	$18,910.00
	Expenses	$700.00
	Total Lump Sum Authorization	$99,800.00

ADDITIONAL SERVICES REQUIRING AUTHORIZATION IN ADVANCE

If required by the Engineer and authorized by the City, additional services related to this Task Order shall be provided by the Engineer for additional professional fees negotiated with and agreed to by the City.

COMPLETION SCHEDULE

The estimated completion schedule for the major tasks is shown below. A detailed schedule will be developed following receipt of the notice to proceed (NTP).

Task Description	Schedule from NTP
Project Initiation	3 months
Preliminary Design	6 months
Final Design & Permitting	12 months
Construction Phase Services	TBD
Project Management	12 months

ATTACHMENT A - FEE PROPOSAL
RIO DRIVE DRAINAGE IMPROVEMENTS DESIGN, PERMITTING & CONSTRUCTION
City of New Port Richey - Public Works Department
Environmental Consulting & Technology, Inc.
26-Oct-26

		$270		$220		$155		$85			
Task	**Description**	**Principal Engineer**		**Senior Engineer**		**Sr. Associate Engineer**		**Sr. Administrator**		**Subtotal**	**Total**
		Hrs.	**$**	**Hrs.**	**$**	**Hrs.**	**$**	**Hrs.**	**$**	**Hrs.**	**$**
1	**Project Initiation**										
1A	Kick Off Meeting	2	$ 540.00	2	$ 440.00	2	$ 310.00		$ -	**6**	$ 1,290.00
1B	Data Collection /Field Review	2	$ 540.00	8	$ 1,760.00	10	$ 1,550.00	1	$ 85.00	**21**	$ 3,935.00
1C	Field Survey Coordination	1	$ 270.00	2	$ 440.00	2	$ 310.00		$ -	**5**	$ 1,020.00
1D	Utility Identification	2	$ 540.00	4	$ 880.00	4	$ 620.00		$ -	**10**	$ 2,040.00
3	**Final Design**										
3A	60% Plans & Cost Estimates	2	$ 540.00	36	$ 7,920.00	72	$ 11,160.00	1	$ 85.00	**111**	$ 19,705.00
3B	Utility Coordination	1	$ 270.00	8	$ 1,760.00	8	$ 1,240.00	1	$ 85.00	**18**	$ 3,355.00
3C	Permit Assistance	2	$ 540.00	24	$ 5,280.00	30	$ 4,650.00	1	$ 85.00	**57**	$ 10,555.00
3D	Final Plans, Cost Estimates and Specifications	2	$ 540.00	16	$ 3,520.00	22	$ 3,410.00	1	$ 85.00	**41**	$ 7,555.00
4	**Construction Phase Services**										
4A	Bidding Assistance	2	$ 540.00	8	$ 1,760.00	1	$ 155.00	1	$ 85.00	**12**	$ 2,540.00
4B1	Construction Observation	2	$ 540.00	12	$ 2,640.00	2	$ 310.00	1	$ 85.00	**17**	$ 3,575.00
4B2	Survey As Built	1	$ 270.00	1	$ 220.00	1	$ 155.00	1	$ 85.00	**4**	$ 730.00
4b3	Record Drawings	1	$ 270.00	2	$ 440.00	4	$ 620.00	1	$ 85.00	**8**	$ 1,415.00
4b4	Project Close Out	2	$ 540.00	2	$ 440.00	2	$ 310.00	1	$ 85.00	**7**	$ 1,375.00
5	**Project Management**	32	$ 8,640.00	2	$ 440.00	2	$ 310.00	1	$ 85.00	**37**	$ 9,475.00
Labor Total		**54**	**$ 14,580.00**	**127**	**$ 27,940.00**	**162**	**$ 25,110.00**	**11**	**$ 935.00**	**354**	**$ 68,565.00**
									Expenses		
									Survey Sub		**$ 11,625.00**
									SUE Sub		**$ 18,910.00**
									Printing, Mileage		**$ 700.00**
Total									**Total**		**$ 99,800.00**

July 17, 2026

Environmental Consulting & Technology, Inc.
ATTN**:** Mr. Robert Johnson, P.E.
1408 N. Westshore Blvd., Suite 115
Tampa, FL 33607

RE: Rio Drive – Wyoming Drainage Evaluation
Survey and SUE Proposal

Dear Mr. Johnson:
In accordance with your request, Element Engineering Group, LLC (ELEMENT), is pleased to submit our proposal to provide Professional Surveying and Mapping and Subsurface Utility Engineering services.

DESCRIPTION OF SERVICES

Subsurface Utility Engineering:

ELEMENT will provide technicians, equipment and special tools to designate the horizontal position of the utilities using EM and GPR methods (see below) for the project limits. We have included 3 days of SUE Locating or 18 Locates.

