

REQUEST FOR PROPOSALS

NOTICE OF DISPOSITION OF 0.67 ACRES OF REAL PROPERTY WITHIN THE CITY OF NEW PORT RICHEY LOCATED AT 7440 US HIGHWAY 19, NEW PORT RICHEY, FLORIDA

Notice is hereby given, that the City of New Port Richey, owner of real property, Pasco County Parcel No. 32-25-16-0000-04500-0000, 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 bathrooms, and an attached 1-car garage.
- (2) A covered front porch of at least 100 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 "RFP24-015 – DISPOSITION OF REAL PROPERTY LOCATED AT 7440 US HIGHWAY 19." 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 \$35,000.00. 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

**RFP24-015 – DISPOSITION OF REAL PROPERTY LOCATED
AT 7440 US HIGHWAY 19**

Bidder name: Lee Nguyen

Phone: (813) 403-7003

Mailing Address: P.O. Box 261611, Tampa, FL, 33685

Bid amount:

\$39,000

The intent for this property is to build a single-family home that is 1617sqft with a garage space of 2,374. The front porch was drawn to be 66sqft and the back porch 180sqft but can be revised. Love how downtown New Port Richey is being redeveloped and would like to live in the area. The plans for this house were originally for 7445 Astor Dr which my wife and I own. At first had the thought of selling the land because we were expecting twins but with that being said we think that it would be better to raise our children there. Plans for the house can be found in this package including survey of 7445 Astor Dr.

We have a builder in mind, A ROCK SOLID **CONSTRUCTION LLC**, and the project can be done within the year after discussions.

License Type: Certified Building Contractor

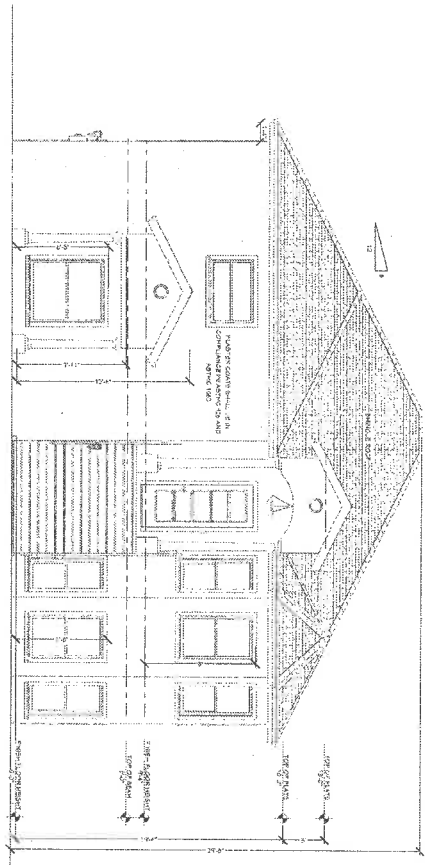
Rank: Cert Building

License Number: CBC1259395

Status: Current, Active

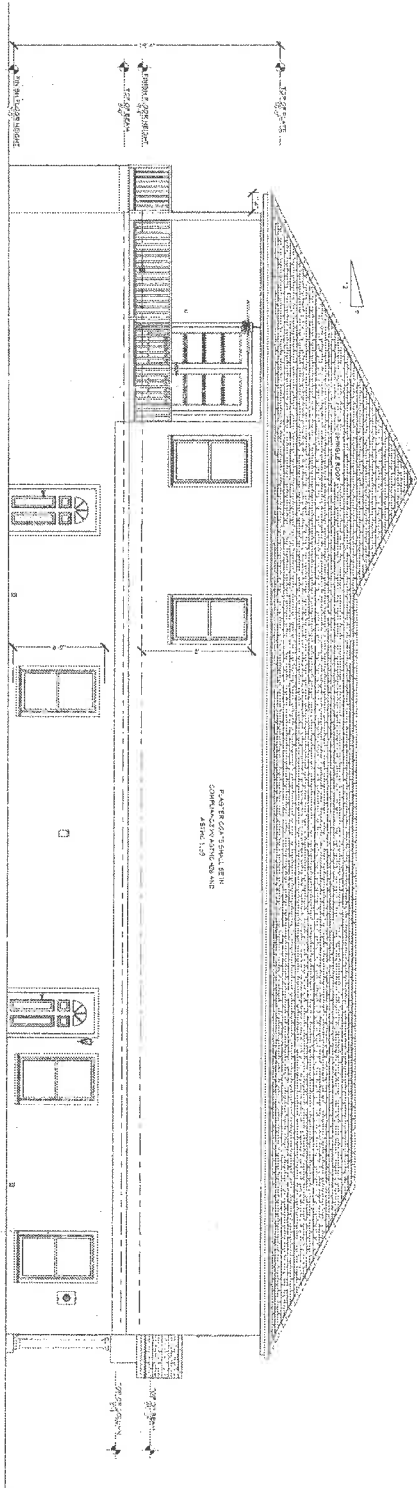
Licensure Date: 04/01/2013

Expires: 08/31/2024



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ROOF VENTILATION CALCULATION

