

**RESOLUTION NO. 2024-24**

**A RESOLUTION OF THE CITY COUNCIL OF NEW PORT RICHEY, FLORIDA, APPROVING THE FISCAL YEAR 2024-2025 NON-AD VALOREM ASSESSMENT ROLL FOR MUNICIPAL LIENS; DIRECTING CERTIFICATION OF THE ASSESSMENT ROLL TO THE PASCO COUNTY TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council has adopted Resolution 2020-03 authorizing the use of the uniform method for the levy, collection, and enforcement of non-ad valorem assessments in accordance with Sections 197.3631 and 197.3632 Florida Statutes for collection of code enforcement and other liens imposed by the City of New Port Richey;

WHEREAS, the City has entered into an agreement with the tax collector for the collection of such assessments as provided herein;

WHEREAS, the City has held a public hearing on this Resolution and has provided notice thereof as required by law;

WHEREAS, notice of the City's intent to collect unpaid municipal liens through the uniform method of collection of non-ad valorem assessments has been provided to the owners of the properties to be assessed hereunder;

WHEREAS, this Resolution will only impact properties that have been the subject of code enforcement proceedings and which have been adjudicated in violation of the City's Code of Ordinances, or have otherwise been subjected to municipal liens;

WHEREAS, the liens identified on the Non-ad Valorem Assessment Roll attached hereto meet the criteria for assessment and should be assessed against the identified properties using the uniform method of collection of non-ad valorem assessments; and

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEW PORT RICHEY, FLORIDA, AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This resolution of the City Council (the "Council") of the City of New Port Richey, Florida (the "City") is adopted pursuant to Resolution 2020-03

(the "Assessment Resolution"), Chapter 197, Florida Statutes, and other applicable provisions of law.

**SECTION 2. DEFINITIONS.** This Resolution establishes the Non-ad valorem assessment roll for municipal lien enforcement for the Fiscal Year commencing October 1, 2024 ("Fiscal Year 2024-2025"). Resolution 2020-03 constitutes the Initial Assessment Resolution.

**SECTION 3. FINDINGS.** It is hereby ascertained, determined and declared as follows:

(A) Through adoption of the Initial Assessment Resolution, the Council provided for the imposition of Assessments against real property located within the City.

(B) The Council wishes to hereby confirm and approve the Non-ad Valorem Assessment Roll previously approved by the Initial Assessment Resolution and to direct certification of same to the Tax Collector for collection of the Assessments in November 2024, as attached hereto as Appendix C.

(C) The Council conducted a public hearing on September 12, 2024, to consider approval and adoption of the Non-ad Valorem Assessment Roll for Fiscal Year 2024-2025 and to receive comments from the owners of real property not previously subject to the Assessments. During such public hearing, objections and comments of all interested persons were heard and considered.

(D) Notice of such public hearing has been provided in accordance with the requirements of law. Proof of publication is attached hereto as Appendix A and an affidavit regarding the mailing of notice is attached hereto as Appendix B.

(E) The Non-ad Valorem Assessment Roll for Fiscal Year 2024-2025 has heretofore been made available for inspection by the public.

(F) The Assessments are imposed by the City, not the Property Appraiser or Tax Collector. Any activity of the Property Appraiser or Tax Collector under the provisions of this Resolution shall be construed solely as ministerial.

**SECTION 4. APPROVAL AND CERTIFICATION OF ASSESSMENT ROLL.**

(A) The Non-ad Valorem Assessment Roll attached hereto as Appendix C for Fiscal Year 2024-2025, a copy of which is on file with the City Clerk and incorporated herein by reference, is hereby confirmed and approved.

(B) The assessment roll as delivered to the Tax Collector shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll provided by the Tax Collector.

**SECTION 5. SEVERABILITY.** If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affects the validity of the other provisions in this resolution.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**PASSED, ADOPTED AND APPROVED** this 12<sup>th</sup> day of September, 2024.

