

Expense Log

Case Address: 6829 Garden Drive

Page	Date	Activity/Description	Vendor Name	Expense
1		Expense Log		
2-4	10/16/2015	Title Search	Executive Title Service of Florida, Inc	\$150.00
5-11	10/29/2015	Notice to Owner/Interested Parties - City Council, Condemnation Hearing (12-1-2015) - Certified Mail	U.S. Postal Service	\$48.69
12-14	11/4/2015	Notice to Owner/Interested Parties - City Council, Condemnation Hearing (12-1-2015) - Certified Mail	U.S. Postal Service	\$13.91
15-16	10/31/2015	Notice published in Newspaper	Pasco Times	\$174.94
	11/7/2015	Notice published in Newspaper	Pasco Times	--
17-21	12/1/2015	Resolution #2016-01 Recorded in Public Records with Pasco County	City of New Port Richey	\$35.50
22-23	3/27/2017	Notice To Proceed to demolition contractor	City of New Port Richey	\$ N/A
24	5/12/2017	Demolition of this slum & blighted structure - Demolished 5/5/2017	TNT Environmental, LLC	\$3,833.50
25-28	6/7/2017	Notice to Owner/Interested Parties - City Council, Cost of Abatement & Imposition of Lien, Hearing (6-20-2015) Mr. Howarth's sent by certified mail (x3) - All others sent regular mail	U.S. Postal Service	\$24.46
Total Expenses				<u>\$4,281.00</u>

EXECUTIVE TITLE SERVICES OF FLORIDA, INC.

October 16, 2015

City of New Port Richey
Attn: Lisa Fierce
5919 Main Street
New Port Richey, FL 34652

RE: 6829 Garden Dr.
New Port Richey, FL 34652
Parcel # 06/26/16/0030/00000/0670

Dear Ms. Fierce:

The undersigned has made a search of the Public Records of Pasco County, Florida from 01/01/1985 to 10/14/2015 @8:00am, as to the following described property:

LOT 67, EDGEWATER GARDEN, NO 1, according to map or plat thereof as recorded in Plat Book 6, Page 67, Public Records of Pasco County, Florida

NOTE: Actual Legal should read :

LOT 67, EDGEWATER GARDENS, UNIT 1, according to map or plat thereof as recorded in Plat Book 6, Page 67, Public Records of Pasco County, Florida

From our search, we find the following of record: (copies attached)

OWNER OF RECORD:

Ronald Howarth and Brady Nihart, as joint tenants with right of survivorship, by virtue of Warranty Deed executed by Bear Creek Rentals, Inc., a Florida Corporation, dated November 4, 2011 and filed for record November 4, 2011 in O.R. Book 8618, Page 3071, Public Records of Pasco County, Florida.

ENCUMBRANCES:

Judgment: State of Florida vs: Brady Daniel Nihart dated January 12, 2006 and filed for record February 01, 2006 in O.R. Book 6819, Page 1601, Public Records of Pasco County, Florida

Judgment: State of Florida vs: Brady Daniel Nihart dated June 7, 2006 and filed for record June 23, 2006 in O.R. Book 7051, Page 772, Public Records of Pasco County, Florida

Notice of Federal Tax Lien: Internal Revenue Service on Brady D. Nihart filed May 10, 2010 in O.R. Book 8328, Page 763, Public Records of Pasco County, Florida.

NOTE: Taxes paid through 12/31/2014

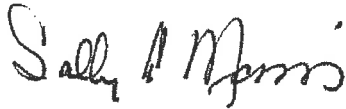
This report undertakes only to show the record and does not attempt to pass opinion upon the validity of title shown.

Corporate status, if applicable, has not been verified. Special assessments, if any, have not been examined.

Subject to easements and restrictions of record.

This report is prepared for information purposes and the responsibility hereunder is confined to the party for which it is compiled; and acceptance of this report shall evidence agreement with the undersigned that no insurance is to be issued thereon, and that in consideration of the limited charges therefore, the liability of the undersigned for any negligence, errors or omissions with respect to the content hereof is limited to the amount charged.

Best Regards,
Executive Title Services of Florida, Inc.



Sally A. Morris, Pres.

*Backup documents not included
in expense log!*

EXECUTIVE TITLE SERVICES OF FLORIDA, INC.
5419 Main Street
New Port Richey, FL 34652
(727) 848-4111
(727) 848-5515(fax)

Date: October 16, 2015

Invoice #: 58

To: City of New Port Richey
5919 Main Street
New Port Richey, FL 34652

Reference: 001

Attn: Lisa Fierce

Legal: LOT 67, EDGEWATER GARDENS

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
O & E / 6829 Garden Dr., NPR	\$150.00				\$150.00
TOTALS:	\$150.00	\$0.00		\$0.00	\$150.00



NEW PORT RICHEY

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

Notice to Owner/Interested Parties Condemnation Hearing Chapter 6, Article VI of the Code of Ordinances

SENT VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

October 29, 2015

To Owners and Interested Parties:

The structure located at 6829 Garden Drive, New Port Richey, FL 34652 has been determined by the City of New Port Richey Building Official to be unfit or unsafe in accordance with Chapter 6, Article VI, New Port Richey Code, due to a recent fire of the structure.

