



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
March 5, 2024
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

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. (FS.286.0105)

**ORDER OF
BUSINESS**

- 1 Call to Order - Roll Call
- 2 Approval of February 6, 2024 CRA Meeting Minutes - Page 2
- 3 Proposed Acquisition of 5462 Grand Boulevard - Page 5
- 4 Communications
- 5 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.



NEW PORT RICHEY

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

TO: Members of the Community Redevelopment Agency

FROM: Judy Meyers, CMC, City Clerk

DATE: 3/5/2024

RE: Approval of February 6, 2024 CRA Meeting Minutes - Page 2

REQUEST:

The request is for the Board of Directors to approve the minutes from the February 6, 2024 CRA meeting.

DISCUSSION:

The Board of Directors met for a regularly scheduled meeting on February 6, 2024. The minutes from that meeting are attached for the Board's review and approval.

RECOMMENDATION:

Staff recommends that the Board of Directors approve the minutes from the February 6, 2024 CRA meeting as submitted.

BUDGET / FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
February 6, 2024 CRA Meeting Minutes	Backup Material



MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
February 6, 2024
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

MINUTES

**ORDER OF
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Chopper Davis at 8:57 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, Director Mike Peters and Director Kelly Mothershead.

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 Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology and Innovations Director Robert Greene, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2 Approval of December 19, 2023 and January 10, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

3 Request for Additional Extension to Performance Agmt. w/Central Orange Partners LLC - Page 8

Executive Director Manns introduced Asst. City Manager Greg Oravec who then presented the item to the Board. He stated the purpose of this agenda item was to approve a second extension to the Performance Agreement by and between Central Orange Partners, LLC, and the City of New Port Richey Community Redevelopment Agency for the redevelopment project commonly referred to as "The Central." He then made a presentation to the Board of the project to date. The proposed extension request is as follows:

- Commencement for Phase 3 be extended from December 31, 2022 to December 31, 2025.
- Completion for Phase 2 and 3 be extended from December 31, 2024 to December 31, 2027.

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

- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding his grandmother living at The Central. He also spoke about middle housing and how it will keep young people here.
- George Romagnoli, 6235 Florida Ave., NPR stated one thing to look at is buying down the interest rates and subsidizing with CRA funds.
- Frank Starkey, 5988 Central Ave., NPR thanked Mr. Oravec and Mr. Butler for their comments.

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

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

4 Communications

Director Peters stated that several of his colleagues visited Tallahassee last week to speak with our local legislators. He stated that the City submitted an appropriations request for the new fire station and it was sponsored by Representative Yeager and Senator Hooper and has gotten through the first hurdle. He stated it was a great visit. Director Altman stated that the Schwettman property came up at the School Board today and he stated the closing is not going to occur. He stated Ms. Crumbley's concerns with the Live Local Act. He stated the Live Local Act exempts taxes from multi-family housing. Director Altman then read comments about St. Leo. He stated it is the CRA's job to determine what is inventory. He stated he fought for four terms for the Grey Preserve. He stated the university is wanting to hold classes beginning this summer. Director Murphy stated he appreciates when people come up to make comments on topics but people sometimes come up and make statements that are not factual and it gives misinformation to those who may be watching. He stated if there is a lawsuit you cannot talk about it in a public forum. He stated we did have a good trip in Tallahassee and it was very positive. Director Mothershead agreed we did have a good trip to Tallahassee and we built a great relationship with our supporters. She stated that keep in mind that Schwettman is not ours yet and we have a long way to go on that. She stated there are great things we can do with it. She stated in regards to misinformation that sometimes we cannot address what is hearsay and their job is to provide the correct information. Chairman Davis stated he toured the city with Congressman Bilirakis a couple of weeks ago and he was very impressed. He stated the Congressman is very excited about the town. Chairman Davis stated there are many grant opportunities. He stated the Taste of NPR is this Thursday. Executive Director Manns introduced the new Human Resources Director Arnel Wetzel.