**CITY OF NEW PORT RICHEY,  
FLORIDA**

(SEAL)

By: \_\_\_\_\_  
Alfred C. Davis, Mayor

Attest:

Approved as to form:

By: \_\_\_\_\_  
Judy Meyers, MMC  
City Clerk

\_\_\_\_\_  
Timothy P. Driscoll, City Attorney

## APPENDIX A

### PROOF OF PUBLICATION

**CITY OF NEW PORT RICHEY  
NOTICE OF HEARING  
TO IMPOSE AND PROVIDE FOR  
COLLECTION OF NON-AD VALOREM  
SPECIAL ASSESSMENTS FOR  
OUTSTANDING CODE ENFORCEMENT  
FINES AND LIENS**



Notice is hereby given that the City Council of New Port Richey, Florida, will conduct a public hearing to consider adoption of an Annual Assessment Resolution related to the City of New Port Richey (the "City") and outstanding code enforcement fines and liens. The Annual Assessment Resolution will provide for the imposition of special assessments, sometimes characterized as non-ad valorem assessments, against certain property located within city limits that have outstanding code enforcement fines and liens. Collection of the assessments will be done by the Pasco County Tax Collector pursuant to the tax bill collection method described in Section 3.01 of City Ordinance No. 2012-1985 and Resolution No. 2020-03. The assessment is an annual assessment that will continue from year to year and will only affect those property owners that have outstanding code enforcement fines and liens. The hearing will be held at 6PM on September 12, 2024 at City Council Chambers of City Hall, 5919 Main Street, New Port Richey, Florida 34652. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within ten (10) days of this notice.

Copies of the preliminary Assessment Roll are available for inspection at the office of the City Clerk, located at City Hall, 5919 Main Street, New Port Richey, Florida 34652. If you have any questions, please contact the City Clerk's Office at (727) 853-1021.

ANY PERSON WISHING TO ENSURE THAT AN ADEQUATE RECORD OF THE PROCEEDINGS IS MAINTAINED FOR APPELLATE PURPOSES IS ADVISED TO MAKE THE NECESSARY ARRANGEMENTS FOR RECORDING AT HIS OR HER OWN EXPENSE. PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (727) 853-1021.

APPENDIX B  
AFFIDAVIT OF MAILING

**BEFORE ME**, personally appeared the undersigned affiant, who after being duly sworn depose and say:

(1) Crystal M. Dunn is the Finance Director for the City of New Port Richey, Florida (the "City").

(2) I facilitated and directed the mailing of notices in accordance with Florida law regarding a public hearing to consider the imposition of Non-ad Valorem Assessments to the owners of real property not previously subject thereto, at the addresses shown on the real property assessment tax roll database maintained by the Pasco County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

**FURTHER AFFIANT SAYETH NAUGHT.**

\_\_\_\_\_  
**Crystal M. Dunn, Affiant**

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing Affidavit of Mailing was sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Crystal Dunn. She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

\_\_\_\_\_  
Printed/Typed Name: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(SEAL)

Notary Public-State of  
Commission Expires:

