



THE CITY OF
NEW PORT RICHEY
FLORIDA

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

NOTICE TO DEMOLISH SLUM/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

5/14/2024

INSTR# 2024084632 BK 11011 PG 585
05/14/2024 01:35pm Page 1 of 1
Rcpt: 2702478 Rec: 10.00
DS: 0.00 IT: 0.00
Nikki Alvarez-Soules, Esq.
Pasco County Clerk & Comptroller

Name: LINDA HOLLOWAY & ROY DICORTE

Address: 5905 PINE ST, NEW PORT RICHEY FL 34652

Parcel ID: 08-26-16-0250-03403-0150

Legal Description: CE CRAFTS SUBDIVISION NO 4 PB 2 PG 44 EAST 1/2 OF LOT 15 & ALL LOT 16
BLOCK 3 TRACT 34 OR 4068 PG 1118

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 May 14, 2024, by Bill Larder, who is the Building Official of the City of New Port Richey, Florida and (✓) who is personally known to me or () who has produced _____ as identification.

Notary Public

TAMMY LEDFORD
Notary Public - State of Florida
Commission # HH 078599
My Comm. Expires Jan 7, 2025
Bonded through National Notary Assn.



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

5/14/2024

To Owners and Interested Parties:

The structure located at 5905 Pine St, New Port Richey FL 34652 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:

LINDA HOLLOWAY
5905 PINE ST
NEW PORT RICHEY FL 34652

ROY DICORTE (DECEASED)
5905 PINE ST
NEW PORT RICHEY FL 34652

LINDA HOLLOWAY
2940 E BROADWAY RD
APT 101
MESA AZ 85204

BILLY DAVID DICORTE
5844 13TH AVE
NEW PORT RICHEY FL 34652

UNIFUND CCR PARTNERS G.P.
10625 TECHWOOD CIR
CINCINNATI OH 45242

MIKE FASANO, TAX
COLLECTOR
P.O. BOX 276
DADE CITY, FL 33526

PREMIUM ASSET RECOVERY CORP
PO BOX 9065
BRANDON FL 33509

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

Parcel ID: 08-26-16-0250-03403-0150

Legal Description: CE CRAFTS SUBDIVISION NO 4 PB 2 PG 44 EAST 1/2 OF LOT 15 & ALL LOT 16
BLOCK 3 TRACT 34 OR 4068 PG 1118

THE STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED

- Section 6-185 (1) - 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.



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- 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.
- Section 6-185 (4) - The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- Section 6-185 (5) - 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.
- Section 6-185 (6) - 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.
- Section 6-185 (7) - 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.

The attached order will be posted on the property on 5/14/2024. The owner(s) of this structure shall demolish this structure and clear the entire site by 7/13/24 (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 6/13/2024). 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

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6402 68

PREMIUM ASSET RECOVERY CORP.
PO BOX 9065
BRANDON FL 33509-9065

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6403 98

MIKE FASANO TAX COLLECTOR
PO BOX 276
DADE CITY FL 33526-0276

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6404 73

UNIFUND CCR PARTNERS G P
10625 TECHWOODS CIR
BLUE ASH OH 45242-2846

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6406 33

BILLY DAVID DICORTE
5844 13TH AVE
NEW PRT RCHY FL 34652-4778

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6428 35

LINDA HOLLOWAY
APT 101
2940 E BROADWAY RD
MESA AZ 85204-1752

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

New Port Richey Police Dept.
6739 Adams Street
New Port Richey, FL 34652

USPS CERTIFIED MAIL



9214 8901 9403 8361 6429 34

ROY DICORTE (DECEASED)
5905 PINE ST
NEW PRT RCHY FL 34652-4135

Case #: SB5129-2024
Date Mailed: 5/14/24

Postage: \$7.3600

ORDER TO DEMOLISH SLUM OR BLIGHTED STRUCTURE

This structure located at 5905 PINE ST, NEW PORT RICHEY FL 34652 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

5/14/2024



THE CITY OF
NEW PORT RICHEY
FLORIDA

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**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

11/4/2024

To Owners and Interested Parties:

The structure located at 5905 Pine St, New Port Richey FL 34652 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:

LUNA'S REALTY LLC
12000 N DALE MABRY HWY
TAMPA, FL 33618

AMPARO, GISELLE
1606 BONDURANT WAY
BRANDON, FL 33511

AMPARO, NELSON L
1606 BONDURANT WAY
BRANDON, FL 33511

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

UNIFUND CCR PARTNERS G.P.
10625 TECHWOOD CIR
CINCINNATI OH 45242

MIKE FASANO, TAX
COLLECTOR
P.O. BOX 276
DADE CITY FL 33526

PREMIUM ASSET RECOVERY CORP
PO BOX 9065
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Parcel ID: 08-26-16-0250-03403-0150

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BLOCK 3 TRACT 34 OR 4068 PG 1118

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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.
- Section 6-185 (4) - The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- Section 6-185 (5) - 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.
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- Section 6-185 (7) - 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.

The attached order was posted on the property on 5/14/2024. The property sold on 10/24/24, which was made known to the city on 11/4/24. The new owner(s) of this structure are hereby notified that they shall demolish this structure and clear the entire site by 12/5/24. The owner(s) or any other interested party may appeal this finding within 30 days of the date this letter (12/5/2024). 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 or demolish within 30 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

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