CEILING AREA: 2,609SF
FREE AREA REQUIRED: 2,609SF(32.0÷8, 10SF)
ROOF SOFFIT AREA: 41,351(32.0÷351)
2 RIDGE VENTS: 2(1451)=3251
TOTAL VENTILATION PROVIDED: 41,328SF (3465F)
VENTILATION CALCULATIONS BASED ON THE FOLLOWING PRODUCT
(OR EQUAL):
PERFORATED ALUMINUM SOFFIT N.F.A.: 1251SF
48" SENGCO RIDGE VENT (F.L. 1694) (IF APPLICABLE) N.F.A.: 1451
RIDGE VENT (IF APPLICABLE) N.F.A.: 1351/5F

ROOF SOFFIT AREA: 49,536.85(SI)

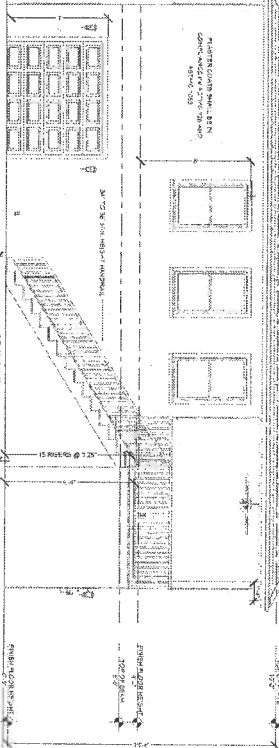
TOTAL VENTILATION PROVIDED: 49,8285l (3465F)

(OR EQUAL):

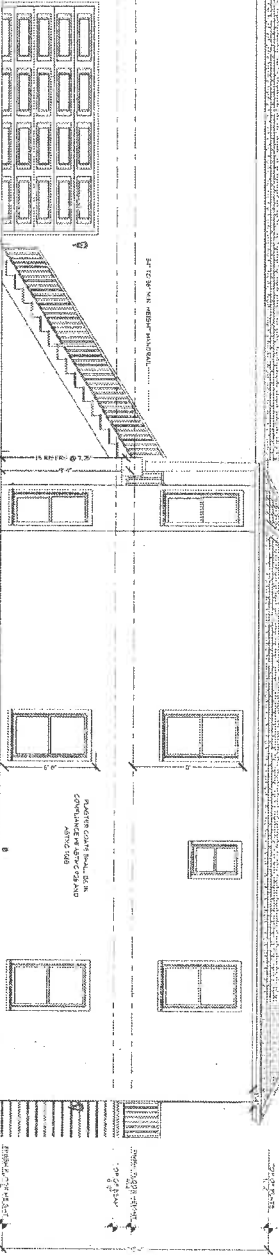
48" SEMCO RIDGE VENT (E.L. 16994) (IF APPLICABLE): N.F.A. 14651

RIDGE YENT (IF APPLICABLE) N. #.A. 155/15F

SCALE: 1/4" = 1'-0"

