



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

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## MEMORANDUM

**TO:** Debbie Manns, City Manager  
**FROM:** Dale Hall, Planning & Development Director  
**DATE:** June 12, 2023  
**RE:** 6602 Candice Lane – Order to Demolish

On December 19, 2022, the Circuit Court remanded the administrative appeal of Ron Howarth for the demolition of the structures at 6602 Candice Lane back to the City Council for reconsideration of the City Council’s Denial of the appeal and order requiring the demolition of the subject structure.

Since the City Council decision, the property owner has removed violations at the subject property and provided the City an engineer’s report necessary for establishing the structural soundness of the existing mobile home. It is the City Building Official’s responsibility to determine whether a slum or blighted structure should be demolished. The City has employed a new Building Official, who has inspected the structure and reviewed the engineer’s report, which the City was not provided at the time of the City Council decision.

Based upon this review, the Building Official has determined that the subject property no longer meets the criteria for demolition.

### **Recommendation**

*Therefore I recommend that you authorize me to submit a City Council agenda item which calls for the withdrawal of the Notice of Demolition and rescinds all prior orders requiring the demolition of the structures at the property.*

### **Timeline**

December 15, 2021 (see Attachment 1)

Robert Perry, the consultant operating as City Building Official, determined the structure(s) on this property met the criteria for slum and blight per City Code and issued the notice to demolish.

March 2, 2023 (see Attachment 2).

Bill Larder, consultant operating as City Building Official, met with Mr. Howarth on-site and conducted a thorough inspection to document the condition of the structure. The following was noted:

- Several window AC units. One was placed in the wall.
- Add-on structure (unpermitted).
  - A kitchen counter with a sink
- An unprotected exhaust vent on the west side of the mobile home

April 20, 2023 (see Attachment 3)

The City receives a letter from a State registered Engineer, certifying the structure of the exterior wall of the mobile home is adequate where the AC wall unit was installed.

April 26, 2023 (see Attachment 4)

Bill Larder, consultant operating as City Building Official, met with Mr. Howarth on-site for a reinspection. It is noted that all unpermitted work was removed.

## **Conclusion**

The City did not conduct any formal inspections of the property or structures between December 15, 2021 and January 17, 2023 therefore cannot comment on any revisions or renovations that occurred between those dates.

However, the property owner has addressed all the issues presented by the current Building Official and the structure no longer presents a hazard to the safety of persons or property and is no longer a nuisance.

NOTICE TO DEMOLISH SLUM/BLIGHTED STRUCTURE



NEW PORT RICHEY

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  
 Development Department  
 5919 Main Street, New Port Richey, FL 34652

INSTR# 2021269263 BK 10507 PG 1109  
 12/15/2021 11:23am Page 1 of 1  
 Rcpt: 2391392 Rec: 10.00  
 DS: 0.00 IT: 0.00  
 Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller

December 15, 2021

Name: Ronald Howarth

Address: 6602 Candice Lane, New Port Richey, FL 34653

Parcel ID: 33-25-16-076A-00000-0410

Legal Description: Section 33, Township 25 South, Range 16 East of Congress Park, Plat Book 10, Page 140, Lot 41. Together with 1972 Dodge Mobile Home located thereon with ID #B197MRD138A and Title No. 1766378 AKA 6602 Candice Lane, Public Record of Pasco County, Florida.

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 Development 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 Development Department at 5919 Main Street, New Port Richey, FL 34652, or by calling 727-853-1039.

Robert Perry, Building Official

The foregoing instrument was acknowledged before me on December 15, 2021, by Robert Perry, who is 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



**ATTACHMENT 2 -  
MARCH 2, 2023 SITE VISIT & PHOTOS**

Good morning, Dale

March 13, 2023

On January 17, 2023, at 7:30 am I had a Site Visit at 6602 Candice Lane, NPR with Ron Howarth. I returned on March 2, 2023 at 8:30 am. This visit was to take pictures of site and the mobile home. There was no change since the last Site Visit.

As I approach this site, I noticed a very well maintain lot with an older single wide mobile home with an add-on structure attached to it. Mr. Howarth and I preceded to walk around the outside of the mobile home. I observe several window unit AC's. Three of them were placed in existing windows except for one that was placed in the wall (*Picture 4*). On the west side of the mobile home there was an exhaust vent placed under a window without a weather cover (*Picture 7*). As I continued around the mobile home, on the east side looking from the back side to the north where the permit storage building sits. There was metal roof panel installed at an angle (*Pictures 11 & 12*). The yard was very clean and keep up. I continued back to the front of the mobile home and then entered the add-on structure (*Picture 14*). First thing I notice was a Kitchen counter with a sink. (*Pictures 15, 16, 17*) Then an open area for storage. I turned around and saw a bathroom. Which included a sink, toilet and shower (*Pictures 19 & 20*). Next, I preceded to go up the stairs into the mobile home (*Picture 21*). The front room is where the AC unit is located that is inserted through the wall (*Picture 22*). Continued to walk though out and found nothing that lead me to any concerns (*Pictures 23-26, 28-37*). Located in the front room is stand up AC unit that is vented outside (*Picture 27*). I returned to the back side where the add-on structure where it was connected to the mobile home. The inside corner had metal roof panels concealing plumbing pipes to this bathroom in the add-on structure (*Pictures 11 & 12*).