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:43 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____



TO: Members of the Community Redevelopment Agency

FROM: Gregory J. Oravec, Assistant City Manager/Economic Development Director

DATE: 3/5/2024

RE: Proposed Acquisition of 5462 Grand Boulevard - Page 5

REQUEST:

This request is to authorize the City of New Port Richey to utilize Community Redevelopment Agency (the “Agency”) funds to acquire the property located at 5462 Grand Boulevard, New Port Richey, FL 34652, at a cost not to exceed appraised value or \$575,000, whichever is less, for the purposes of effectuating the redevelopment of the subject property in accordance with the Community Redevelopment Plan.

DISCUSSION:

The subject property (hereinafter referred to as the “Property”) is prominently located at 5462 Grand Boulevard, at the southeast corner of Grand Boulevard and Gulf Drive, directly across Gulf Drive from Historic Gulf High School (a/k/a Schwettman Education Center). According to the Property Appraiser’s records, the Property is described as Parcel ID 08-26-16-0240-00300-0010 and Parcel ID 08-26-16-0250-03504-0080; approximately 0.69 acres in the aggregate; occupied by a 3-story office building of approximately 13,310 SF; and currently valued at \$401,302 in the aggregate.

It is critical to highlight that the Property includes the two lots on the east side of George Street, contiguous to Historic Gulf High School’s remote parking lot.

Unfortunately, this key site on our City’s premier local north-south thoroughfare has had multiple unresolved code violations since 2019; and this ultimately led the City to seek relief through court action, which it won pursuant to a Uniform Final Judgment of Foreclosure dated January 18, 2024. The Judgment of Foreclosure has ordered a public sale, via online auction, on March 18, 2024.

As you may know, in such an auction, the effective opening bid will start with the amount owed to the City, which is currently estimated at \$241,000. Further, if no other party bids on the Property, the City could acquire title to the Property for that amount owed plus miscellaneous fees; and should it elect to bid, would only have to “come out of pocket” for that amount over \$241,000.

Given the Property’s prominence on Grand Boulevard and strategic location in relation to Historic Gulf High School and the remote parking lot, staff believes that the City and Agency are being presented with a special opportunity to assemble a catalytic redevelopment site which would not only squarely address the running code violations on the Property, but also enable the City, Agency, and our community to plan and then implement a transformational project for both sides of Gulf Drive, creating a destination for our City and helping to revitalize all of the Schwettman Oaks Neighborhood.

The Agency has ordered an appraisal of the Property to help guide the City’s participation, if authorized, in the online auction. It is anticipated to be complete by close of business, March 8. Consequently, staff has structured this request with a cap of \$575,000 or appraised value, whichever is less, and that cap represents the total maximum bid amount inclusive of any City credits, such as the aforementioned \$241,000 (e.g., \$575,000 = \$241,000 + \$334,000).

When considering valuation of the Property, its current state of vacancy and physical condition, and the difference that active property ownership and reinvestment can make, it is interesting to compare the building on the Property to the building at the northwest corner of Grand Boulevard and Gulf Drive, 5509 Grand Boulevard. Even though the buildings are very similar in size and architecture, the Property Appraiser values the building at 5509 at \$22/SF and the building at

5462 at \$13.17/SF.

As you may know, auctions and associated court actions can be fluid and dynamic, leading to other opportunities. For example, another desirable outcome might be a responsible property owner taking possession of the office building but conveying the vacant lots contiguous to the remote parking lot to the City and/or Agency.

If the Property is acquired, staff would outline a proposed procurement process, to be considered at a future meeting of the Board, by which a multidisciplinary planning firm would be selected to lead a community-oriented master planning process for the Property, Historic Gulf High School, and the surrounding Schwettman Oaks Neighborhood. Such a master planning process would include several opportunities for citizen engagement and would be expected to result in the Board's adoption of a master plan for the sites and surrounding area, which would then be implemented through subsequent action.

RECOMMENDATION:

Staff recommends that the Board authorize the City of New Port Richey to utilize Agency funds to acquire 5462 Grand Boulevard, New Port Richey, FL 34652, at a cost not to exceed appraised value or \$575,000, whichever is less, for the purposes of effectuating the redevelopment of the Property in accordance with the Community Redevelopment Plan.