SUE Designating (Quality Level B)

Electromagnetic (EM) induction is a method in which a transmitter signal is applied by directly coupling to a metallic target. A receiver is then used to detect the transmitted signal. Passive detection is another technique used to locate naturally occurring magnetic fields that exist on power cables generating a 50/60 Hz. signal. Additionally, Very Low Frequency (VLF) signals can be detected on other metallic utilities that are typically long in length and are well grounded electrically. Some utility systems contain portions of non-metallic material and, therefore, we may not be able to locate using EM techniques. Ground Penetrating Radar (GPR) uses a high frequency radio signal that is transmitted into the ground and reflected signals are returned to the receiver for storage on digital media. The computer measures the time taken for a pulse to travel to and from the target indicating its depth and location. The reflected signals are interpreted by the system and displayed on the unit's LCD panel. Utilization of the equipment and methods is the industry recognized procedure for finding and locating underground utilities and features. Although effective and reliable, there is the possibility that all utilities may not be detected due to environmental conditions, soil conditions, water table, excessive depth and/or feature makeup.
Utilization of the above equipment and methods is the industry recognized procedure for finding and locating underground utilities and features. Although effective and reliable, there is the possibility that all utilities may not be detected due to environmental conditions, soil conditions, water table, excessive depth and/or feature makeup.

SUE Locating (Quality Level A)

Vacuum excavation is a technique used to safely expose utilities by using a combination of compressed and vacuum air. Once the utility has been exposed, depth, diameter and material type can be obtained to verify designation and/or potential utility conflicts with the proposed design.
Utilization of the above equipment and methods is the industry recognized procedure for finding and locating underground utilities and features. Although effective and reliable, there is the possibility that all utilities may not be detected due to environmental conditions, soil conditions, water table, excessive depth and/or feature makeup.

Deliverables:

1. CADD Site Plan Drawing & Surface TIN or Model in Civil 3D CAD files
2. CADD Surface TIN or Model
3. Signed and Sealed Surveyors Report

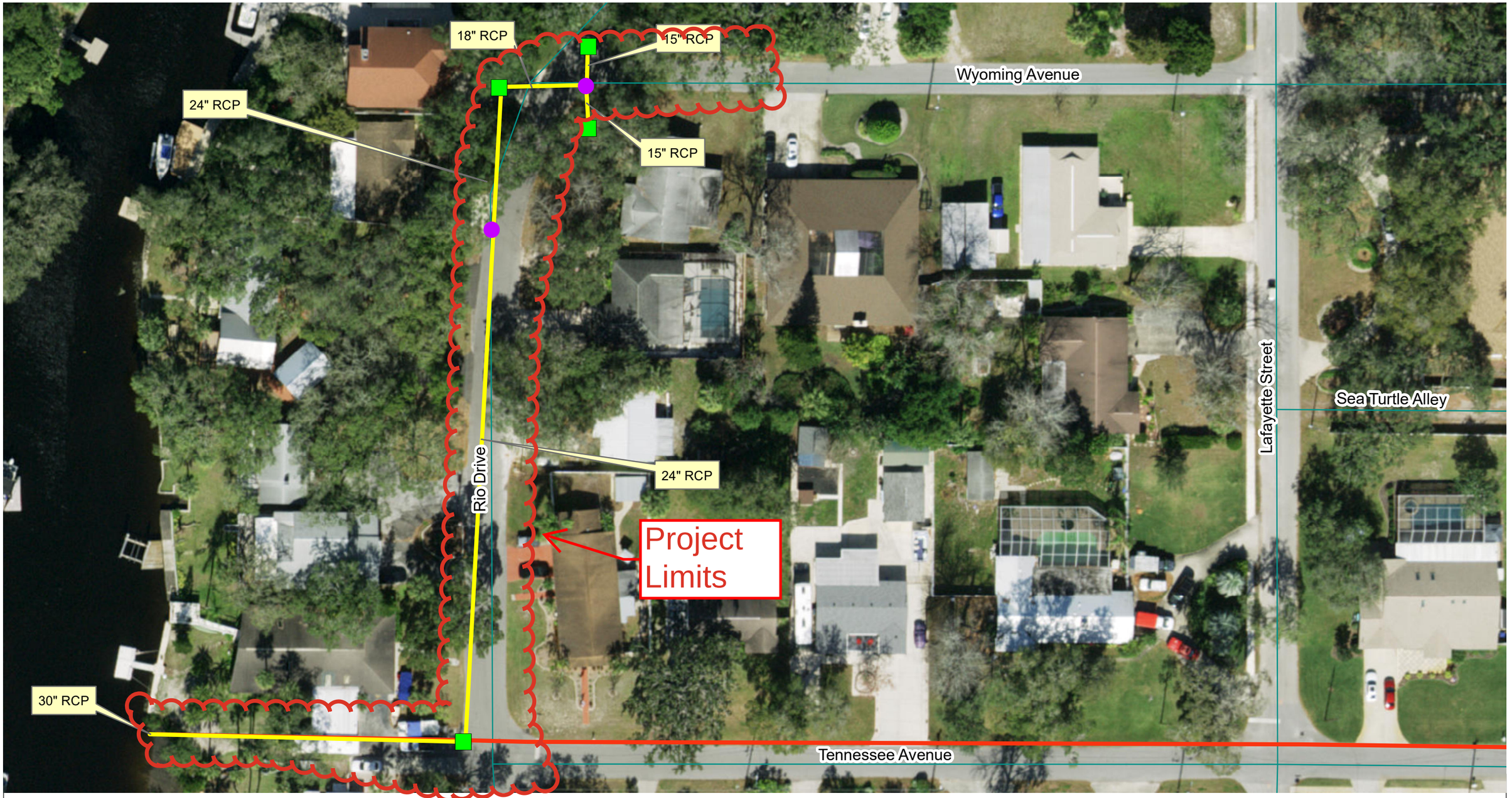
Professional Service Fees:
Survey
Subsurface Utility Engineering

