

REQUEST FOR PROPOSALS

NOTICE OF DISPOSITION OF 0.36 ACRES OF REAL PROPERTY WITHIN THE CITY OF NEW PORT RICHEY LOCATED AT 5824 LOUISIANA AVE, NEW PORT RICHEY, FLORIDA

Notice is hereby given, that the City of New Port Richey, owner of real property, Pasco County Parcel No. 08-26-16-0310-00000-0020, is accepting sealed proposals from any person interested in developing a single-family home with the following minimums on this vacant parcel:

- (1) 1,500 sq. ft. of living area, with at least 3 bedrooms, 2 baths, and a 2-car garage,
- (2) A covered front porch of at least 120 sq. ft,
- (3) The rear yard enclosed with 6 ft vinyl fence,
- (4) Stucco or composite siding
- (5) Minimum landscaping equal to 1% of the total lot area,
- (6) Architectural features are preferred, but not required.

Interested parties are invited to submit a proposal that meets the conditions outlined in this Request for Proposals. Sealed proposals will be received until 2:00 P.M. on March 15, 2024 in the City Clerk's Office, Second Floor, City Hall, 5919 Main Street, New Port Richey, Florida, 34652. Each submission shall contain one (1) original and two (2) copies and must be clearly marked on the outside of the envelope with the parties'/firm's name and full address along with "RFP24-012 – DISPOSITION OF REAL PROPERTY LOCATED AT 5824 LOUISIANA AVE." Any proposals received after the above mentioned time will not be accepted under any circumstances.

Proposals must include:

- (1) the bid amount for the property
- (2) a narrative explaining the developer's intent for the property
- (3) a conceptual site plan
- (4) conceptual building floor plans
- (5) exterior façade elevation concepts
- (6) development timeline/schedule

The minimum acceptable bid is \$40,000.00. If a bid is awarded by the city, the prevailing party will have 12 months from the sale of the property to complete the project and receive a Certificate of Occupancy (C.O.) by the Building Official. If the party receives a C.O. within the 12-month period, they will be awarded a refund of \$15,000.00 by the city. Additionally, a covenant will be placed on the land requiring construction to be completed within 12 months of purchase. Forfeiture of the land back to the City may be a consideration if this requirement is not met.

The Development Review Committee and/or the City Council may reject proposals that are under the minimum amount, are incomplete, do not meet the minimum requirements or if the proposal is otherwise not acceptable.

Persons desiring more information regarding this Request for Proposals may contact the City of New Port Richey Code Enforcement Department, Police Department, 6739 Adams Street, New Port Richey, Florida 34652.

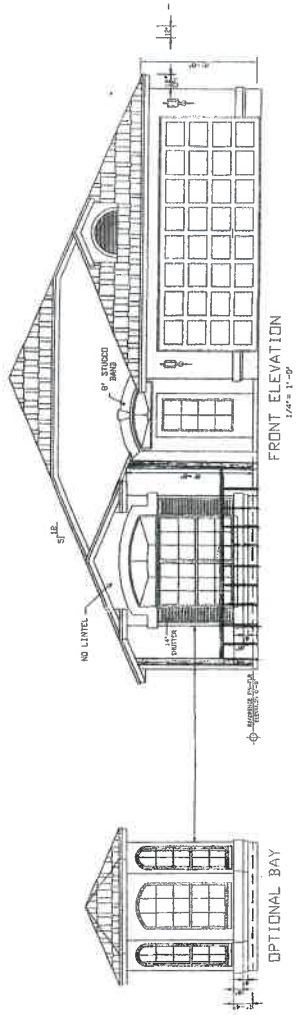
Dated this 14th and 21st day of February, 2024.
CITY OF NEW PORT RICHEY, FLORIDA
By Judy Meyers, CMC, City Clerk

RFP24-012

Disposition of Real Property Located at: 5824 Louisiana Ave, New Port Richey, FL

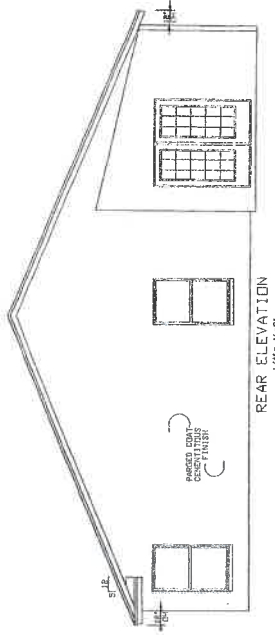
We have been building homes in the City of New Port Richey for many years and have always had a good reputation for quality work and satisfied customers. It is our intent to build a new concrete block home on the above lot within a year from the date the lot is transferred to us. The home we intend to build will meet all criteria and will be in the higher \$300,000.00 price range, bringing new tax revenue to the city. If we are the successful bidder, we will do an outstanding job for the City of New Port Richey. We have always had a good rapport with the building department and look forward to continuing to work with them in the future.

Our bid amount for this lot is \$60,250.00, with the understanding that we will be refunded \$15,000.00 if the Certificate of Occupancy is received within 12 months from the transfer of the property.

