



DEMOLITION OF SLUM OR BLIGHTED STRUCTURES INVESTIGATION FORM

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1016 Fax (727) 853-1052

SITE DETAILS

Parcel ID No: 09-26-16-019A-00000-0060

Address: 6220 MAPLEWOOD DRIVE, NEW PORT RICHEY, FL 34653

Owner Name HEINO ALFRED LUTS II

Structure Type: Residential Mobile Commercial Historical

Electric Meter and Wires Active/Inactive/Pulled: 4/11/24 Meter No. _____

Water Service Active/Discontinued/Meter Pulled: 2/2/23 Gas: _____

CRITERIA

NPR Code of Ordinances Chapter 6 - Article VI – Div. 5 – Sec 6-185: In determining whether a slum or blighted structure should be demolished, the building official or licensed building inspector working under the supervision of the building official must find the existence of one or more of the following criteria:

- The structure or a portion thereof has been extensively damaged by fire, flood, wind, or other natural phenomena such that the building or structure is substantially destroyed or poses an immediate and manifest danger to the life, health, or safety of the general public or occupant.
- The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, or safety of the general public or occupant "Amenities essential to decent living" include, but are not limited to, the availability of potable water, at least one working toilet, and protection from exposure to the elements.
- The structure, or a portion thereof, as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.
- The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- The site to be cleared by demolition consists of the remains, debris, wall, chimney, or floors of or left from a building or structure that has partially or completely collapsed, fallen, or been torn down.
- There is a serious and substantial falling away, hanging loose; or loosening of the siding, block, brick, or other building material creating a hazard for occupants or the public.
- The structural parts have become so dilapidated, decayed, or deteriorated, or there is an unusual sagging or leaning out of plumb of the building or any part thereof caused by deterioration or over-stressing of the structure or structural parts, that the structure is manifestly unsafe.

COMMENTS / FINDING

Inspector Comments (including description of the state of the structure as well as other hazardous structures located on this site):

Inspector: _____ Date: _____
Signature

As the Building Official for the City of New Port Richey it is my opinion that the above findings constitutes the condition of a slum or blighted structure, and therefore declare the structure condemned. It is additionally my recommendation that this case be further processed toward voluntary or involuntary demolition of the structure.

Building Official: [Signature] Date: April 8, 2024
Signature



THE CITY OF NEW PORT RICHEY FLORIDA

5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

NOTICE TO DEMOLISH SEUM/BLIGHTED STRUCTURE

TO BE FILED IN THE PUBLIC RECORDS IN AND FOR PASCO COUNTY, FL

Prepared by and when recorded return to:
City of New Port Richey, Florida
Code Enforcement Department
6739 Adams Street, New Port Richey, FL 34652

INSTR# 2024059628 BK 10989 PG 3026
04/09/2024 09:42am Page 1 of 1
Rpt: 2689305 Rec: 10.00
DS: 0.00 IT: 0.00
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

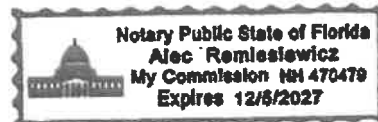
APRIL 8, 2024

Name: HEINO ALFRED LUTS II
Address: 6220 MAPLEWOOD DRIVE, NEW PORT RICHEY, FL 34653
Parcel ID: 09-26-16-019A-00000-0060
Legal Description: TANGLEWOOD TERRACE UNIT 1 PB 10 PGS 124-126 LOT 6 OR 9038 PG 3647
OR 9038 PG 3776 OR 9055 PG 2032

The City of New Port Richey Building Official has determined that one (1) or more structure(s) located on the above referenced property meets the criteria for demolition under Article VI, Chapter 6, Division 5 of the New Port Richey City Code. At the time of filing this notice, the determination of the Building Official is not final and can be appealed. The City of New Port Richey, through its Code Enforcement Department, is following the process outlined in Article VI, Chapter 6, Division 5 of the New Port Richey City Code, to obtain a final order authorizing demolition of the structure(s). Inquiries may be directed to the Code Enforcement Department at 6739 Adams Street, New Port Richey FL, 34652, or by calling 727-232-8946.