Classification	Crew Days	Staff Hours	Rate	Sub-Total
Survey Crew	2.5	N/A	$1,900.00	$4,750.00
Designating Crew	1.5	N/A	$2,150.00	$3,225.00
Locating Crew	3.0	N/A	$2,350.00	$7,050.00
Professional Surveyor and Mapper	N/A	7.0	$225.00	$1,575.00
CADD Technician	N/A	21.0	$110.00	$2,310.00
			TOTAL	**$18,910.00**

If you have any questions or need additional information, please do not hesitate to contact me. Again, we appreciate this opportunity and look forward to working with you on this project.

Sincerely,

Edward Connolly, PSM
SUE Manager



Legend

- Manhole
- Inlets
- Proposed Stormwater Pipes
- Existing Stormwater Pipes
- Roads

0 30 60 Feet

N

Date: 11/25/2025

FIGURE 1
Rio Drive-Wyoming Drainage Evaluation
Proposed Drainage System

ECT

Northwest Surveying, Inc.
A certified MBE/DBE/SBE Corporation
8409 Sunstate Street. Tampa, Florida 33634-1309
(813) 889-9236; Fax: (813) 886-3315
www.nsitampa.com

Robert Johnson, P.E.
1715 N. Westshore Blvd.
Suite 175
Tampa, Fl 33607

July 10, 2026

RE: Project: Rio Drive – City of New Port Richey
NSI Proposal No. 260705

Dear Mr. Johnson:

Thank you for the opportunity to submit this fee proposal for surveying services at the above referenced project.

The scope of work included in this proposal is a Topographic Survey of the area shown on your exhibit attached hereto.

Specifically, we will establish Control Points, Bench Marks, Right-Of-Way lines and perform a 50' grid Topographic Survey to include all manmade and natural topographic features within the survey limits.

We will open drainage and sanitary structures and obtain all pipe data where access is possible. We will also survey and map trees 5" DBH and above.

We will establish horizontal and vertical control points at the site. The horizontal datum will be NAD 83/2011 adjustment, and the vertical datum will be NAVD 88.

Our fee to perform the surveying services described above will be **$11,625.00**.

We will require 3 weeks from your Notice To Proceed date to complete the survey and submit an Autocad Civil 3D file, and signed hardcopy maps.

All of the work will be performed under the direct supervision of a Professional Land Surveyor and will meet or exceed the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J17.050 to 5J17.052, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
NORTHWEST SURVEYING, INC.

Gerald Silva, PSM
President

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: November 17, 2026

RE: ITB26-013 CDBG Sidewalk Improvements Project Close Out

REQUEST:

The request from staff for City Council is to review and consider for approval the attached deductive change order in the amount of ($108,992.78) and the final pay request submitted by Garcia Civil Contractors, LLC. in the amount of $0.00 for the project close-out of the ITB26-013 Community Development Block Grant (CDBG) Sidewalk Improvements Project.

DISCUSSION:

As City Council may recall, this project is identified in the City's current Capital Improvement Program and was made possible by the city being awarded CDBG grant funding administered through the Florida Department of Economic Opportunity. The main elements of the project included the construction of approximately 10,602 linear feet of six-foot-wide concrete sidewalks where none previously existed or where there were gaps between existing sidewalks in the West & East Grand Neighborhoods. The construction also included ADA compliant sidewalk ramps as part of the grant requirements.

RECOMMENDATION:

Approval of the deductive change order and final pay request are recommended.

BUDGET/FISCAL IMPACT:

No funds are required for agenda item also funding source was provided through use of CDBG-CV funds.