Facts: There was a permit issued on 2/06/91. Permit number 8460.  
Permit holder name: Mary Koch  
Type of Work: 12x16 Storage building & 8x10 Screen room  
Reviewed and Approved by Bob

On Pasco County Property Appraiser site has this listed as a Cabana.  
Parcel ID 33-25-16-076A-00000-0410  
Located in a X Zone. No FEMA requirements.

Results on my Site visit:

The bathroom is not permitted. No inspections were made.  
The AC unit that was placed without a Permit.

Recommendation: Remove unpermitted bathroom. Remove sink from Counter, water and drain piping. To provide an engineer letter for the AC unit that was installed through the wall.

I do not recommend to tear down.

This property does not meet the "Slum & Blight" conditions at this time. I have no firsthand knowledge on past conditions.

If you have any further questions. Please do not hesitate contacting me.

Respectfully  
Bill



Bill Larder

Building Official

*City of New Port Richey*

5919 Main Street, New Port Richey, FL 34652

Desk: 727-853-1045\* City Hall: 727-853-1016 \* Fax: 727-853-1052

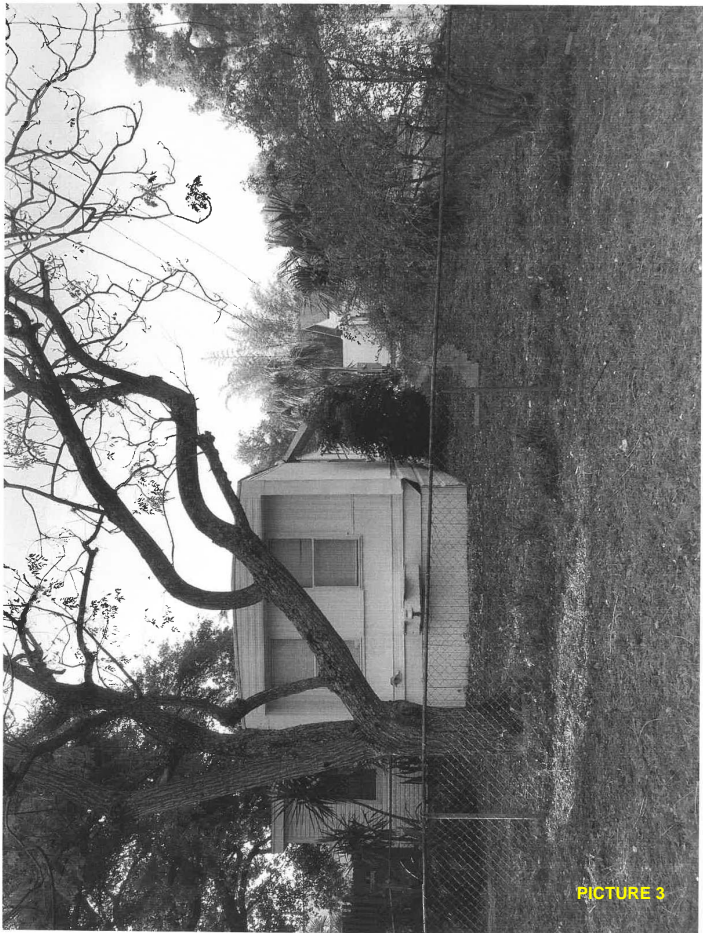
Web: [cityofnewportrichey.org](http://cityofnewportrichey.org) \* Email: [larderb@cityofnewportrichey.org](mailto:larderb@cityofnewportrichey.org)