BUDGET / FISCAL IMPACT:

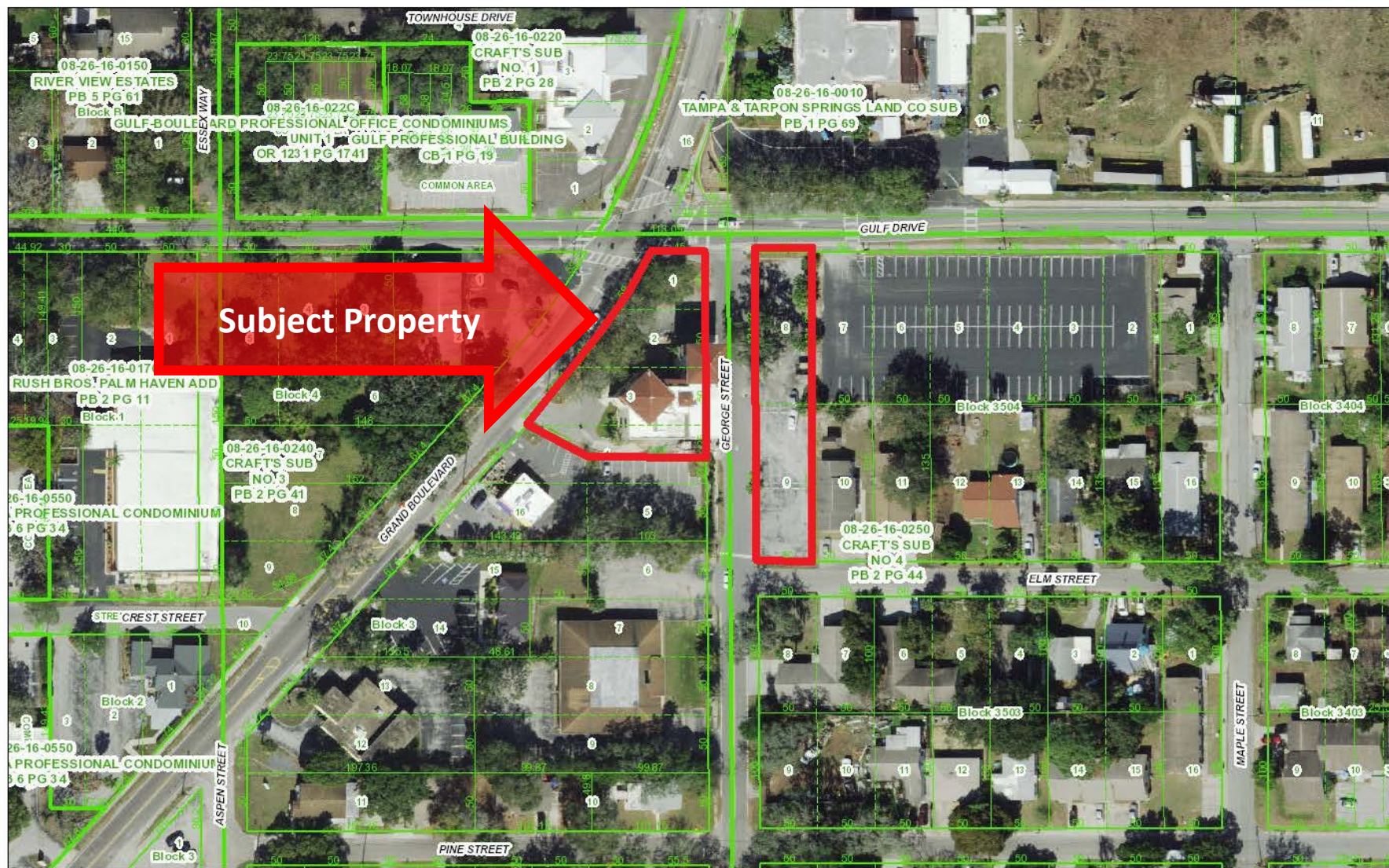
This request would have a direct cost equal to the acquisition cost, not to exceed \$575,000. The adopted Agency Budget includes \$1 million for property assemblage.

This request would also impose additional costs to the Agency and/or City, including: zero property taxes being collected for the duration of public ownership; master planning; property maintenance; abatement of code violations; design, permitting and completion of renovations; and marketing the Property for sale.

