



Planning & Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1038 ◦ Fax (727) 853-1052

MEMORANDUM

TO: Debbie Manns, City Manager
FROM: Dale Hall, Planning & Development Director
DATE: February 7, 2025
RE: 5905 Pine Street – Appeal of Order to Demolish

In May of 2024, the City issued a Notice to Demolish (Attachment 1) on the building at 5905 Pine Street Attachment 2 – Property Map) as the Building Official deemed the structure met all seven criteria for Slum and Blight (Attachment 3 – Signed Investigation Form).

The property was sold in October 2024 (Attachment 4 – Property Appraiser). The new owner purchased the property with the intent of rehabilitating the structure and stated he was unaware of the pending demolition.

In January of 2025, the new owner submitted both a Slum or Blight Administrative Appeal Application (Attachment 5) and a Building Permit Application (Attachment 6) with renovation plans signed by a Florida registered professional engineer (Attachment 7- Rehabilitation Plans).

These plans have been reviewed and approved by the City Building Official.

Issuance of a building permit shall be subject to the City Council repealing the existing Notice to Demolish.

Recommendation

The implementation of the plans and renovation of this building would diminish the current hazards to the safety of persons or property and would rectify the structural issues in the building. This property would no longer be a nuisance.

Therefore, the Planning & Development Department recommends for the City Council to accept the decision of the Building Official, withdraw the Notice of Demolition and rescind all prior orders requiring the demolition of the structure at the property.

However, the property owner should be required to complete all renovations in order to receive a Certificate of Occupancy within six (6) months of the City Council rescinding the Notice to Demolish or the approved building permit shall expire and a Notice to Demolish can be reissued.