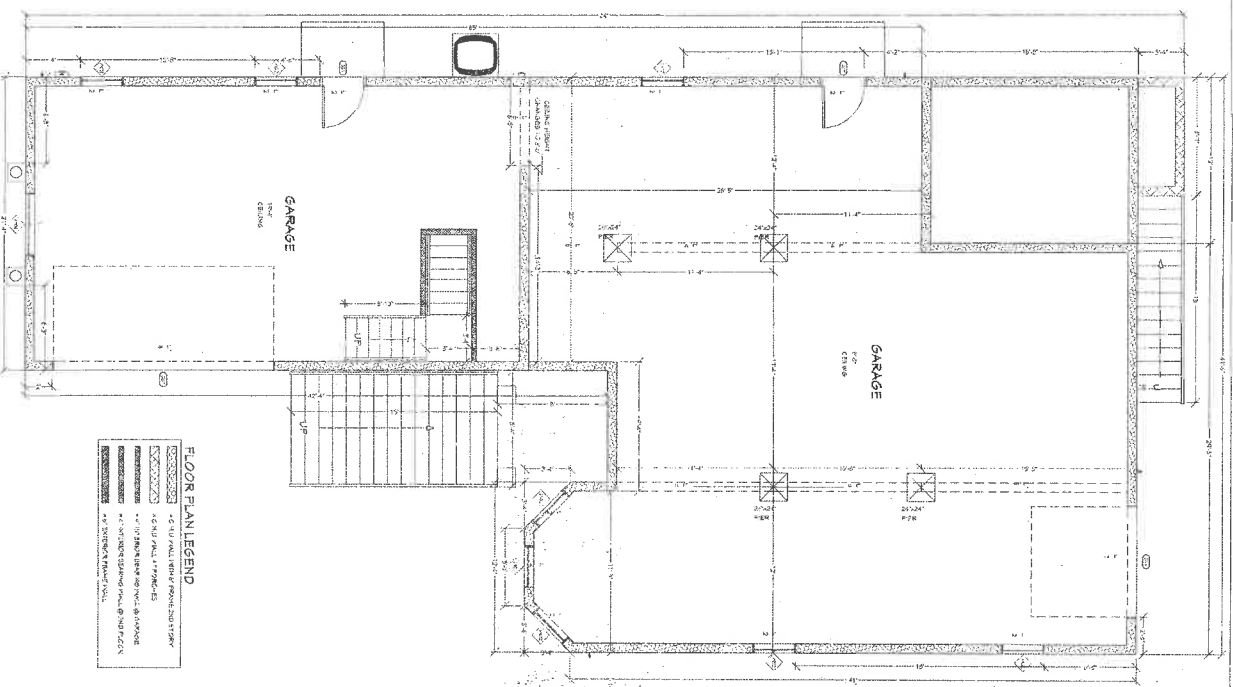


SCALE: 1/4" = 1'-0"



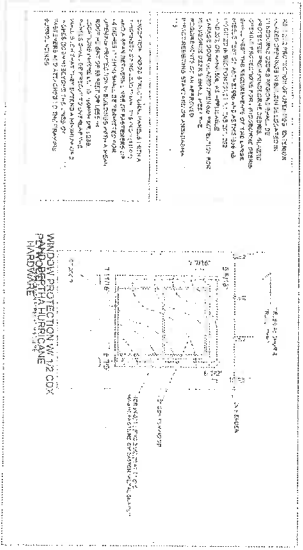
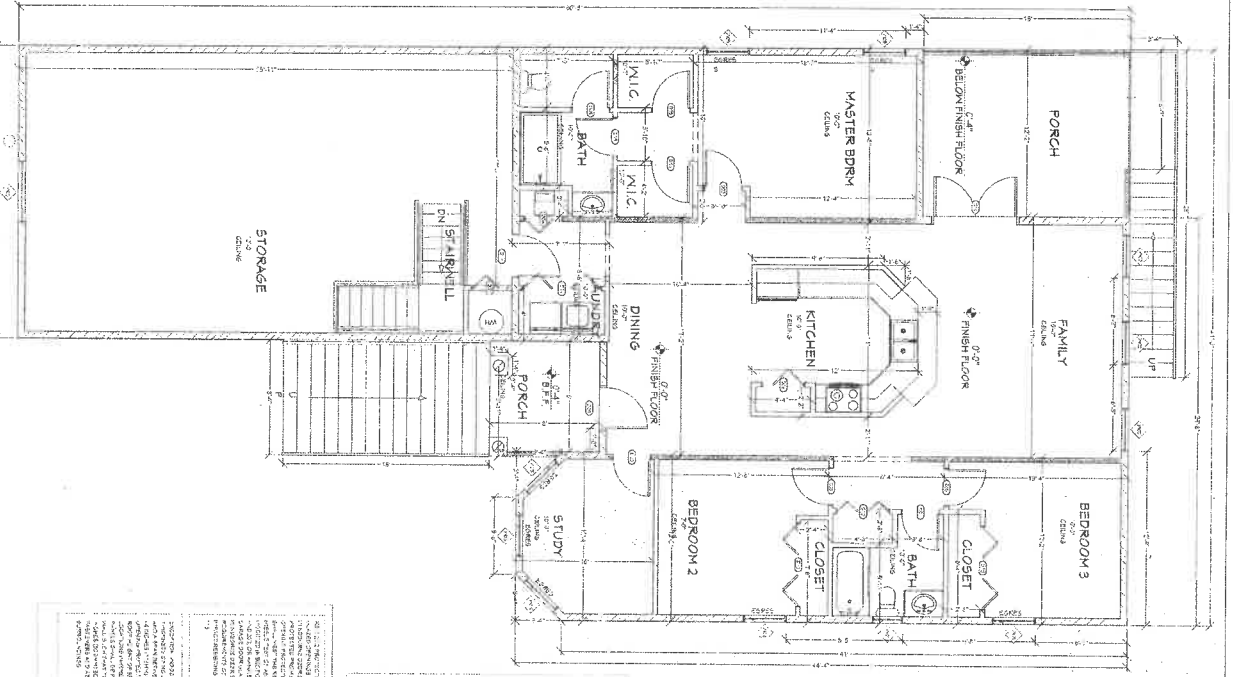
1ST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



2ND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



Hazardous Glazing Locations

ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT OR PROTECTED

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY CAVON DESIGNS DRAFTING STAFF UNDER THE DIRECT SUPERVISION OF J.S. NIGAMILL, P.E. (119211)