However, within the next five years, it is anticipated that the redevelopment of the Property would create incremental taxable value on the Property, lift values in the surrounding neighborhood, and create other public benefits, thereby producing a significant return on investment, which can be better quantified as part of the annual reporting process after master planning is complete.

ATTACHMENTS:

Description	Type
□ Map of Subject Property	Backup Material
□ Vicinity Map	Backup Material
□ Property Record Card 1, 5462 Grand BLVD	Backup Material
□ Property Record Card 2, Lots contiguous to remote parking	Backup Material
□ Photographs of 5462 Grand BLVD	Backup Material
□ Final Judgment of Foreclosure	Backup Material
□ Neighborhood Map	Backup Material



Legend

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



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

1/23/2024, 3:53:20 PM



0 0.0075 0.015 0.03 mi

Pasco County Property Appraiser



Parcel ID		08-26-16-0240-00300-0010 (Card: 1 of 1)							
Classification		01800-Off Multistory							

<p>Mailing Address PASCO GRAND CORP 2100 E BAY DR STE 200 LARGO, FL 33771-2343</p> <p>Physical Address 5462 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652</p> <p>Legal Description (First 200 characters) See Plat for this Subdivision C E CRAFTS SUB NO 3 PB 2 PG 41 LOTS 1 2 & 3 BLK 3 & FOLL DESC POR OF LOT 4 BLK 3 COM NW COR OF LOT 4 FOR POB TH ALG BDY BTWN LOTS 3 & 4 EAST (ASSUMED) 157.70 FT TO WLY R/W LN GEORGE ST TH ALG SAID WLY[...]</p> <p>Jurisdiction CITY OF New PORT RICHEY</p> <p>Community Dev District N/A</p>	<table style="width: 100%;"> <tr> <th style="text-align: left;">Just Value</th> <th style="text-align: right;">Property Value</th> </tr> <tr> <td>Ag Land</td> <td style="text-align: right;">\$371,388</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Building</td> <td style="text-align: right;">\$168,339</td> </tr> <tr> <td>Extra Features</td> <td style="text-align: right;">\$175,845</td> </tr> <tr> <td></td> <td style="text-align: right;">\$27,204</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Assessed</th> <th style="text-align: right;">Non-School</th> <th style="text-align: right;">School</th> </tr> <tr> <td></td> <td style="text-align: right;">\$371,388</td> <td style="text-align: right;">\$371,388</td> </tr> <tr> <td>Homestead Exemption</td> <td style="text-align: right;">-\$0</td> <td style="text-align: right;">-\$0</td> </tr> <tr> <td>Additional Exemptions</td> <td style="text-align: right;">-\$0</td> <td style="text-align: right;">-\$0</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Taxable Value</th> <th style="text-align: right;">\$371,388</th> <th style="text-align: right;">\$371,388</th> </tr> </table>	Just Value	Property Value	Ag Land	\$371,388	Land	\$0	Building	\$168,339	Extra Features	\$175,845		\$27,204	Assessed	Non-School	School		\$371,388	\$371,388	Homestead Exemption	-\$0	-\$0	Additional Exemptions	-\$0	-\$0	Taxable Value	\$371,388	\$371,388
Just Value	Property Value																											
Ag Land	\$371,388																											
Land	\$0																											
Building	\$168,339																											
Extra Features	\$175,845																											
	\$27,204																											
Assessed	Non-School	School																										
	\$371,388	\$371,388																										
Homestead Exemption	-\$0	-\$0																										
Additional Exemptions	-\$0	-\$0																										
Taxable Value	\$371,388	\$371,388																										

Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	1800C	Office Multi-Story	CMAJF-1	0000	11000.000	SF	\$12.00	1.00	\$132,000
2	1800C	Office Multi-Story	CMAJF-2	0000	6607.000	SF	\$5.50	1.00	\$36,339

Additional Land Information				
Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
0.4	60NP	X	None Reported	CMAJ