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

Ronald Howarth 6829 Garden Drive New Port Richey, FL 34652	Brady Nihart 6829 Garden Drive New Port Richey, FL 34652	Ronald Howarth & Brady Nihart 6829 Garden Drive New Port Richey, FL 34652
Internal Revenue Services 31 Hopkins Plaza Baltimore, MD 21201	State of Florida c/o Paula O'Neil 7530 Little Road, Suite 106 New Port Richey, FL 34654	Pasco County Clerk of Court Paula O'Neil 7530 Little Road, Suite 106 New Port Richey, FL 34654

Pasco County Tax Collector
Mike Fasano
8731 Citizens Drive
New Port Richey, FL 34654

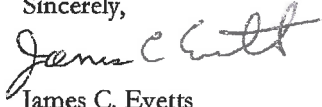
Parcel ID: 06-26-16-0030-00000-0670

Legal Description: LOT 67, EDGEWATER GARDENS, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH MOBILE HOME SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 6829 GARDEN DRIVE, NEW PORT RICHEY, FLORIDA

The City of New Port Richey City Council shall conduct hearing on Tuesday, December 1, 2015 at 7:00 pm in the City Council Chambers of City Hall (5919 Main Street, New Port Richey, FL). The purpose of the meeting is to report the condition of the structure to City Council which may, by resolution, declare the structure to a nuisance and authorize the Building Official to take appropriate, specific action at a time certain. You are hereby directed to correct the unfit or unsafe condition forthwith.

At the hearing, City Council will determine the costs and expenses that may be incurred by the City in the abatement and removal of the building. You have the right to attend the hearing, to be represented by counsel thereat and to present any evidence or to show cause why such costs should not be imposed or assessed against the subject real property. If City Council shall determine that such costs should be imposed and assessed against the subject real property, then the City Council will adopt a resolution to that effect which will be recorded on the public records of the County for the purpose of imposing a lien or encumbrance against the real property for the full amount of the abatement and removal costs. A copy of the resolution authorizing the abatement and removal of the nuisance is attached.

Sincerely,



James C. Evetts
Building Official

Copy: Development Department
City Attorney
City Manager
Code Enforcement

* Enclosures: Article VI, Chapter 6 of the Code of Ordinances, Division 4
Resolution #2016-01 - Authorizing Abatement of Nuisance

* Enclosures not included with expense log

7014 0150 0000 3931 9315

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OFFICIAL USE

Postage	\$.705
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **Ronald Howarth**
 Street, Apt. or PO Box: **6829 Garden Drive**
 City, State: **New Port Richey, FL 34652**

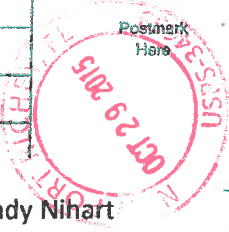
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **Ronald Howarth & Brady Nihart**
 Street, Apt. or PO Box: **6829 Garden Drive**
 City, State: **New Port Richey, FL 34652**

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Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **State of Florida**
 Street or PO: **c/o Paula O'Neil**
 City, State: **7530 Little Road, Suite 106**
New Port Richey, FL 34651

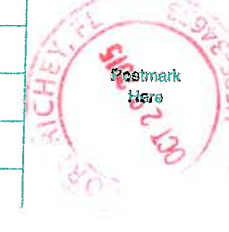
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Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **Pasco County Clerk of Circuit Court**
 Street or PO: **Paula O'Neil**
 City, State: **7530 Little Road, Suite 106**
New Port Richey, FL 34654

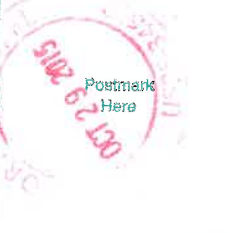
7014 0150 0000 3931 9339

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Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **Internal Revenue Services**
 Street, Apt. or PO Box: **31 Hopkins Plaza**
 City, State: **Baltimore, MD 21201**

7014 0150 0000 3931 9308

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Postage	\$.705
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To: **Pasco County Tax Collector**
 Street, Apt. or PO Box: **Mike Fasano**
 City, State: **8731 Citizens Drive**
New Port Richey, FL 34651

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For delivery information visit our website at www.usps.com