PICTURE 1



PICTURE 3



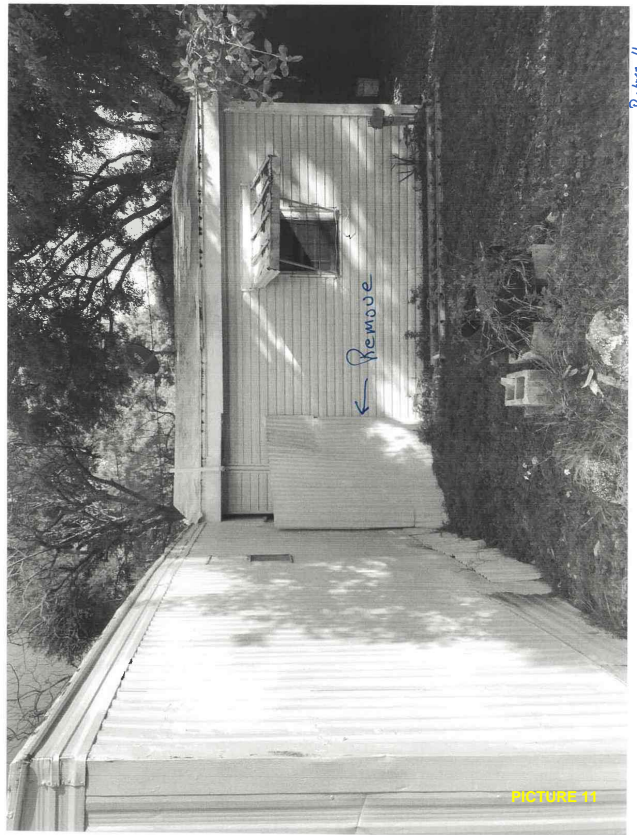
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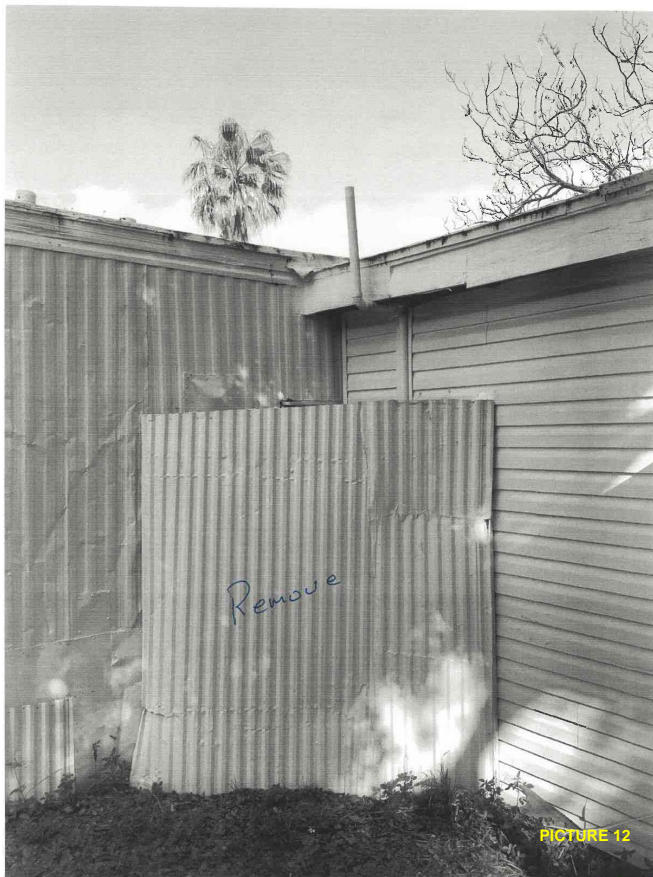
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