View Sketch Building Information - Use 1800-Offices (Multi Story) (Card: 1 of 1)			
Year Built	1984	Stories	3.0
Exterior Wall 1	Tile or Wood Frame Stucco	Exterior Wall 2	Concrete Block Stucco
Roof Structure	Gable or Hip	Roof Cover	Asphalt or Composition Shingle
Interior Wall 1	Drywall	Interior Wall 2	None
Flooring 1	Carpet	Flooring 2	Quarry or Hard Tile
Fuel	Electric	Heat	Forced Air - Ducted
A/C	Central	Baths	6.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	4,850	\$63,860
2	FUS03	FINISHED UPPER STORY	3,460	\$45,558
3	FUS02	FINISHED UPPER STORY	5,000	\$65,835
4	CAN01	CANOPY	150	\$593

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
1	CPAVASP	PAVING ASPHALT	1984	7,065	\$2,067
2	CSPRNKFP	SPRINK FIRE PROTECT	1984	13,310	\$11,979
3	CELEVATR	ELEVATOR(USE SCHED)	1984	1	\$10,350
4	CLIGHTSM	LIGHT SINGLE METAL	1984	4	\$2,808

Sales History					
Previous Owner:			GARDEN VALLEY EXECUTIVE SERV INC		
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
10/2016	9445 / 2920	Trustee's Deed	11	I	\$0
5/2012	8915 / 2670	Warranty Deed	05	I	\$0
7/1999	4189 / 1362	Warranty Deed		I	\$0
9/1998	4023 / 1408	Warranty Deed		I	\$0
9/1986	1540 / 0871	Certificate of Title		I	\$0
7/1984	1351 / 1400	Warranty Deed		I	\$0
2/1983	1238 / 0422			V	\$131,300

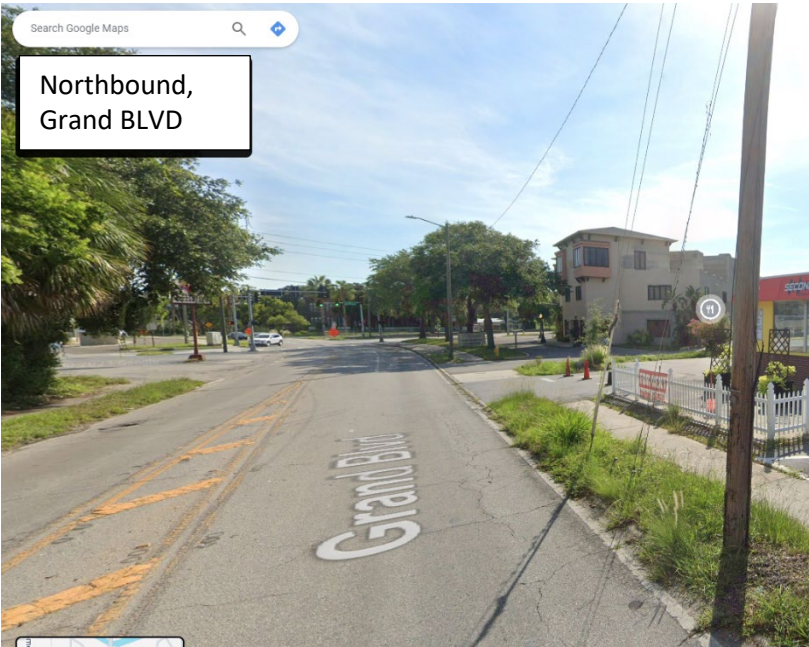
Parcel ID		08-26-16-0250-03504-0080 (Card: 001 of 1)																	
Classification		01000-Vacant Comm																	
Mailing Address PASCO GRAND CORP 2100 E BAY DR STE 200 LARGO, FL 33771-2343				Property Value <table border="0"> <tr> <td>Just Value</td> <td>\$29,914</td> </tr> <tr> <td>Ag Land</td> <td>\$0</td> </tr> <tr> <td>Land</td> <td>\$26,550</td> </tr> <tr> <td>Building</td> <td>\$0</td> </tr> <tr> <td>Extra Features</td> <td>\$3,364</td> </tr> </table>						Just Value	\$29,914	Ag Land	\$0	Land	\$26,550	Building	\$0	Extra Features	\$3,364
Just Value	\$29,914																		
Ag Land	\$0																		
Land	\$26,550																		
Building	\$0																		
Extra Features	\$3,364																		
Physical Address No Physical Address																			
Legal Description (First 200 characters) See Plat for this Subdivision CRAFTS SUB UNIT 4 PB 2 PG 44 LOTS 8 & 9 BLOCK 4 TRACT 35 OR 8915 PG 2670 OR 9445 PG 2920																			
Jurisdiction CITY OF New PORT RICHEY Community Dev District N/A																			
				Assessed		Non-School		School											
				\$29,914		\$29,914		\$29,914											
				Homestead Exemption		-\$0		-\$0											
				Additional Exemptions		-\$0		-\$0											
				Taxable Value		\$29,914		\$29,914											
Land Detail (Card: 1 of 1)																			
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value										
1	1000V	Vacant Commercial	MGLFA-1	OMF1	11000.000	SF	\$3.75	0.60	\$24,750										
2	1000V	Vacant Commercial	MGLFA-2	OMF1	1500.000	SF	\$2.00	0.60	\$1,800										
Additional Land Information																			
Acres	Tax Area	FEMA Code	Subsidence Activity				Neighborhood Code(s)												
0.29	60NP	X	None Reported				MGLF												
Building Information - Use (Card: 1 of 1)																			
Unimproved Parcel																			
Extra Features (Card: 1 of 1)																			
Line	Code	Description	Year	Units	Value														
1	RPAVASP	PAVING ASPHALT	1989	11,500	\$3,364														
Sales History																			
Previous Owner:		GARDEN VALLEY EXECUTIVE SERV INC																	
Month/Year	Book/Page	Type	DOR Code	Condition	Amount														
10/2016	9445 / 2920	Trustee's Deed	11	V	\$0														
5/2012	8915 / 2670	Warranty Deed	05	V	\$0														
7/1999	4189 / 1362	Warranty Deed		V	\$0														
9/1998	4023 / 1408	Warranty Deed		V	\$0														
9/1986	1540 / 0871	Certificate of Title		V	\$0														
2/1983	1257 / 0380			V	\$0														
2/1983	1241 / 0306			V	\$60,000														