## APPENDIX C

### NON-AD VALOREM ASSESSMENT ROLL

PARCEL ID	AMOUNT	OWNER NAME	PROPERTY ADDRESS
17-26-16-0610-00000-013A	\$ 1,250.00	Archie Tengzelias	4747 Azalea Dr. Unit 113
16-26-16-0100-00800-0110	\$ 250.00	Steven Loftice	4809 Myrtle Oak Dr. Unit 11
16-26-16-0060-00300-0110	\$ 500.00	Michael W Korvun Trust	4925 Myrtle Oak Dr Unit 11
17-26-16-029A-00000-0420	\$ 155.00	4944 Cactus Trust Martha Santa Trustee	4944 Cactus Dr.
32-25-16-0140-00E00-0020	\$ 1,250.00	K&M Investments LLC	5012 Osprey Ln
32-25-16-0140-00E00-0050	\$ 155.00	Valencia38 LLC	5034 Osprey Ln
08-26-16-0010-05800-0010	\$ 232.00	DMCC Highway 19 LLC	5114 US Highway 19
32-25-16-0110-00000-0120	\$ 250.00	Niko & Gio Investments LLC	5345 Avery Rd.
08-26-16-0550-00000-0CE0	\$ 1,000.00	Richey Medical Center	5411 Grand Blvd.
08-26-16-0050-00000-1300	\$ 1,250.00	Nisim Ben & Theresa Ben Ave	5416 Tangerine Dr.
05-26-16-0040-04600-0030	\$ 155.00	5514 Indiana Ave Trust Lin Mei Fang Trustee	5514 Indiana Ave.
08-26-16-0280-00800-0110	\$ 1,000.00	Jason Palmer	5550 River Rd.
08-26-16-0150-00B00-0030	\$ 465.00	Joseph Sutherland	5617 Gulf Dr.
08-26-16-0150-00C00-0020	\$ 1,250.00	Brook Blevins	5630-5632 Essex Way
08-26-16-0030-16900-0060	\$ 155.00	Martin-Bustista Luis Angel & Martin-Bautista Luis	5648 Tennessee Ave.
08-26-16-022B-14110-0030	\$ 1,250.00	P K Eddington LLC	5651 Townhouse Dr.
32-25-16-0380-00200-0070	\$ 1,250.00	Short River Investments LLC	5721 Casson Ave.
08-26-16-0250-03504-0100	\$ 250.00	Guy Gray	5737 Elm St.
05-26-16-0030-12400-015A	\$ 500.00	Hanna Real Estate Investments LLC	5803 Delaware Ave.
08-26-16-0250-03502-0010	\$ 155.00	Jasa Real Estate V LLC	5810 Pine St.
09-26-16-0220-00A00-2010	\$ 500.00	Glen Crest Condominium	5826 Congress St. Unit 201
09-26-16-0000-00500-0030	\$ 1,250.00	Washington Street Realty LLC	5914 Maki Ln
05-26-16-0030-04100-0040	\$ 1,250.00	Cabezon 21 Land Trust R & B Innovatios LLC Trustee	5926 Virginia Ave
05-26-16-0030-05400-0050	\$ 1,560.00	HKM Ventures LLC	5934 Pennsylvania Ave.
05-26-16-0030-05400-0010	\$ 1,250.00	HKM Ventures LLC	5940 Pennsylvania Ave.
16-26-16-0520-00000-3270	\$ 250.00	Pat Harris	6006 1st Ave
09-26-16-0030-16100-0060	\$ 1,250.00	New Prime Properties LLC	6110 Wyoming Ave.
05-26-16-0030-10400-0040	\$ 250.00	Derek Brown	6140 Lafayette St.
04-26-16-0030-05900-0250	\$ 1,250.00	Patricia Pearson Revoc Trust	6207 Pennsylvania Ave.
04-26-16-0030-09400-0060	\$ 965.00	Heaps Richard I Rev Liv Trust	6236 Nebraska Ave.
04-26-16-0030-08700-0140	\$ 1,250.00	6300 Jackson St LLC	6300 Jackson St.
09-26-16-0000-00900-0000	\$ 1,250.00	Real Property Title LLC	6303 Tennessee Ave.
04-26-16-0030-14000-0090	\$ 1,064.00	Catholic Charities Palm Island Inc	6423 Illinois
05-26-16-0030-20600-0200	\$ 500.00	Michael Shabo	6508 US Hwy 19
05-26-16-0030-20600-0200	\$ 232.00	Shabo Michael	6508 US Hwy 19
05-26-16-0030-20600-0200	\$ 500.00	Paul Shabo	6518 US Hwy 19
05-26-16-0030-20100-013E	\$ 1,250.00	Chimney Rock Homes LLC	6907 Betty Lou Ct.
05-26-16-0030-01000-0153	\$ 500.00	Plan of the Moment LLC	6921 Washington St.
33-25-16-0110-00C00-0010	\$ 1,000.00	Bonik International Inc.	7032 Congress St.
32-25-16-0180-00000-0030	\$ 1,250.00	Pamela Sherwin	7132 Oelsner St.
32-25-16-0180-00000-0440	\$ 1,250.00	Joseph Cardillo	7138 Pinewood Dr.
32-25-16-0180-00000-0340	\$ 1,250.00	Dennis & Cathy Marnick	7139 Pinewood Dr.
32-25-16-0380-00200-0120	\$ 155.00	Lemonmade Investments LLC	7202 Garden Grove Ln
31-25-16-0100-00000-0190	\$ 750.00	2017-2 IH Borrower LP c/o Invitation Homes	7327 Brightwaters Ct.
32-25-16-0140-00A00-0090	\$ 1,250.00	7357 Royal Land Trust Tampa Bay Family LLC	7357 Royal Palm Dr.
32-25-16-0140-00A00-0080	\$ 465.00	Koty Ford	7361 Royal Palm Dr.
32-25-16-0040-00B00-0030	\$ 732.00	Osorno Jonathan & Weide Tiffany Ann Surgicare of New Port Richey Inc C/O Ducharme,	7387 Jasmin Dr
08-26-16-0270-00200-0010	\$ 2,387.00	McMillien & Assoc	08-26-16-0270-00200-0010
	<b>\$ 39,532.00</b>		