Bill Larder, Building Official

The foregoing instrument was acknowledged before me on April 8, 2024, by Bill Larder, who is the Building Official of the City of New Port Richey, Florida and (X) who is personally known to me or () who has produced _____ as identification.

Notary Public

ORDER TO DEMOLISH SLUM OR BLIGHTED STRUCTURE

This structure located at 6220 MAPLEWOOD DRIVE, NEW PORT RICHEY, FL 34653 has been found by the City of New Port Richey to be a slum or blighted structure that shall be demolished pursuant to Article VI, Division 5 of the of the City of New Port Richey Code of Ordinances. THIS STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED. The owner(s) of this structure shall demolish this structure and clear the entire site within 60 days of date of this order or the City of New Port Richey will cause the structure to be demolished and cleared at the owner(s) expense. Demolition and clearance will include all tangible personal property on the site, such as vehicles, appliances, etc. THE OWNER OR ANY OTHER INTERESTED PARTY MAY APPEAL THIS FINDING WITHIN 30 DAYS OF THE DATE INDICATED BELOW BY SUBMITTING A WRITTEN PETITION TO: Development Director, 5919 Main Street, New Port Richey, FL 34652, Telephone 727-232-8946. CAUTION: FAILURE TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS WILL RESULT IN THE DEMOLITION OF THIS STRUCTURE WITHOUT FURTHER NOTICE OR HEARING. IT IS UNLAWFUL TO REMOVE OR TO MUTILATE THIS NOTICE UNTIL THE DEMOLITION ORDER IS COMPLIED WITH. FAILURE OF THE OWNER OR AN INTERESTED PARTY TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS IS A VIOLATION OF THE CITY OF NEW PORT RICHEY'S ORDINANCES.



Bill Larder

Building Official

Date

April 8, 2024



THE CITY OF NEW PORT RICHEY FLORIDA

5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

TO BE FILED IN THE PUBLIC RECORDS IN AND FOR PASCO COUNTY, FL

Owner(s) Names: HEINO ALFRED LUTS II
Case No.: 4787-2024
Site Address: 6220 MAPLEWOOD DR, NEW PORT RICHEY FL 34653
Parcel ID: 09-26-16-019A-00000-0060
Legal Description: TANGLEWOOD TERRACE UNIT 1 PB 10 PGS 124-126 LOT 6 OR 9038 PG 3647 OR 9038 PG 3776 OR 9055 PG 2032
Date of Posting Order to Demolish: APRIL 8, 2024

Pursuant to Article VI, Division 5 of the New Port Richey Code, the Order to Demolish posted on the Property on the above referenced date, a copy of which follows, has become a final order to demolish. The recording of this final order shall constitute constructive notice to any subsequent purchasers, transferees, grantees, mortgagors, mortgages, lessees, lienors, and all persons having, claiming, or acquiring any interest in the property described therein, or affected thereby.

ORDER TO DEMOLISH SLUM OR BLIGHTED STRUCTURE

This structure located at 6220 MAPLEWOOD DRIVE, NEW PORT RICHEY, FL 34653 has been found by the City of New Port Richey to be a slum or blighted structure that shall be demolished pursuant to Article VI, Division 5 of the City of New Port Richey Code of Ordinances. THIS STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED. The owner(s) of this structure shall demolish this structure and clear the entire site within 60 days of date of this order or the City of New Port Richey will cause the structure to be demolished and cleared at the owner(s) expense. Demolition and clearance will include all tangible personal property on the site, such as vehicles, appliances, etc. THE OWNER OR ANY OTHER INTERESTED PARTY MAY APPEAL THIS FINDING WITHIN 30 DAYS OF THE DATE INDICATED BELOW BY SUBMITTING A WRITTEN PETITION TO: Development Director, 5919 Main Street, New Port Richey, FL 34652, Telephone 727-232-8946. CAUTION: FAILURE TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS WILL RESULT IN THE DEMOLITION OF THIS STRUCTURE WITHOUT FURTHER NOTICE OR HEARING. IT IS UNLAWFUL TO REMOVE OR TO MUTILATE THIS NOTICE UNTIL THE DEMOLITION ORDER IS COMPLIED WITH. FAILURE OF THE OWNER OR AN INTERESTED PARTY TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS IS A VIOLATION OF THE CITY OF NEW PORT RICHEY'S ORDINANCES.