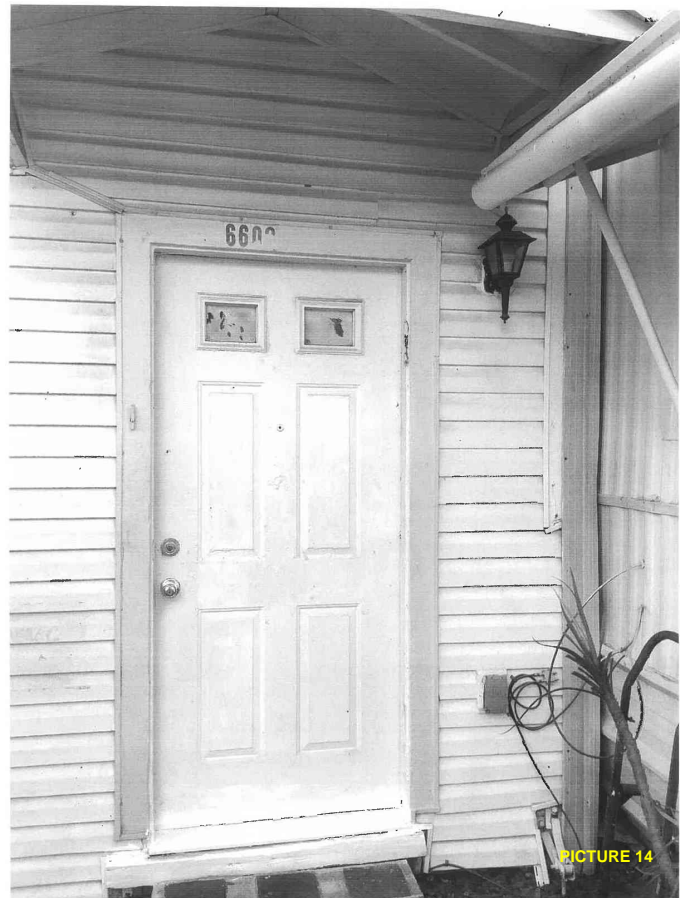
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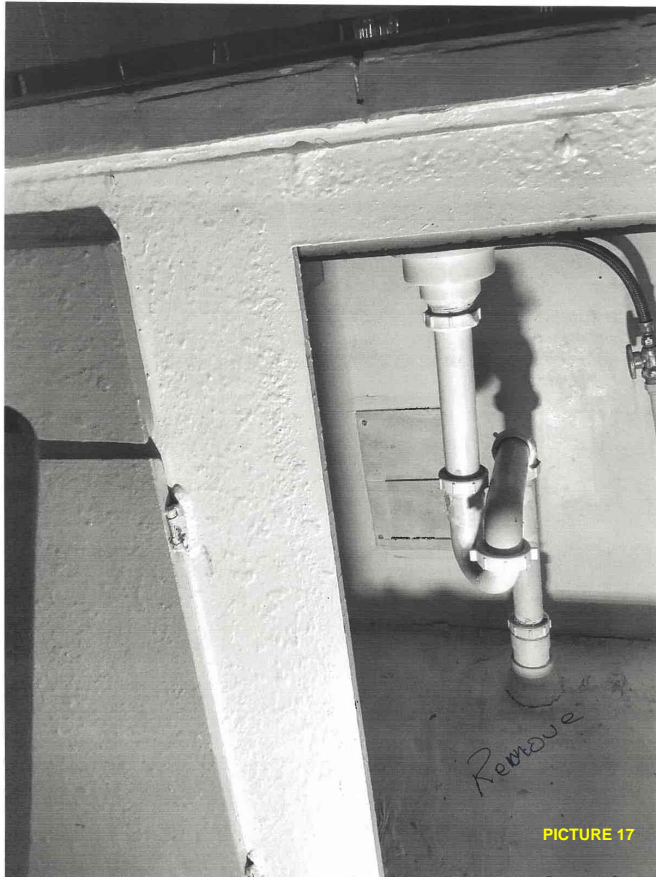
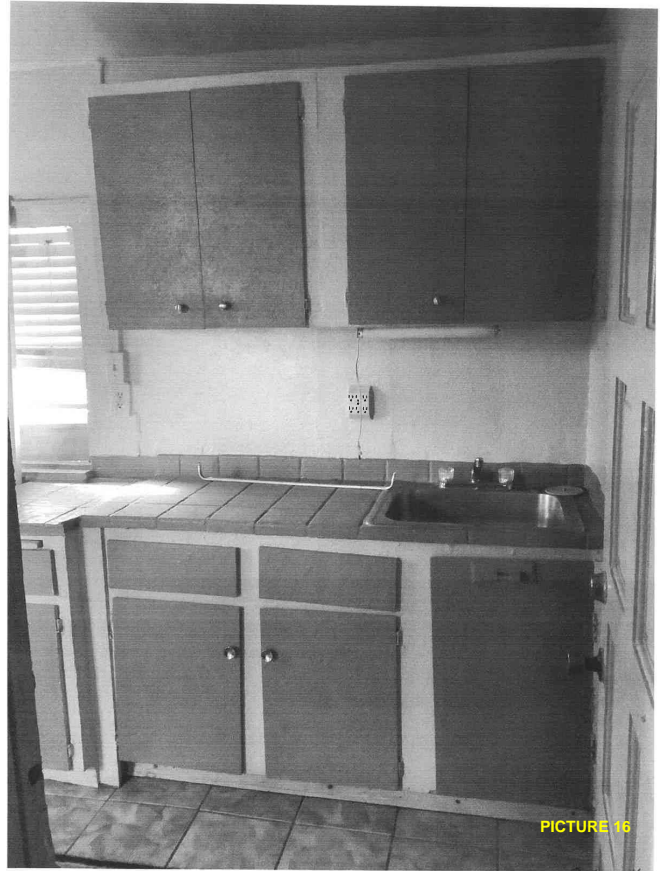