OFFICIAL USE

70J4 0150 0000 3931 5591

Postage	\$.705
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To

Street, Apt.
or PO Box #
City, State, ZIP

Brady Nihart
6829 Garden Drive
New Port Richey, FL 34652

PS Form 38

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name) Ronald Howarth	C. Date of Delivery
1. Article Addressed to: Ronald Howarth 6829 Garden Drive New Port Richey, FL 34652	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	7014 0150 0000 3931 9315	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name) Ronald Howarth	C. Date of Delivery
1. Article Addressed to: Ronald Howarth & Brady Nihart 6829 Garden Drive New Port Richey, FL 34652	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	7014 0150 0000 3931 9346	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name) Ronald Howarth	C. Date of Delivery
1. Article Addressed to: Brady Nihart 6829 Garden Drive New Port Richey, FL 34652	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	7014 0150 0000 3931 5591	
PS Form 3811, July 2013 Domestic Return Receipt		

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<p>1. Article Addressed to:</p> <p>Pasco County Tax Collector Mike Fasano 8731 Citizens Drive New Port Richey, FL 34651</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7014 0150 0000 3931 9308</p>
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

RECEIVED

NOV 04 2015

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

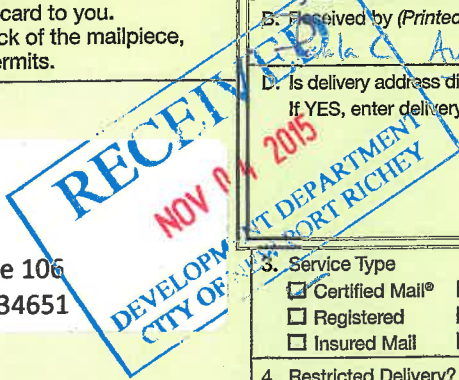
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<p>1. Article Addressed to:</p> <p>Pasco County Clerk of Circuit Court Paula O'Neil 7530 Little Road, Suite 106 New Port Richey, FL 34654</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7014 0150 0000 3931 9292</p>
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

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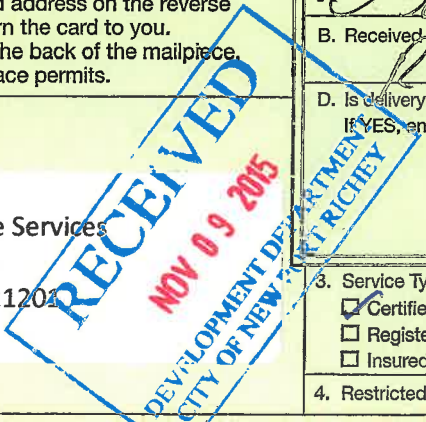
NOV 07 2015

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: State of Florida c/o Paula O'Neil 7530 Little Road, Suite 106 New Port Richey, FL 34651	B. Received by (Printed Name) Paula C. Anzures C. Date of Delivery 11/3/15
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, July 2013	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number <u>7014 0150 0000 3931 9322</u>	
PS Form 3811, July 2013 Domestic Return Receipt	



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Internal Revenue Services 31 Hopkins Plaza Baltimore, MD 21201	B. Received by (Printed Name) R. Cohen C. Date of Delivery 11/3/15
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, July 2013	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number <u>7014 0150 0000 3931 9339</u>	
PS Form 3811, July 2013 Domestic Return Receipt	



6829 Garden Drive, 34652

Title Search

Pasco County Clerk of Circuit Court
Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34654

State of Florida
c/o Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34651

Brady Nihart
6829 Garden Drive
New Port Richey, FL 34652

Pasco County Tax Collector
Mike Fasano
8731 Citizens Drive
New Port Richey, FL 34651

Internal Revenue Services
31 Hopkins Plaza
Baltimore, MD 21201

8) Ronald Howarth
6840 Edgewater Drive
New Port Richey, FL 34652

Ronald Howarth
6829 Garden Drive
New Port Richey, FL 34652

Ronald Howarth & Brady Nihart
6829 Garden Drive
New Port Richey, FL 34652

9) Ronald Howarth
6953 Edgewater Drive
New Port Richey, FL 34652

Notices sent to 8 & 9 on Nov. 4, 2015,
MAY

7014 0150 0000 3931 9377

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OFFICIAL USE

Postage	\$.705
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.955



Sent To
Street, A
or PO Box
City, State

Ronald Howarth
6840 Edgewater Drive
New Port Richey, FL 34652

Instructions

7014 0150 0000 3931 9360

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Postage	\$.706
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.956



Sent To
Street, A
or PO Box
City, State

Ronald Howarth
6953 Edgewater Drive
New Port Richey, FL 34652

Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Ronald Howarth</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Ronald Howarth</i> C. Date of Delivery <i>11/16/15</i></p>
<p>1. Article Addressed to:</p> <p><i>6953</i></p> <p>Ronald Howarth 6840 Edgewater Drive New Port Richey, FL 34652</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7014 0150 0000 3931 9377</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p>Ronald Howarth 6953 Edgewater Drive New Port Richey, FL 34652</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7014 0150 0000 3931 9360</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

211867

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF Pasco County

Before the undersigned authority personally appeared **Sarah Potts** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Condemnation Hearing** was published in **Tampa Bay Times: 10/31/15, 11/7/15**. in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper




Signature of Affiant

Sworn to and subscribed before me this 11/07/2015.