ATTACHMENTS:

- Pay App No. 5 Final (signed).pdf
- Deductive Change Order (signed).pdf

CITY OF NEW PORT RICHEY, FLORIDA
CONTRACTOR'S APPLICATION FOR PAYMENT

Gray Areas To Be Filled In By Contractor

Bid No: 26-013 | Date: 10/5/2026 | Payment Number: 5-Final

Application Period: From August 27, 2026 To October 5, 2026

Project Name: CDBG Sidewalk Project

Account Number:

Owner: City of New Port Richey | Phone No: 727-841-4536

Engineer: ECT - Robert Johnson | Phone No.: 813-549-4318

Contractor: Garcia Civil Contractors | Phone No: 407-607-5711

Contract Data	
Bids Received	12/15/2025
Contract Start Date	4/13/2026
Notice to Proceed:	4/13/2026
Calendar Days for Completion	120
Original Completion Date	8/11/2026
Days Extension to Date	
New Completion date	8/30/2026
Original Contract Amount	$ 739,907.71
Adjustments to Date	$ (108,992.78)
Revised Contract Amount	$ 630,914.93
Percentage Complete ($)	85.27%
Percentage Complete (Time)	145.83%
Percentage Complete (Work)	85.27%

Change Orders

No.	Date	Time	Amount
1	10/5/2026		$ (108,992.78)

Summary of Project Status

Total Work Completed	$ 630,914.93
Material Stored on Site	$ -
Total Earned to Date	$ 630,914.93
Less Retainage 0%	$ -
Balance	$ 630,914.93
Less Previous Payments	$ 630,914.93
Amount Due this Period	$ -

CERTIFICATION OF CONTRACTOR

According to the best of knowledge and belief, I certify that this is a true and correct statement of work performed and materials delivered for the applications period stated above. I further certify that the Contractor has good title for all materials delivered under this Application for Payment, and there are no vendor liens, or other liens or rights to liens against this project, and that all previous payment requests received under this Contract have been applied to discharge in full all of the Contractor's obligations reflected in prior Applications for Payment, and that hourly wages paid to all employees on this project for the period of this Application are in accordance with the requirements of the Contract Documents.

Submitted for Payment:

Garcia Civil Contractors
(Contractor)

By: _____
(Signature)

Name: Eduardo Garcia
(Print or type)

Date: 10/6/26

Recommended for Payment:

Environmental Consulting & Technology, Inc
(Design Professional)

By: _____
(Signature)

Name: Robert Johnson, PE
(Print or type)

Date: 10/06/26

Recommended for Payment:

City of New Port Richey
(Project Manager)

By: _____
(Signature)

Name: JEIMY YNIGUEZ
(Print or type)

Date: 10/6/26

Approved for Payment:

City of New Port Richey
(Owner)

By: _____
(Signature)

Name: _____
(Print or type)

Date: _____

CITY OF NEW PORT RICHEY, FLORIDA
CDBG Sidewalk Project
ESTIMATE FOR PROGRESS PAYMENT

ENG PROJ. NO. 01810-20-16
OWNER PROJ. NO. 26-013

PAYMENT APPLICATION No. 5-Final
FOR PERIOD FROM August 27, 2026 TO October 5, 2026