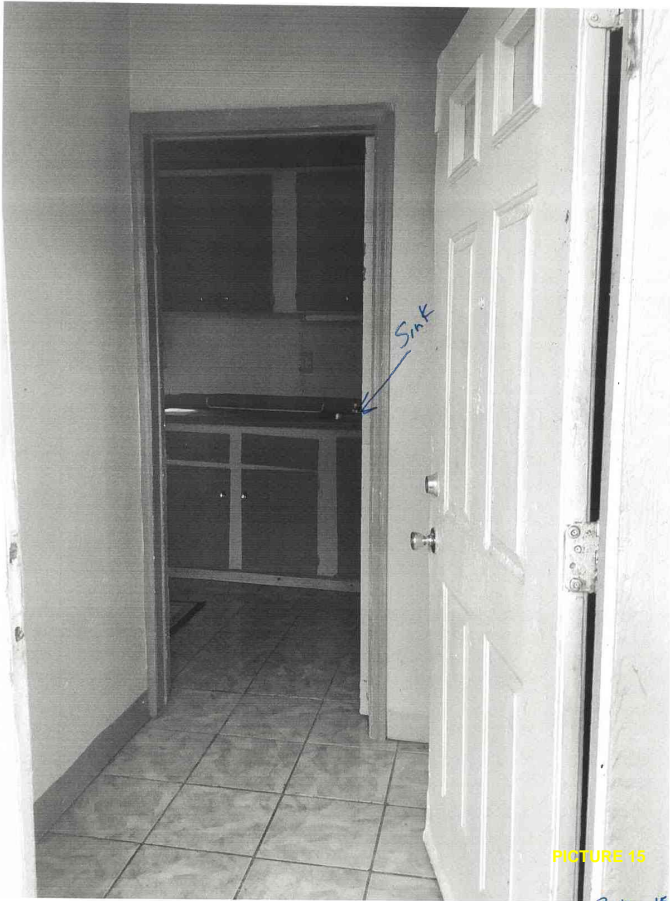
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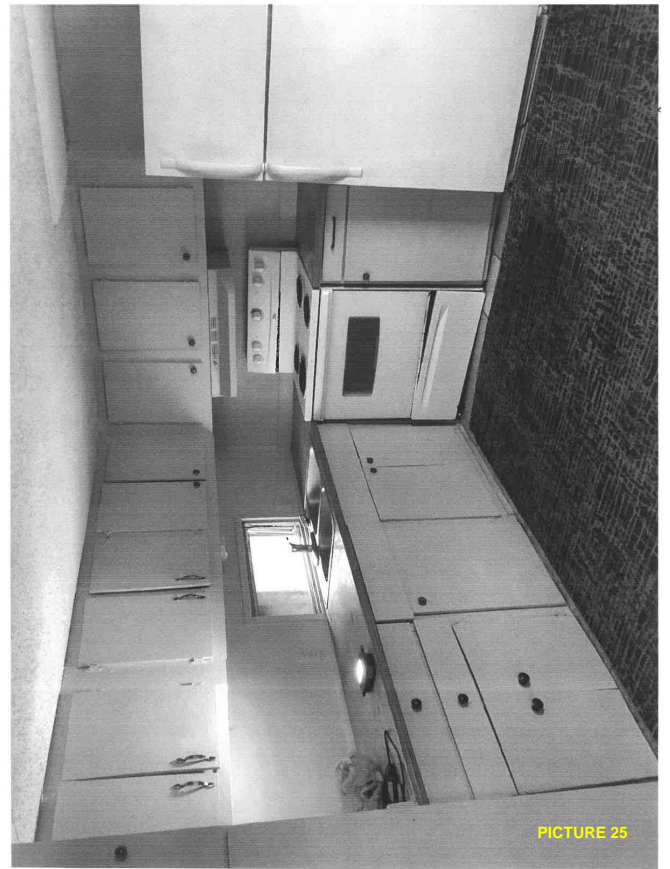
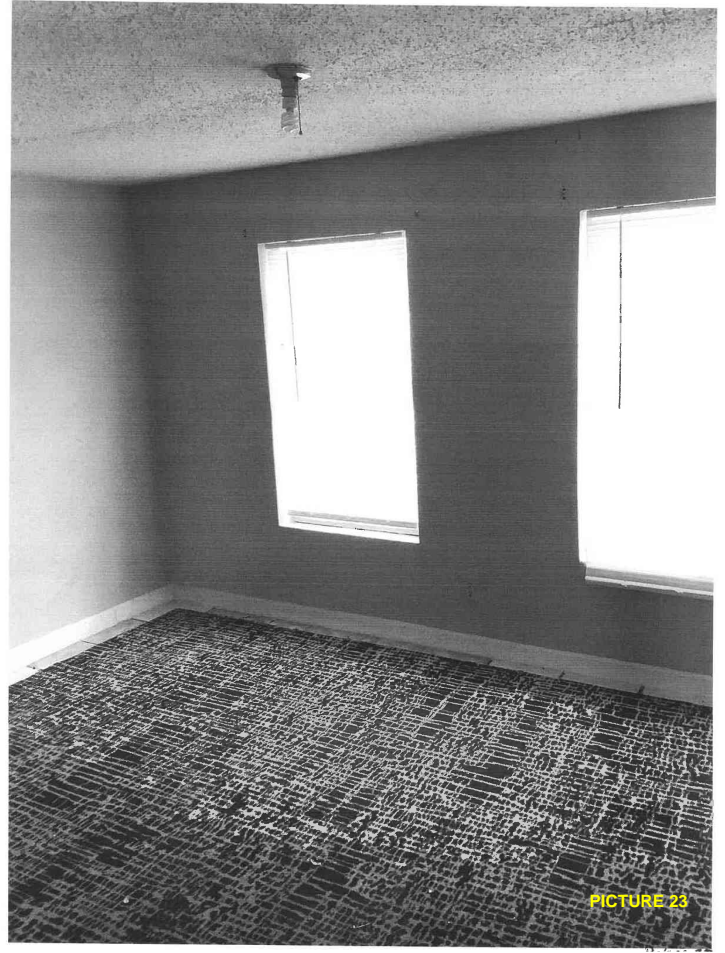
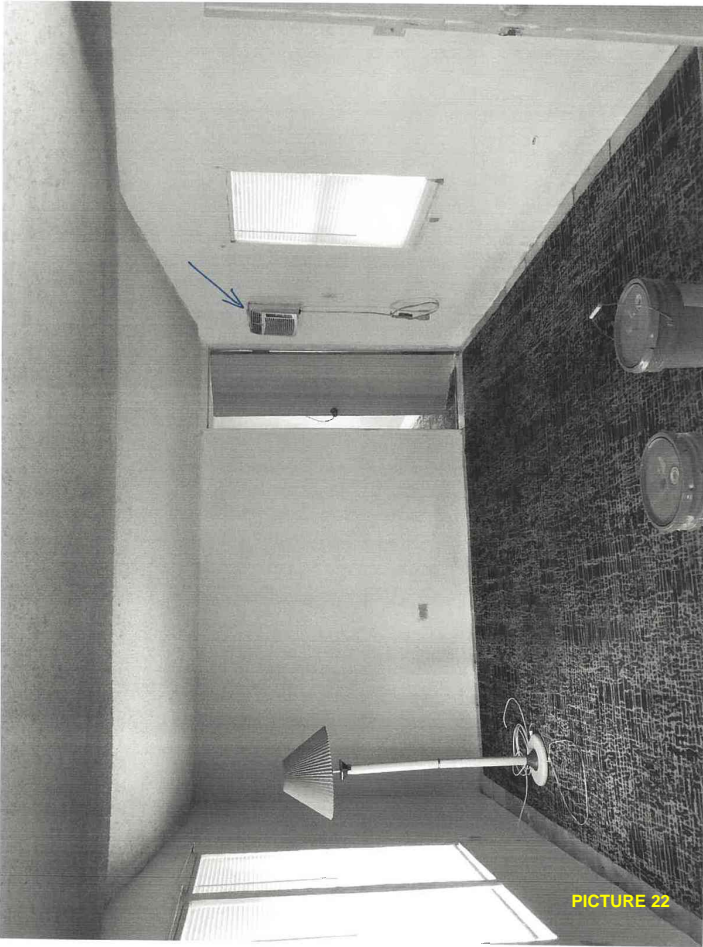