Southbound,
Grand BLVD



Northbound,
Grand BLVD



From Gulf Drive



IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION

CITY OF NEW PORT RICHEY,
FLORIDA, a Florida municipal corporation,

Plaintiff,

v.

CASE NO.: 20-CA-2768-CAAXWS

PASCO GRAND CORP., a Florida
Corporation,
Defendants.

UNIFORM FINAL JUDGMENT OF FORECLOSURE

(Lien Foreclosure – Non-Homestead)

THIS MATTER was considered by the Court on the Motion for Default Final Judgment of Foreclosure of Plaintiff, CITY OF NEW PORT RICHEY, FLORIDA, heard on January 18, 2024, following the Clerk of Court default of all parties on September 11, 2021. After consideration of all affidavits presented, this Court rules as follows:

IT IS ADJUDGED that:

1. Plaintiff is not required to submit a Certificate of Compliance with Foreclosure Procedures in compliance with Administrative Order 2010-016 PA/PI-CIR or any subsequent Administrative Order, because this is not a mortgage foreclosure action.
2. **VALUE OF CLAIM:** At the initiation of this action, in accordance with section 28.241(1)(a)2.b., Florida Statutes (effective for actions filed on and after June 1, 2009), Plaintiff estimated the amount in controversy of the claim to be \$70,650.00. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of the claim to be \$220,050.00, as set forth below. For any difference between the estimated amount in controversy and the actual value of the claim that requires the filing fee to be adjusted, the Clerk shall adjust the filing fee. In determining whether the filing fee needs to be adjusted, the following graduated filing fee scale in section 28.241(1)(a)2.d., Florida Statutes, controls:

\$400	Value of claim less than or equal to \$50,000 with 5 defendants or less
\$905	Value of claim greater than \$50,000 but less than \$250,000 with 5 defendants or less
\$1,905	Value of claim \$250,000 or greater with 5 defendants or less

If an excess filing fee was paid, the Clerk shall provide a refund of the excess fee. If an additional filing fee is owed, the Plaintiff shall pay the additional fee at least 24 hours prior to the

Case No. 20-CA-2768-CAAXWS - City of New Port Richey v. PASCO GRAND CORP

Page 1 of 6

judicial sale. If any additional filing fee owed is not paid prior to the judicial sale, the Clerk shall cancel the judicial sale without further order of the Court.