ITEM NO	DESCRIPTION LIST CONTRACT ITEMS, CHANGE ORDER ITEMS AND DEDUCTIONS, EACH WITH SUBTOTAL	CONTRACT QUANT	UNIT OF MEAS.	UNIT COST OF ITEM	Scheduled Value	COMPLETED PREVIOUSLY QUANT	COMPLETED PREVIOUSLY TOTAL COST	COMPLETED THIS MONTH QUANT	COMPLETED THIS MONTH TOTAL COST	COMPLETED TO DATE % Complete	COMPLETED TO DATE TOTAL COST
1	**Mobilization/Demobilization**	1	LS	$ 92,085.63	$ 92,085.63	1.00	$ 92,085.63	-	$ -	100%	$ 92,085.63
2	**Construction Survey, Layout, & Record Dwgs**	1	LS	$ 32,875.00	$ 32,875.00	1.00	$ 32,875.00	-	$ -	100%	$ 32,875.00
3	**Maintenance of Traffic**	1	LS	$ 21,117.26	$ 21,117.26	1.00	$ 21,117.26	-	$ -	100%	$ 21,117.26
4	**Environmental Protection**	1	LS	$ 4,221.15	$ 4,221.15	1.00	$ 4,221.15	-	$ -	100%	$ 4,221.15
5	**Clearing & Grubbing**				$ -	-	$ -	-	$ -	#DIV/0!	$ -
5.1	Clearing, and Grubbing, Includes Asphalt/Concrete Removal	5985	SY	$ 16.44	$ 98,064.60	6,730.00	$ 110,641.20	-	$ -	113%	$ 110,641.20
5.2	Tree Removal (12" to 24"Diameter DBH)Includs Stump Removal	21	EA	$ 1,047.70	$ 22,001.70	24.00	$ 25,144.80	-	$ -	114%	$ 25,144.80
6	Excavation	50	SY	$ 32.03	$ 1,601.50	350.00	$ 11,210.50	-	$ -	700%	$ 11,210.50
7	Embankment	50	SY	$ 30.17	$ 1,508.50	350.00	$ 10,559.50	-	$ -	700%	$ 10,559.50
8	Inlet, Adjust	3	EA	$ 737.32	$ 2,211.96	-	$ -	-	$ -	0%	$ -
9	**Roadway Asphalt Pavement**				$ -	-	$ -	-	$ -	#DIV/0!	$ -
9.1	Stabilization, Type B	100	SY	$ 41.85	$ 4,185.00	-	$ -	-	$ -	0%	$ -
9.2	Base Group 06	100	SY	$ 57.04	$ 5,704.00	-	$ -	-	$ -	0%	$ -
9.3	Superpave Asphalt Concrete,Traffic Level B	100	SY	$ 39.92	$ 3,992.00	-	$ -	-	$ -	0%	$ -
10	**Sidewalk Concrete**					-	$ -	-	$ -	#DIV/0!	$ -
10.1	Sidewalk, Concrete, 4" Min Thickness	3697	SY	$ 45.94	$ 169,840.18	3,684.00	$ 169,242.96	-	$ -	100%	$ 169,242.96
10.2	Sidewalk, Concrete, 6" Min. Thickness	1500	SY	$ 67.75	$ 101,625.00	470.00	$ 31,842.50	-	$ -	31%	$ 31,842.50
11	Curb & Gutter, Concrete, FDOT Type F	100	LF	$ 29.69	$ 2,969.00	15.00	$ 445.35	-	$ -	15%	$ 445.35
12	Furish & Install Finished Soil and Sod	2055	SY	$ 12.81	$ 26,324.55	2,700.00	$ 34,587.00	-	$ -	131%	$ 34,587.00
13	Highway Signing (sign,single post) (relocate)	13	EA	$ 230.00	$ 2,990.00	18.00	$ 4,140.00	-	$ -	138%	$ 4,140.00
14	**Highway Marking**				$ -	-	$ -	-	$ -	#DIV/0!	$ -
14.1	Thermoplastic, Standard,White,solis 12"for crosswalk	500	LF	$ 5.75	$ 2,875.00	-	$ -	-	$ -	0%	$ -
14.2	Thermoplastic, Standard,White,solis 24"for Stop line & Crosswalk	450	LF	$ 11.50	$ 5,175.00	-	$ -	-	$ -	0%	$ -
14.3	Sidewalk Texturing,Tactile surface on sidewalk ramps	658	SF	$ 28.84	$ 18,976.72	382.00	$ 11,016.88	-	$ -	58%	$ 11,016.88
15	Mailbox(Remove and Relcate)	13	EA	$ 290.92	$ 3,781.96	26.00	$ 7,563.92	-	$ -	200%	$ 7,563.92
16	Fence (Remove and Relocate)	100	LF	$ 52.29	$ 5,229.00	60.00	$ 3,137.40	-	$ -	60%	$ 3,137.40
17	Utility Fixture, Valve / Meter Box (Relocate)	25	EA	$ 422.12	$ 10,553.00	49.00	$ 20,683.88	-	$ -	196%	$ 20,683.88
18	**Allowance for Extra work Authoized by Owner**	1	LS	$ 59,600.00	$ 59,600.00	-	$ -	-	$ -	0%	$ -
					$ -	-	$ -	-	$ -	#DIV/0!	$ -
	Field Order 1	1	LS	$ 40,400.00	$ 40,400.00	1.00	$ 40,400.00	-	$ -	100%	$ 40,400.00
					$ -	-	$ -	-	$ -	#DIV/0!	$ -
						-	$ -		$ -	#DIV/0!	$ -
					$ -	-	$ -	-	$ -	#DIV/0!	$ -
					$ -	-	$ -	-	$ -	#DIV/0!	$ -
	TOTAL COST OF COLUMNS				$ 739,907.71		$ 630,914.93		$ -	85%	$ 630,914.93

CONTRACT MODIFICATION
(CHANGE ORDER-DEDUCTIVE)

Contract Modification No.: 1 Date: 10/05/2026

Project Name: CDBG Sidewalk Project Project No:26-013

Owner: City of New Port Richey, City Council

Contractor: Garcia Civil Contractors

Engineer: Environmental Consulting & Technology, Inc.

