



THE CITY OF
NEW PORT
RICHEY
FLORIDA

5919 Main Street, New Port Richey, FL 34652
727-853-1038

Request for Proposals

RFP26-036

The City of New Port Richey, Florida, is accepting SEALED PROPOSALS from qualified purchasers to provide the following:

PROPOSAL TITLE:	5204 Kapok Drive Residential Lot
MINIMUM BID:	\$34,626
NOTE:	Minimum bid set to the Just Value on the Pasco County Property Appraiser website.
Proposals will be received in the office of the City Clerk until:	2:00 PM Thursday, September 10, 2026
Proposals will be opened in City Manager's Conference Room at:	2:00 PM Friday, September 11, 2026
Please submit (4) four complete copies of the proposal to:	City of New Port Richey Attn: City Clerk 5919 Main Street New Port Richey, FL. 34652
To obtain a proposal packet:	Economic Development Department 727-853-1038 gammond@cityofnewportrichey.org
To obtain additional information or submit questions:	Economic Development Department 727-853-1038 gammond@cityofnewportrichey.org
<i>The City of New Port Richey reserves the right to waive any, and all proposals received.</i>	

REQUEST FOR PROPOSALS
RFP26-036
Disposition of Real Property
5204 Kapok Drive – Residential Lot

NOTICE OF DISPOSITION OF APPROXIMATELY .17 ACRES OF REAL PROPERTY WITHIN THE CITY OF NEW PORT RICHEY LOCATED AT 5204 KAPOK DRIVE, NEW PORT RICHEY, FLORIDA 34652

Notice is hereby given, that the City of New Port Richey, owner of real property, Pasco County Parcel No. 17-26-16-0290-00000-0810, more particularly described on Exhibit "A" attached hereto, is accepting sealed proposals from any Bidder interested in developing a single-family home with the following minimums on this vacant parcel:

- 1,500 sq. ft. of living area, with at least 3 bedrooms, 2 bathrooms, and an attached 1-car garage
- A covered front porch of at least 100 sq. ft.
- The rear yard enclosed with 6 ft vinyl fence
- Stucco or composite siding
- Minimum landscaping equal to 1% of the total lot area
- Architectural features are preferred, but not required

Interested parties are invited to submit a proposal that meets the conditions outlined in this Request for Proposal. Sealed proposals will be received until 2:00 P.M. on September 10, 2026, 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, two (2) copies and one (1) electronic copy on USB drive and must be clearly marked on the outside of the envelope with the proposed Bidder's name and full address along with "RFP26-036 — DISPOSITION OF REAL PROPERTY LOCATED AT 5204 KAPOK DRIVE." Any proposals received after the above-mentioned time will not be accepted under any circumstances.

Proposals must include:

- The bid amount for the property
- A narrative explaining the bidder's intent for the property
- A conceptual site plan
- Conceptual building floor plans
- Exterior facade elevation concepts
- Development timeline/schedule

The minimum acceptable bid is \$34,626. 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 \$5,000 by the city. Additionally, a covenant will be placed on the land requiring construction to be commenced within 6 months of purchase. Forfeiture of the land back to the City may be a consideration if this requirement is not met.

As part of any bid submission, perspective Bidders should complete the Noncollusion Affidavit, attached as Exhibit "B".

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 Proposal may contact Dave Gammon with the City of New Port Richey Economic Development Department at gammond@cityofnewportrichey.org.

Dated this 5th and 12th day of August, 2026.

CITY OF NEW PORT RICHEY, FLORIDA

By Judy Meyers, MMC, City Clerk

EXHIBIT "A"

Address

5204 Kapok Drive
New Port Richey, FL 34652

Legal Description

17-26-16-0290-00000-0810

Assessed in Section 17, Township 26 South, Range 16 East
of Pasco County, Florida

JASMINE HEIGHTS UNIT 2 PB 6 PG 100 LOT 81 OR 3220 PG 1321

EXHIBIT "B"

NONCOLLUSION AFFIDAVIT

STATE OF)
) SS
COUNTY OF)

_____, being first duly sworn deposes and says that:

1. He/she is the _____, of _____, the Bidder that has submitted the attached Bid;
2. He/she is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affidavit, have in any way, colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit, or cost elements of the Bid price or the Bid price in any other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Contract;
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any other of its agents, representatives, owners, employees or parties in interest, including his affidavit.

STATE OF: _____

COUNTY OF: _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____ who, after first being sworn by me, affixed his/her signature in the space provided above on this _____ day of _____ 20_____.

Notary Public

My commission expires: _____

(Affix Seal)