Bill Lender
Bill Lender
Building Official

Date April 8, 2024

Debbie L. Manns, City Manager

The foregoing instrument was acknowledged before me on _____,
by _____, who is _____ of the City of New Port
Richey, Florida and () who is personally known to me or () who has produced _____ as identification.

Notary Public



THE CITY OF
NEW PORT RICHEY
FLORIDA

5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

**Notice to Owner/Interested Parties
Demolish Slum or Blighted Structure
Article VI, Chapter 6 of the Code of Ordinances**

SENT VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

4/9/2024

To Owners and Interested Parties:

The structure located at 6220 MAPLEWOOD DRIVE, NEW PORT RICHEY, FL 34653 has been determined by the City of New Port Richey Building Official to be a slum or blighted structure that meets the criteria for demolition in accordance with Article VI, Chapter 6, New Port Richey Code. This structure poses an immediate and manifest danger to life, health or safety of the general public or occupant.

Owners of Property and Interested Parties as reflected in the Public Records of Pasco County:

LUTS HEINO A II
6220 MAPLEWOOD DR
NEW PORT RICHEY, FL 34653 4738

CITY OF NEW PORT RICHEY
5919 MAIN ST
NEW PORT RICHEY FL 34652

MIKE FASANO
TAX COLLECTOR
PO BOX 276
DADE CITY FL 33523

Parcel ID: 09-26-16-019A-00000-0060

Legal Description: TANGLEWOOD TERRACE UNIT 1 PB 10 PGS 124-126 LOT 6 OR 9038 PG 3647 OR 9038 PG 3776 OR 9055 PG 2032

THE STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED

- Section 6-185(2) – The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health or safety on the general public or occupant. “Amenities essential to decent living” include, but are not limited to, the availability of potable water, at least one (1) working toilet, and protection from exposure to the elements.
- Section 6-185(3) - The structure, or a portion thereof, as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.



THE CITY OF
NEW PORT RICHEY
FLORIDA

5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

The attached order will be posted on the property on 4/9/2024. The owner(s) of this structure shall demolish this structure and clear the entire site by 6/8/2024 (60 days from posting the order). The owner(s) or any other interested party may appeal this finding within 30 days of the date the order is posted (by 5/6/2024). The appeal shall be by written petition to: Development Director, 5919 Main Street, New Port Richey, FL 34652 (727-232-8946) and must be accompanied by the required \$400 filing fee or a sworn financial statement showing inability to pay the filing fee, and include all submittal requirements as provided in Code Section 6-190 (a) – (c). Only completed appeal applications are accepted.

Failure to appeal within 30 days or demolish within 60 days will cause the City of New Port Richey to have this structure demolished and cleared at the owner(s) expense without further notice or hearing. Demolition clearance will include all tangible personal property on the site.

Sincerely,

Alec Remiesiewicz
Slum and Blight Coordinator

Copy: Development Department
City Attorney
City Manager
Code Enforcement

Enclosures: Order to Demolish Slum or Blighted Structure



ADMINISTRATIVE APPEAL APPLICATION

City of New Port Richey
Development Department
City Hall, 6919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

RECEIVED

MAY 02 2024

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

Council Date: _____

Date Received: _____

* Please print legibly or use fillable form *

- Submit original signed and notarized application
- Submit \$500 application fee

\$400

PETITIONER AND REPRESENTATIVE INFORMATION:

Petitioner(s): Hernandez Luis J

Mailing Address: 6220 Maplewood Dr New Port Richey FL 34653
(Street, City, State, Zip Code for all owners)

Daytime Phone Number: 801 297 7600 Fax Number: _____

Email or Alternate Contact Information: hernandez211@gmail.com

Representative(s) of Petitioner(s): _____

Relationship to Petitioner(s): _____

Mailing Address: _____
(Street, City, State, Zip Code)

Daytime Phone Number: _____ Fax Number: _____

Email or Alternate Contact Information: _____

Who is the PRIMARY contact for this application? Hernandez Luis

SUBJECT PROPERTY INFORMATION:

General Location: JANAS WOOD TERRACE

Street Address: 6220 MAPLEWOOD DR

Size of Site: 107 square feet 1100 acres

Legal Description: SINGLE FAMILY HOME

Parcel Number(s): 09-16-16-0147-00008-0060

Existing Categories: Zoning District: N/A Land Use Category: N/A

Existing Use and Size: N/A
(Existing number of dwelling units or square footage of non-residential use on the property)

REQUESTED APPEAL:

I am petitioning the City of New Port Richey to consider an appeal of an administrative decision made by:

New Port Richey Code Enforcement
(state title and/or position, i.e. Building Official, City Manager, etc.)

This decision involves (state nature of decision) CON DEMINATION BECAUSE
NEED NEW ROOF

This decision was made on 4TH APRIL 20 21. My appeal has been submitted within 30 days from that decision.

The basis of the appeal is as follows (attach additional sheets as necessary):

I HAVE INHERITANCE SETTLEMENT ^{OTHER} PROPERTY
IN COURT MAY 14TH CLOSING THEN ETC.
WILL HAVE MONEY TO FIX ROOF
BEEN TROUBLE IN COURT 1 1/2 YEARS
CANNOT FORCE JUDGE TO EXPEDITE CASE

NOTE FOR QUASI-JUDICIAL PROCEEDINGS:

I understand the hearing process to review this application is considered quasi-judicial and operates much like a court of law. Board and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. I understand that contact with any of these members about my application should be avoided. I also understand these members have been instructed to avoid all such conversations with applicants or people in opposition to or support the case. I further understand that decisions will be made based on evidence and testimony that was presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS:

The petitioner or petitioner's representative needs to be present at all meetings. Call Development Department Staff 727-853-1039 to find out when this case will be scheduled.

AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S):

I _____, petitioner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing of this application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Petitioner(s): _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____ who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

PETITIONER'S AFFIDAVIT:

I Heinrich A. Lutz, petitioner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Signature of Petitioner or Authorized Representative: [Signature]

Date: 5/1/24

Subscribed and sworn to before me this 1st day of May, 2024 who is personally known to me and/or produced FROL as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Tiffany A. Scheck

My Commission Expires: 9/25/25



6220 Maplewood Dr
Newport Rhode Island
May 2, 2024

Dear The Remiss Lewis and council members

I AM writing this plan from the nursing facility where I am recuperating,

As you told me my application did not include a plan for renovation I had to renovate 6 houses from hurricane Katrina years ago & owned in Hattiesburg Ms.

- 1) Buy blue tarp for whole roof and take down
- 2) rent large dumpster for shingles and rotten plywood
- 3) Buy or purchase rolling scaffold if mine stolen by govt crew
- 4) Remove shingles and rotten plywood
- 5) inspect rafters for mold and integrity
- 6) Bleach and coat with kilz good rafters, replace bad ones
- 7) replace bad plywood with code approved plywood
- 8) put new underlayment on whole house
- 9) Shingle roof (whole)
- 10) replace rotten fascia board

I presently need to replace 8 sheets of steel roof perhaps more.

I would like to have my own crew, and a trader of materials

I presently have nail gun, nails some under payment and air compressor (step ladder and rolling scaffold (Aerostat)) and shingle shovel

from ~~the~~ hardware and buy new ladder and magnet for nails

My court real estate case comes on hearing May 14th in Oxford Miss and closing soon thereafter

My many health and legal issues have delayed this

causing me 10 days incarceration at Land of Lakes whatever I can't accomplish I will contract but as far as S.S. and pension on bad credit I was hindered from starting

Your kind advice and help Appreciable

Sincerely
Bill L



NEW PORT RICHEY

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

May 3, 2024

Heino Luts
6220 Maplewood Dr
New Port Richey FL 34653

Subject: Appeal submittal (6220 Maplewood Dr, New Port Richey, FL 34653)

Dear Mr. Luts:

On May 2, 2024 the City of New Port Richey came into receipt of an appeal submittal, via the UPS, and a supplemental statement, via fax, for an appeal of the order to demolish the subject property. Upon review, it was determined the submittal to be incomplete. In accordance with Section 6-190 of the City Code, if the basis of the appeal is to reconstruct, repair or restore the property, the petitioner must submit, with the written petition for appeal, the following documentation regarding the reconstruction, repair or restoration: list of proposed work to the structure; estimated cost; timetable for obtaining permits, and timetable for completion of the work.