This is a Deductive Change Order to the Contract Amount and the Following Modifications to the Contract are hereby ordered:

Contract Amount		**Contract Time** (Cal. Days)		
Original Contract Amount	$ 739,907.71	Original Duration	120	Days
Previous Change Orders (Add/Deduct)	$ 0.00	Previous Change Orders (Add)	0	Days
This Change Order (Deduct)	$ (108,992.78)	This Change Orders (Add)	0	Days
Revised Contract Amount	$ 630,914.93	Revised Contract Time	19	Days
		The Final Contract Completion Date is: 8/30/2026		

Contractor's Certification

By executing this Change Order, the contractor acknowledges and agrees that the stipulated price and/or time adjustment includes the costs and delays for all work contained in the Change order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-effected work under this contract. Signing of the Change order constitutes full changes and constitutes full and mutual accord and satisfaction for the adjustment in contract price or time as a result of increases or decreases in costs and time or performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the contract documents.

Recommended By:

Engineer Environmental Consulting & Technology, Inc.

By: Robert Johnson, PE

Title Project Engineer

Date 10/06/26

Public Works Director

By: Colin Eichenmuller

Date: 20261006

Contractor Garcia Civil Contractors, LLC

By:

Title Principal

Date: 10/6/26

Project Manager/Inspector

By: Jimmy Ynigues

Date: 10/6/26

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: November 17, 2026

RE: ITB26-021 WWTP Sludge Thickener Rake and Plow Structure Refurbishment Close Out

REQUEST:
The request from staff for City Council is to review and consider for approval the attached deductive change order in the amount of ($1,850.00) and the final pay request in the amount not to exceed $98,181.84 submitted by Premier Coating Solutions, LLC for the project close-out of the ITB26-021 Sludge Thickener Rake and Plow Structure Refurbishment.

DISCUSSION:
As Council may be aware the sludge thickener rake and plow is an essential element of the wastewater treatment plant. The rake and plow assembly in the sludge thickener rotates slowly along the bottom of the gravity thickener tank to push settled, thickened solids (sludge) toward a central hopper for removal. These mechanisms improve thickening efficiency by breaking up solids bridging, which releases trapped water, while plows continuously move the denser sludge to the discharge underflow. The structure and general operation is similar in design to a clarifier mechanism; however, it requires significantly less scope of work, as it does not include skirting, draft tubes, U-bolts, or scrapers that require removal and reinstallation. This project has been completed to all specifications and the apparatus has been placed back into service. Refurbishment of the sludge thickener is expected to extend its useful life another 20 years.

RECOMMENDATION:
Approval of the final pay application and deductive change order is recommended.

BUDGET/FISCAL IMPACT:
Funding is available in the Water Pollution Control Budget with Pasco County contributing a portion of the expenditure in accordance with the Interlocal Agreement.

ATTACHMENTS:
- Final Deductive Itb26-021.pdf
- Final Pay App ITB26-021.pdf

CONTRACT MODIFICATION
(FINAL CHANGE ORDER)

Contract Modification No.: 1 Date: 10/16/26

Project Name: ITB26-021 Sludge Thickener Rake & Plow Structure Refurbishment Project No: 26-021

Owner: City of New Port Richey, City Council

Contractor: Premier Coating Solutions.

Engineer: N/A

This is a final Deductive Change Order to the Contract Amount and the Following Modifications to the Contract are hereby ordered:

Contract Amount		**Contract Time** (Cal. Days)		
Original Contract Amount	$ 100,031.84	Original Duration	60	Days
Previous Change Orders (Add/Deduct)	$ 0	Previous Change Orders (Add)	0	Days
This Change Order (Deduct)	$ (1,850.00)	This Change Orders (Add)	0	Days
Revised Contract Amount	$ 98,181.84	Revised Contract Time	0	Days
		The Final Contract Completion Date is:		
		Oct 16, 2026		

Contractor's Certification

By executing this Change Order , the contractor acknowledges and agrees that the stipulated price and/or time adjustment includes the costs and delays for all work contained in the Change order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-effected work under this contract. Signing of the Change order constitutes full changes and constitutes full and mutual accord and satisfaction for the adjustment in contract price or time as a result of increases or decreases in costs and time or performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the contract documents.

Recommended By:

Engineer _____

By: _____

Title _____

Date _____

Contractor Premier Coating Solutions

By: Chandler Stinson

Title Manager

Date: 10/23/2026

Public Works Director _____

By: _____

Date: _____

Project Manager/Inspector _____

By: Joe Palazzolo

Date: 10-26-2026

CITY OF NEW PORT RICHEY, FLORIDA

CONTRACTOR'S APPLICATION FOR PAYMENT

Gray Areas To Be Filled In By Contractor

Bid No.	26-021	Date	10/16/2026	Payment Number	1-Final
Application Period	From 08/03/26	To	10/05/26		
Project Name	ITB26-021 Sludge Thickener Rake & Plow Structure Refurbishment				
Account Number					
Owner:	City of New Port Richey			Phone No.	(727) 841-4536
Engineer:				Phone No.	
Contractor:	Premier Coating Solutions. 609 N. 19th Street Tampa, FL 33605			Phone No.	(813)-422-0400