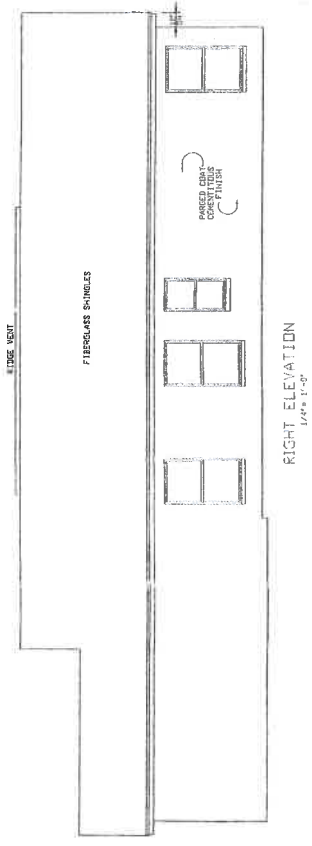


FRONT ELEVATION
1/4" = 1'-0"

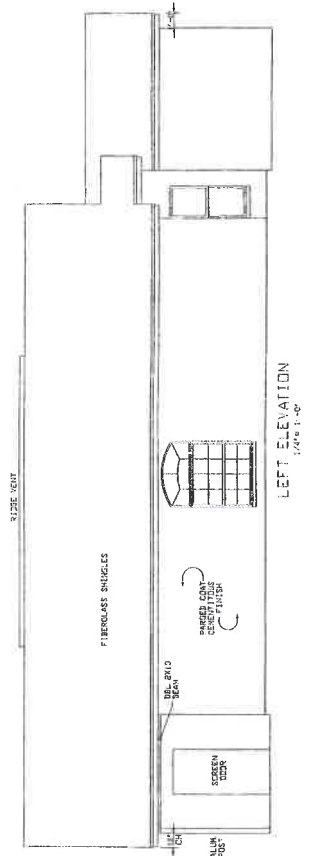
OPTIONAL BAY



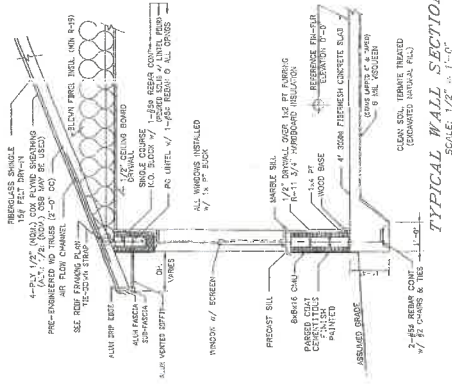
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

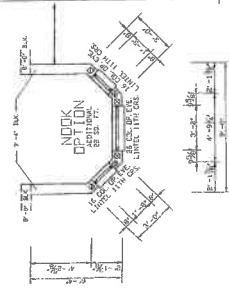
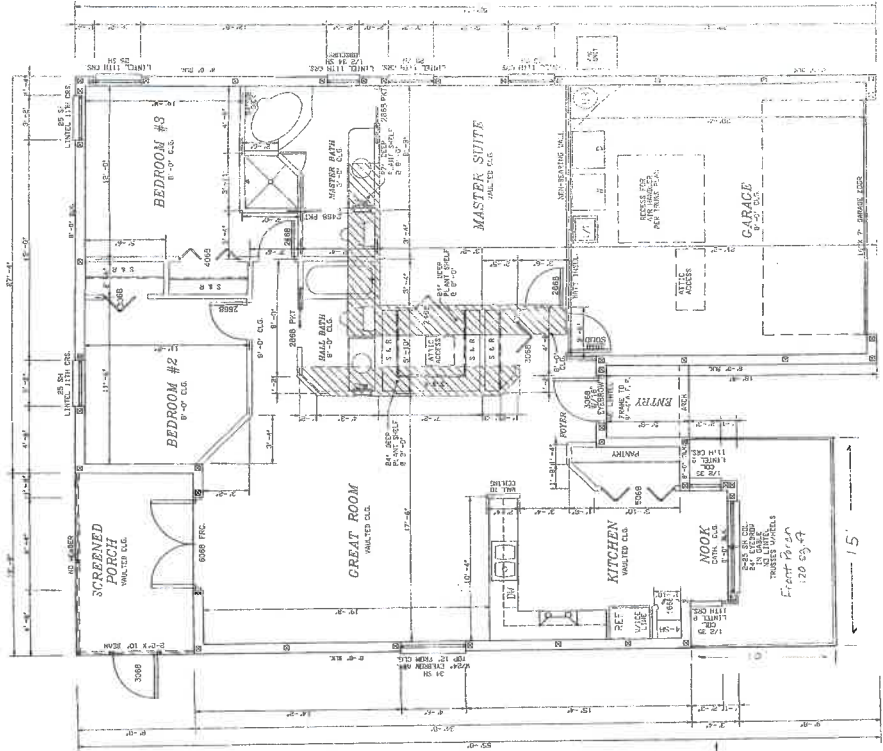


LEFT ELEVATION
1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

- THE SHOWN MATERIALS SPECIFICATIONS ARE SUBJECT TO THE FOLLOWING NOTES:
1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
 2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S RECOMMENDATIONS.
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 10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S RECOMMENDATIONS.



RESIDENCE FOR:	
5524 LEECHDALE AVE HALLSBURY RINGS, FL	
DATE	REV
152	1
420	2
101	3
17	4
FLOOR PLAN	
HILMA K. O'NEILL ARCHITECT, INC. 722 BRADSHAW DR. WEST PALM BEACH, FL 33413 (561) 834-8533 DOROTHY BELL - BELL, BELL	