PICTURE 12



PICTURE 14



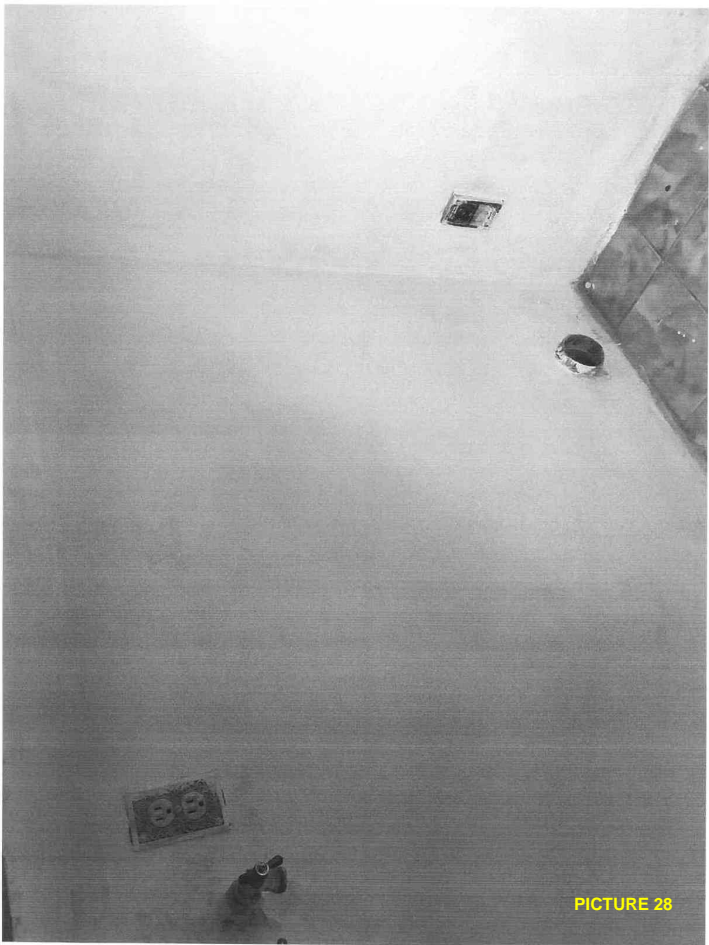




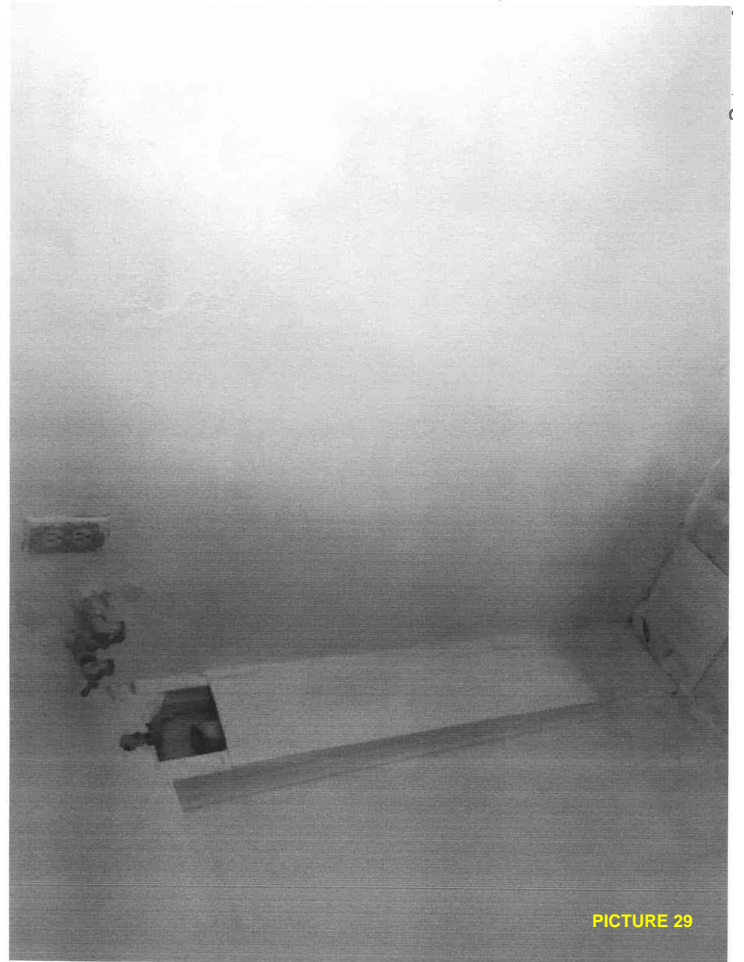
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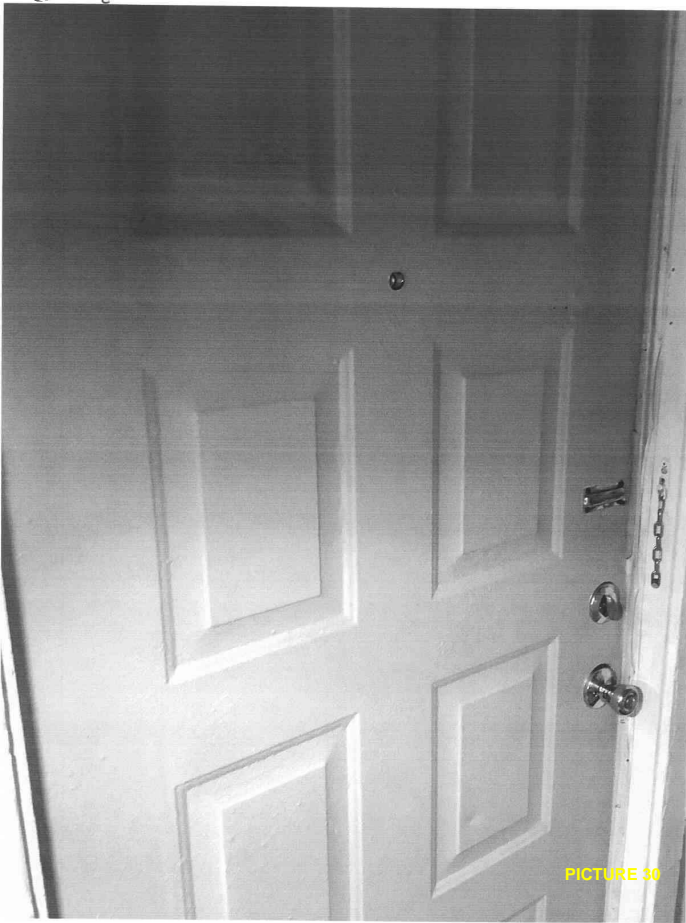
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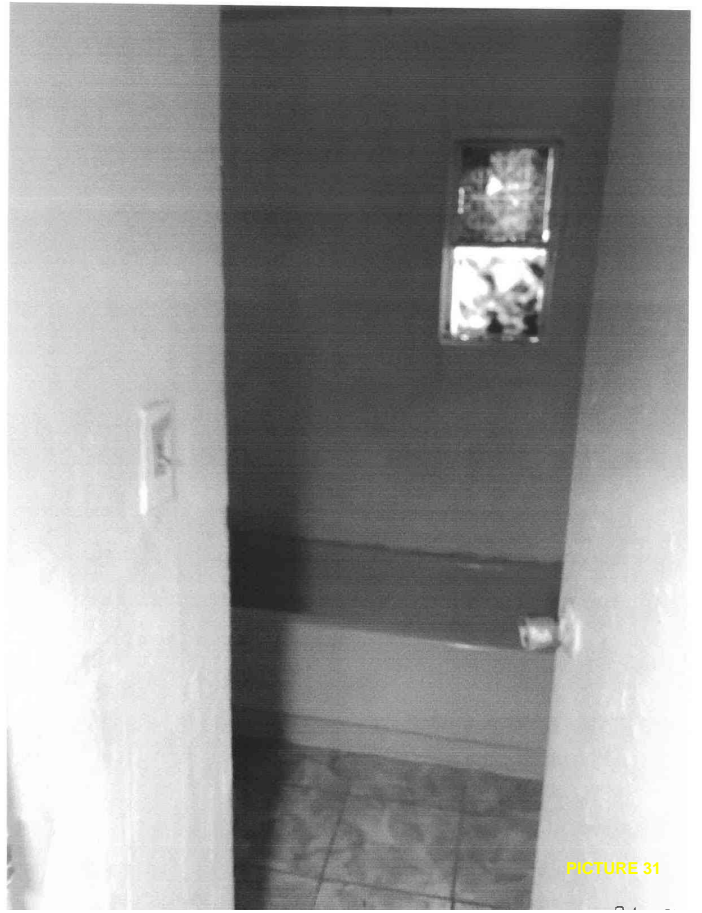
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PICTURE 29