Contract Data

Bids Received	3/26/2026
Contract Start Date	8/3/2026
Notice to Proceed:	5/20/2026
Calendar Days for Completion	60
Original Completion Date	10/2/2026
Days Extension to Date	0
New Completion date	10/2/2026
Original Contract Amount	$ 100,031.84
Adjustments to Date	$ (1,850.00)
Revised Contract Amount	$ 98,181.84
Percentage Complete ($)	97.00%
Percentage Complete (Time)	123.33%
Percentage Complete (Work)	100.00%

Change Orders

	No.	Date	Time	Amount
	1	8/10/2026	0	$ (1,850.00)

Summary of Project Status

Total Work Completed		$ 98,181.84
Material Stored on Site		$ -
Total Earned to Date		$ 98,181.84
Less Retainage	0%	$ -
Balance		$ 98,181.84
Less Previous Payments		$ -
Amount Due this Period		**$ 98,181.84**

CERTIFICATION OF CONTRACTOR

According to the best of knowledge and belief, I certify that this is a true and correct statement of work performed and materials delivered for the applications period stated above. I further certify that the Contractor has good title for all materials delivered under this Application for Payment, and there are no vendor liens, or other liens or rights to liens against this project, and that all previous payment requests received under this Contract have been applied to discharge in full all of the Contractor's obligations reflected in prior Applications for Payment, and that hourly wages paid to all employees on this project for the period of this Application are in accordance with the requirements of the Contract Documents.

Submitted for Payment:

Premier Coating Solutions
(Contractor)

By: _____
(Signature)

Name: Chandler Stinson
(Print or type)

Date: 10/23/2026

Recommended for Payment:

N/A
(Design Professional)

By: N/A
(Signature)

Name: N/A
(Print or type)

Date: N/A

Recommended for Payment:

City of New Port Richey
(Project Manager)

By: Joe Palazzolo
(Signature)

Name: Joe Palazzolo
(Print or type)

Date: 10/26/2026

Approved for Payment:

City of New Port Richey
(Owner)

By: _____
(Signature)

Name: Colin Eichenmuller
(Print or type)

Date: _____

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: November 17, 2026

RE: Wastewater Treatment Plant Emergency Valve Replacement

REQUEST:

The action requested of City Council is to review and consider the approval of the attached proposal from EZ Contracting LLC in the amount not to exceed $315,076.00 for the replacement of six (6) twenty four (24) inch valves for the WWTP.

DISCUSSION:

The City's Wastewater Treatment Plant (WWTP) is responsible for treating incoming wastewater and producing reclaimed water in accordance with applicable Florida Department of Environmental Protection (FDEP) regulatory requirements. Following treatment, reclaimed water is conveyed to the City's reclaim water storage tanks for subsequent distribution to residential and other customers within both the City and Pasco County. The facility treats an average daily flow of approximately 5.5 million gallons per day (MGD).

To maintain compliance with FDEP requirements, the treatment process must consistently achieve established limits for total nitrogen (TN) and total phosphorus (TP), as well as applicable turbidity and disinfection requirements. When operating conditions or influent characteristics affect the treatment process, additional treatment may be necessary to ensure that the final effluent meets all applicable regulatory standards. Under these circumstances, treated effluent that cannot immediately be directed to the reclaim water distribution system is diverted to the facility's reject tanks. This process allows the WWTP to maintain treatment operations while providing additional storage and treatment capacity for water that cannot be immediately introduced into the reclaim distribution system. Such diversions are particularly important during significant storm events and extended periods of heavy rainfall, when influent flows and reclaim water production can increase substantially.

As City Council may recall, between October 2 and October 11, the City of New Port Richey experienced a significant rainfall event associated with Hurricane Isaias, resulting in approximately 15.2 inches of accumulated rainfall. During this period, daily influent flows ranged from approximately 10 MGD to 20 MGD, substantially exceeding the facility's typical average daily flow of 5.5 MGD. This significant increase in influent volume placed additional demands on the WWTP's treatment processes

and available storage capacity.

Although the facility continued to produce treated effluent that met applicable regulatory standards, the volume of reclaimed water generated exceeded the capacity of the reclaim distribution system to convey and distribute it at a sufficient rate. Consequently, the facility was required to divert a portion of the treated effluent to its reject tanks to maintain operational flexibility and preserve available storage capacity.

During this critical operating period, the valves responsible for controlling and diverting effluent flows experienced operational failures. As a result, staff were required to operate the valves manually, and the system was capable of achieving only approximately 70 percent of its intended diversion capacity. This limitation reduced the facility's ability to effectively manage increased flows and highlighted the operational vulnerability associated with the existing valve infrastructure.