3. The following amounts are due and owed to the Plaintiff:

Principal due:	\$ 239,700.00
Interest on the lien	\$
Per diem interest at % from to	\$
Late charges	\$
Escrow advances	\$
Title search expenses	\$ 150.00
Taxes for the year(s) of NA	\$
Insurance premiums	\$
Court costs:	\$
Filing fee	\$ 919.00
Service of process \$ 45.00 per defendant	\$ 45.00
Publication for	\$
SUBTOTAL	\$
Additional costs	\$ 10.35
SUBTOTAL	\$ 240,824.35
Attorney's fees based upon hours at \$350.00 per hour	\$
Less: Undisbursed escrow funds	\$
Less: Unearned insurance premiums	\$
Less: Miscellaneous deductions or credits	\$
TOTAL SUM	\$ 240,824.35

4. The total sum in paragraph 3 will bear interest at the prevailing statutory interest rate of 7.69% percent per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

5. Plaintiff, whose address is 5919 Main Street, New Port Richey, Florida 34652, holds a lien for the total sum specified in paragraph 3 herein. The lien of the Plaintiff is superior in dignity to all rights, titles, interests, or claims of the Defendant(s) and all persons, corporations, or other entities claiming by, through, or under the Defendant(s), or any of them and the property will be sold free and clear of all claims of the Defendant(s), with the exception of any assessments that are superior pursuant to sections 718.116 and 720.3085, Florida Statutes, or (describe other surviving lien).

The Plaintiff lien encumbers the subject property located in Pasco County, Florida, and described as:

Lots 1, 2, 3, and the following described portion of Lot 4, Block 3, C.E. CRAFTS SUBDIVISION NO. 3, as shown on the plat recorded in Plat Book 2, Page 41, Public Records of Pasco County, Florida; Commence at the Northwest corner of the said Lot 4 for a Point of Beginning; thence run along the boundary line between Lots 3 and 4 on an assumed bearing of due East, a distance of 157.70 feet to the Westerly right of way line of said George Street; thence along the Westerly right of way line of George Street; run South 00 degrees 13' 48" East, a distance of 26.00 feet; thence run North 89 degrees 52' 48" West, a distance of 104.00 feet; thence North 64 degrees 23' 48" West, a distance of 59.66 feet to the Point of Beginning.

Also, Lots 8 and 9, Block 4, C.E. CRAFTS SUBDIVISION UNIT 4 (Tract 35) - Section 8 - Township 26 South - Range 16 East, Pasco County, Florida as recorded in Plat Book 2, Page 44, of the Public Records of Pasco County, Florida.

Property Address: 5462 Grand Boulevard, New Port Richey, FL 34652.

6. If the total sum with interest at the rate described in paragraph 4 and all costs accrued subsequent to this judgment are not paid, the Clerk of Circuit Court shall sell the subject property at public sale on March 18, 2024 (date) to the highest bidder for cash, except as prescribed in Paragraph 7, in the following location (mark applicable location):

☐ In an online sale at www.pinellas.realforeclose.com, beginning at 10 a.m. on the prescribed date.

☒ In an online sale at www.pasco.realforeclose.com, beginning at 11 a.m. on the prescribed date (mark this box for all sales in Pasco County).

after having first given notice as required by section 45.031, Florida Statutes. Plaintiff must arrange for publication of notice of sale in accordance with chapters 45 and 702, Florida Statutes. The Plaintiff must file the original Notice of Sale and Affidavit of Proof of Publication with the Clerk no later than 24 hours prior to the sale.

Plaintiff or Plaintiff's attorney may also cancel or reschedule the sale by filing a motion with the Court in accordance with Florida Rules of Civil Procedure, Form 1.996(b) and may seek to reschedule the sale to a later date.

7. Plaintiff shall advance all subsequent required costs of this action. Except for publishing costs supported by an affidavit, reimbursement or credit for such costs shall be by court order based upon a written motion and adjudication at a hearing with notice. If a third party bidder is

Case No. 20-CA-2768-CAAXWS - City of New Port Richey v. PASCO GRAND CORP

Page 3 of 6

the purchaser, the third party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid.