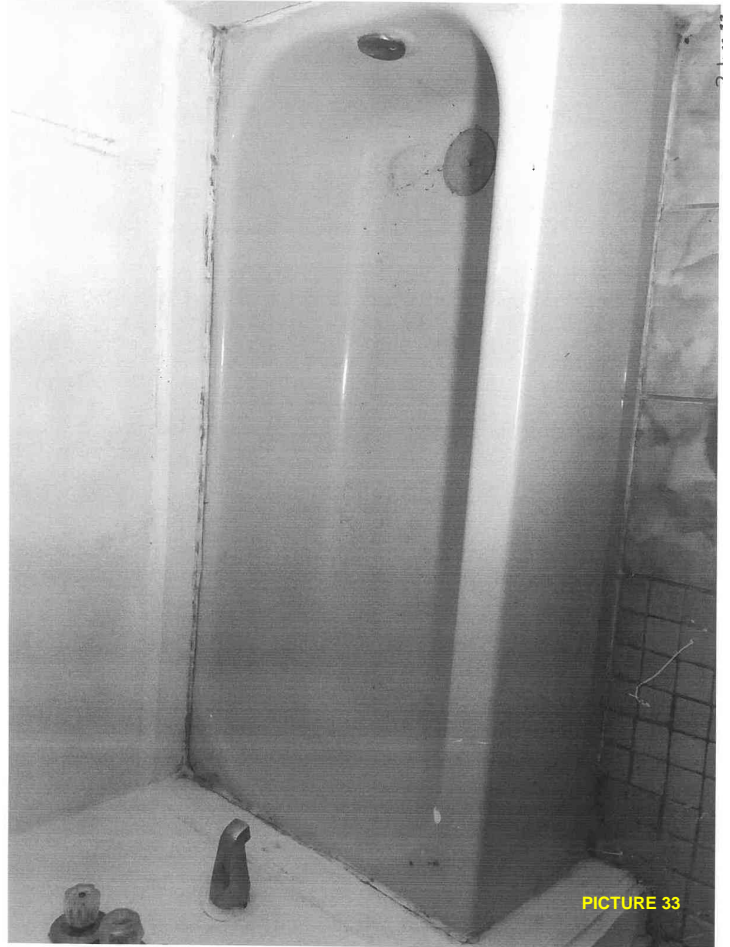
PICTURE 30



PICTURE 31



PICTURE 32



PICTURE 33



PICTURE 34



PICTURE 35



PICTURE 36



PICTURE 37

6602 CANDICE LN, NEW PORT RICHEY, FL 34653



To: Ronald Howarth

From: Scott M. Wuenn, P.E. #93382

Subject: Structural Inspection for

6602 Candice Ln, New Port Richey, FL 34653

To whom it may concern:

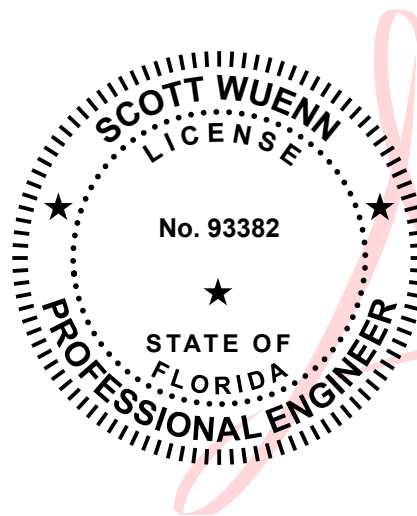
The Structure's Engineering and Inspection, LLC (Structure's) was retained by Ronald Howarth with regards to a Structural Inspection for the mobile home located at 6602 Candice Ln, New Port Richey, FL 34653. The purpose of the inspection was to evaluate the property due to the AC wall unit installed in the east wall near the front of the home.

The purpose of this report is for Structure's as Professional Engineer to certify that at the time of their review on 4/14/2023, it is the opinion of Structure's that the wall unit was installed adequately, and the exterior wall continues to adequately support the roof structure.

See Figure 1 below for the framing details of the AC wall units.

Scott M. Wuenn, Professional  
Engineer, State of Florida,  
License No. 93382

Printed copies of this document  
are not considered signed and  
sealed and the signature must  
be verified on any electronic  
copies.



Digitally signed  
by Scott M  
Wuenn

Date:  
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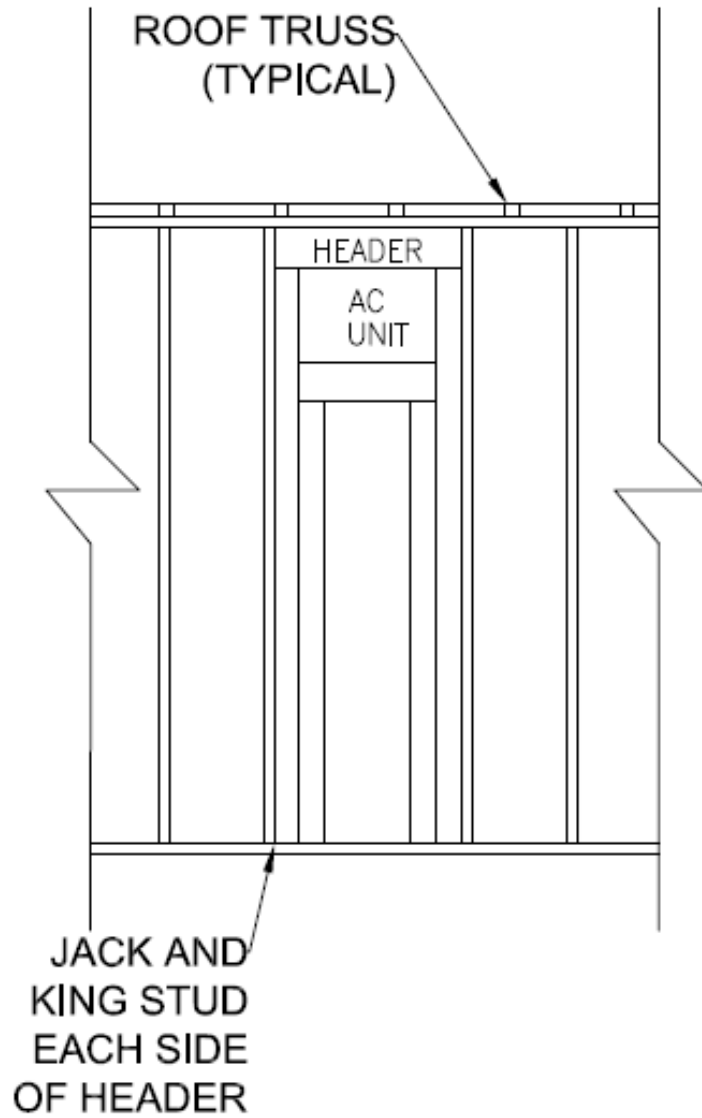


Figure 1: Typical Framing Details for the AC Wall Units

**ATTACHMENT 4 -  
APRIL 26, 2023 SITE VISIT**

Good morning, Dale

April 27, 2023

On April 26, 2023, at 7:30 am I had a Site Visit at 6602 Candice Lane, NPR with Ron Howarth. This was a reinspection to verify that the unpermitted work was removed. The water faucets, shower valve, and toilet was removed. The sewer line was removed, also. I believe this matter is closed as to the Building Department.

If you have any further questions. Please do not hesitate contacting me.

Respectfully

Bill



Bill Larder

Building Official

***City of New Port Richey***

5919 Main Street, New Port Richey, FL 34652

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