The WWTP currently has six (6) 24-inch valves that regulate effluent flows between the reclaim water storage system and the reject tanks. These include two (2) plug valves, two (2) gate valves, and two (2) check valves. The valves were originally installed in 2005 and have been subjected to prolonged exposure to oxidizing conditions and chloramines associated with the wastewater treatment and disinfection processes. Given their age, operating environment, and demonstrated mechanical deficiencies, these components have reached the end of their anticipated useful service life and require replacement.

The reliable operation of these valves is essential to maintaining the WWTP's ability to manage fluctuating influent volumes, control effluent diversion, maintain adequate storage capacity, and sustain compliance with applicable FDEP requirements. Failure to replace the existing valves would leave the facility vulnerable to additional operational disruptions, particularly during periods of heavy rainfall, elevated influent flows, or other conditions that place increased demands on the treatment and reclaim systems. As such, these valves need to be replaced immediately on an emergency basis to ensure continued operations.

Staff contacted several known vendors in the area with limited success or availability to address the repairs in timeline that would be suitable given the risk exposure. EZ Contracting LLC is currently working onsite at the WWTP as the contractor for the City's Oxidation Ditch Refurbishment Project and is familiar with the facility's infrastructure, treatment processes, and operational requirements. Leveraging the contractor's existing familiarity with the facility provides an opportunity to coordinate the valve replacement efficiently while minimizing potential impacts to ongoing wastewater treatment operations.

Accordingly, the Public Works Department has worked with EZ Contracting LLC to develop a proposal for replacing the six (6) existing 24-inch valves. Expediting this work will help restore the intended

functionality and reliability of the effluent diversion system, reduce the potential for future operational failures, and strengthen the WWTP's ability to respond to significant wet-weather flow conditions while maintaining regulatory compliance.

RECOMMENDATION:

Staff recommends that City Council approve the attached proposal from EZ Contracting LLC, in an amount not to exceed $315,076.00, for the emergency replacement of six (6) 24-inch valves at the Wastewater Treatment Plant.

BUDGET/FISCAL IMPACT:

Funding is available in the Water & Sewer Water Pollution Control Division's Capital Equipment Program with Pasco County contributing a portion of the expenditure in accordance with the Interlocal Agreement.

ATTACHMENTS:

- 24 Inch V alve Replacment EZ Contracting.pdf
- 24 Reject Plug and Check valve Emergency Replacement.docx
- Reject Auma automatic valve opener.jpeg
- Reject Reuse Valve Area Needing to be Replaced.jpeg
- Manual Reject Backup Valve.jpeg
- Manual Reject Backup Valve.jpeg

EZ Contracting, LLC
5324 56th Commerce Park Blvd Tampa, Florida 33610
License # CUC037218

11/2/2026

2025 WWTF Oxidation Ditch #3 - Remove & Replace 24 Valve

ITEM #	GENERAL CONDITIONS	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE EXISTING VALVES	6	EA	$5,400.00	**$32,400.00**
2	24" GA FLG L&W CHECK VALVE	2	EA	$42,120.00	**$84,240.00**
3	24" GA FLG PLUG W/ AUMA ELEC ACTUATOR	2	EA	$54,639.00	**$109,278.00**
4	24" FLG RW GATE VALVE W/ BG AND HWL	2	EA	$24,804.00	**$49,608.00**
5	CRANE RENTAL	1	LS	$7,150.00	**$7,150.00**
6	LABOR & EQUIPMENT	6	DAYS	$5,400.00	**$32,400.00**
				TOTAL PROPOSAL	**$315,076.00**

EXCLUSION:
DEPOSAL OF EXISTING VALVES
ELECTRICAL WORK

EZ Contracting, LLC
Kenrick Callwood, Estimator
Kenrick Callwood
November 2, 2026

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: Colin Eichenmuller, Public Works Director
Cc: Gary Kroll, Assistant Public Works Director
From: Joe Palazzolo, W.W.T. F. Operations Manager
Date: 11/2/26
RE: 24” Reject Plugs, Gate Valves and Check Valves Emergency Replacement

Colin, the W.W.T.F. is requesting an emergency purchase and installation of six valves: 2 24" plug valves, 2 gate valves and 2 check valves.

The request is for a total of $315,076.00 from EZ Contracting LLC. EZ contracting is currently mobilized onsite for the Oxidation Ditch Project and is prepared to install immediately upon receiving the valves, with a lead time of 2-3 weeks.

The W.W.T.F. protocol requires automatic diversion when parameters are out of range. This must be done manually now: 100 turns to open and 100 to close a 24" gate valve on a 6-ft ladder. These valves are necessary to ensure our compliance with FDEP. The timing for changing the 24" check valve now is to minimize cost to the City with installation, lower risk of discharging to Cross Bayou during installations, and the 24” check valves are at end of life; we had a failure on our 24" Reuse check valve of the same age.

Staff will coordinate with EZ Contracting on the installation when the valves are on site.


CAUTION
WATCH
YOUR STEP