In opposition with the code the supplemental material was not submitted along with the application. Based on the required level of repair, the Building Official has established a requirement that the following items be prepared by a licensed contractor:

1. Proposed scope of work,
2. Estimated costs,
3. Timetable for obtaining permits, and
4. Timetable for completion of work.

Therefore in the absence of the required documentation the appeal has been denied.

The owner of this property shall demolish this structure and clear the site by June 8, 2024, as per the Notice to Demolish dated April 8, 2024. Failure to demolish and clear the site by June 8, 2024, will cause the City of New Port Richey to have the structure demolished and site cleared at the owner's expense without further notice. Demolition clearance will include all tangible personal property on the site.

Should you have any questions, please call 727-232-8946.

Sincerely,


Debbie L. Manns
City Manager
Acting Development Director



THE CITY OF
NEW PORT RICHEY
FLORIDA

5919 MAIN STREET | NEW PORT RICHEY, FL 34652 | (727) 853-1016

June 4, 2024

Heino Luts
6220 Maplewood Dr
New Port Richey FL 34653

RE: Appeal Submittal May 14, 2024 – Slum or Blight Order 4787-2024

Mr. Luts,

On May 14, 2024, the City of New Port Richey came into receipt of supplemental appeal information regarding the Slum or Blight Order against your property. After review, it has been determined that the received quote from True Roofers is insufficient to satisfy the outstanding violations that caused your property to be deemed as a Slum or Blighted property.

The City is willing to extend a **FINAL** opportunity to obtain permits for the remediation of the structure. A proposal must be delivered to the Building Department no later than end of business on **JUNE 21, 2024**. This proposal must be prepared by a Certified General Contractor, a Certified Building Contractor, or a Certified Residential Contractor. This proposal must include the following;

1. A detailed plan for the remediation of the entire roof structure including; shingles, underlayment, sheathing, any damaged or rotten trusses, soffit, fascia, venting and relocation or any electrical, insulation, or HVAC.
2. A detailed plan for structural supports under the front porch area.
3. A detailed plan for all exterior surfaces including; any holes in the stucco or facade, mildew removal and paint as necessary.
4. A detailed plan for the remediation of any non-weathertight windows and doors.
5. A detailed interior plan including; drywall, flooring, plumbing as necessary, electrical as necessary and fixtures.



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Failure to submit the foregoing proposal requirements by June 21, 2024 will cause the City to commence demolition proceedings on the property without further notice to the property owner.

Bill Larder, Building Official

Heino Luts, Property Owner

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence, who is
() personally known to me or () who produced _____ as identification this
____ day of June 2024.

Notary

Print, Type, or Stamp Commissioned
Name of Notary Public



Florida - CRC 1333286

Client : H Luts / House Area 912 SF
 Location of work : 6220 Maplewood Dr , New Port Richey , FL 34653

Quote for Home Repair - Major Repair
Date : 06-21-2024

The below items are based on the inspection made to the house on 06/20/2024 jointly in presence of the home owner and Building Official - New Port Richey City.

No.	Description	Amount - \$	Remarks
1	Planning, preparation of the necessary drawings (all trades) with the current site conditions, secure building permits / approval for design.	12,000.00	
2	Cleaning for all hoarding and hazard materials including pest, rodent control.	10,150.00	
3	Demolition and haul-away	15,000.00	
4	Trusses Installation Works	23,000.00	
5	Roof Installation Works	13,200.00	
6	Rough Carpentry Works	11,800.00	
7	Finish Carpentry Works	13,000.00	
8	Soffit and Fascia Works	8,000.00	
9	Flooring Works	9,000.00	
10	Electrical Works	10,000.00	
11	Plumbing Works	6,000.00	Excluding external drainage works.

Total Items above	131,150.00
Payment Summary	
Advanced Payment, upon acceptance (20% of Total)	
Paid Total	
Remaining Amount	