8. If the Plaintiff incurs additional expenses subsequent to the entry of this final judgment but prior to the sale date specified in paragraph 6, Plaintiff may, by written motion served on all parties and adjudication at a hearing with notice, seek to amend this final judgment to include said additional expenses.

9. On the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate, unless the property is purchased by a third party bidder; third, Plaintiff's attorneys' fees; fourth, the total sum due to the Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; and by retaining any remaining amount pending further Order of this Court.

10. On filing of the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendant(s) since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property except as provided in the Protecting Tenants at Foreclosure Act of 2009 Pub. L. No. 111-22, 123 Stat. 1660, or as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On filing of the Certificate of Sale, Defendant's right of redemption as provided by section 45.0315, Florida Statutes shall be terminated.

11. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that _____ hours were reasonably expended by Plaintiff's counsel and that and hourly rate of \$_____ is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation v. Rowe*, 427 So. 2d 1145 (Fla. 1985).

OR

The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$_____ is reasonable and appropriate for the Plaintiff's counsel's attorney's fees. The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 3 of this Judgment.

12. IMPORTANT INFORMATION PROVIDED pursuant to section 45.031, Florida Statutes:

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

Case No. 20-CA-2768-CAAXWS - City of New Port Richey v. PASCO GRAND CORP

Page 4 of 6

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property has qualified for the homestead tax exemption in the most recent approved tax roll, also include the following two paragraphs:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH EITHER THE PINELLAS CLERK OF CIRCUIT COURT AT 315 COURT STREET, CLEARWATER, FL 33756, (727) 464-7000, OR THE PASCO CLERK OF CIRCUIT COURT AT 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, (352) 521-4517 OR 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, (727) 847-8176 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION.

IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT A LEGAL SERVICES OFFICE, SUCH AS: GULFCOAST LEGAL SERVICES, INC., 314 S. MISSOURI AVE., SUITE 109, CLEARWATER, FL 33756, (727) 443-0657 / COMMUNITY LAW PROGRAM, 501 FIRST AVE N., ROOM 511, ST. PETERSBURG, FL 33701, (727) 582-7480 / BAY AREA LEGAL SERVICE, INC., 2600 MARTIN LUTHER KING, JR. ST N., SUITE 401, ST. PETERSBURG, FL 33704, (727) 490-4040 / BAY AREA LEGAL SERVICE, INC., 37718 MERIDIAN AVENUE, DADE CITY, FL 33532 (352) 567-9044 / BAY AREA LEGAL SERVICE, INC., 8406 MASSACHUSETTS AVE, STE B-2, NEW PORT RICHEY, FL 34653, (727) 847-5494 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST ANOTHER OPTION. IF YOU CHOOSE TO CONTACT ONE OF THESE SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

13. The Plaintiff may assign the judgment and credit bid by the filing of an assignment without further Order of the Court.

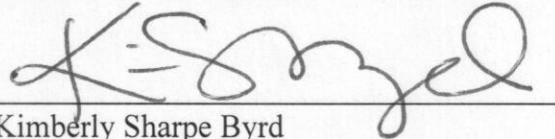
Case No. 20-CA-2768-CAAXWS - City of New Port Richey v. PASCO GRAND CORP

Page 5 of 6

14. The Court retains jurisdiction of this action to enter further Orders that are proper, including without limitation, Orders authorizing writs of possession and an award of attorney's fees, and to enter a deficiency judgment if the Defendant has not been discharged in bankruptcy.

(ANY ADDITIONAL PROVISIONS OR MODIFICATIONS TO THIS FINAL JUDGMENT SHOULD BE SET FORTH IN BOLD TYPE AND CONSECUTIVELY NUMBERED PARAGRAPHS).

DONE AND ORDERED in New Port Richey, Pasco County, Florida, on this 18th day of January, 2024.



Kimberly Sharpe Byrd
CIRCUIT JUDGE

Copies furnished to:
Timothy P. Driscoll, Esq.
Defendant:

Pasco Grand Corp. *Driscoll to serve*
5462 Grand Boulevard
New Port Richey, Florida 34652

Pasco Grand Corp. *Driscoll to serve*
C/O R.A. Ferreira
2100 East Bay Drive, Largo, FL 33771