Signature of Notary Public

 **SARAH POTTS**
MY COMMISSION # FF 160101
EXPIRES: September 16, 2018
Bonded Thru Budget Notary Services
Type of identification produced _____

NOTICE AND ORDER OF CONDEMNATION OF UNFIT OR UNSAFE STRUCTURE

To: Ronald Howarth, 6829 Garden Drive, New Port Richey, FL 34652; Brady Nihart, 6829 Garden Drive, New Port Richey, FL 34652

Re: 6829 Garden Drive, New Port Richey, FL 34652, Parcel ID: 06-26-16-0030-00000-0670; Legal

Description: **LOT 67, EDGEWATER GARDENS, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH MOBILE HOME SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 6829 GARDEN DRIVE, NEW PORT RICHEY, FLORIDA**

The structure located at 6829 Garden Drive, New Port Richey, FL 34652 has been determined by the City of New Port Richey Building Official to be unfit or unsafe in accordance with Chapter 6, Article VI, New Port Richey Code, due to a recent fire of the structure. The City of New Port Richey City Council shall conduct hearing on Tuesday, December 1, 2015 at 7:00 pm in the City Council Chambers of City Hall (5919 Main Street, New Port Richey, FL, 34652). The purpose of the meeting is to report the condition of the structure to City Council which may, by resolution, declare the structure to a nuisance and authorize the Building Official to take appropriate, specific action at a time certain. You are hereby directed to correct the unfit or unsafe condition forthwith.

At the hearing, City Council will determine the costs and expenses that may be incurred by the City in the abatement and removal of the building. You have the right to attend the hearing, to be represented by counsel thereat and to present any evidence or to show cause why such costs should not be imposed or assessed against the subject real property. If City Council shall determine that such costs should be imposed and assessed against the subject real property, then the City Council will adopt a resolution to that effect which will be recorded on the public records of the County for the purpose of imposing a lien or encumbrance against the real property for the full amount of the abatement and removal costs. A copy of the resolution authorizing the abatement and removal of the nuisance is available in the Development Department, located in City Hall, at 5919 Main Street, between the hours of 8:00 am and 4:30 pm.

Published October 31, 2015 & November 7, 2015

211867

FILE COPY

RECEIVED

NOV 09 2015

**DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY**

15



City of New Port Richey

5919 Main Street
New Port Richey, FL 34652-2785

Purchase Order

for Materials or Services

Req. # 83863

P.O. NUMBER 092235
DATE 11/24/2015
BID NUMBER

PLEASE INVOICE IN DUPLICATE - ATTN. ACCOUNTS PAYABLE DEPT.

T
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V
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N
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R

TAMPA BAY TIMES
DEPT 3396
PO BOX 123996
DALLAS

TX 53123-396

S
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T
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CITY OF NEW PORT RICHEY
CITY OF NEW PORT RICHEY
ATTN: CITY CLERK
5919 MAIN STREET
NEW PORT RICHEY, FL 34652

VENDOR NO. 326123

DELIVER BY:		SHIP VIA:		FOB	TERMS		
11/30/2015				DESTINATION	NET		
ACCOUNT NUMBER	QUANTITY	U/M	ITEM NO. AND DESCRIPTION		UNIT PRICE	AMOUNT	
1 00100235124911	1.00	EA	915 000 CONDEMNATION HEARING		174.9400	174.94	
PREP BY: D				STATE TAX EXEMPT CERTIFICATE NUMBER 85-8012621647C-4	DO NOT EXCEED THIS TOTAL WITHOUT AUTHORIZATION	TOTAL AMOUNT	\$174.94

ORIGINATOR

APPROVED BY: 

NOT VALID WITHOUT AUTHORIZATION SIGNATURE



Property Owner: Ronald Newirth
00

Resolution #2016-01

A RESOLUTION REQUESTING THE NUISANCE ABATEMENT OF A STRUCTURE SUBJECT TO A CONDEMNATION ORDER OF THE BUILDING OFFICIAL PURSUANT TO SECTION 6-171 THROUGH SECTION 6-183 OF THE CODE OF ORDINANCES OF THE CITY OF NEW PORT RICHEY; FINDING A HAZARD TO THE SAFETY OF PERSONS OR PROPERTY IN THE SUBJECT PROPERTY; CONDEMNING THE SUBJECT PROPERTY & AUTHORIZING THE DEMOLITION AND REMOVAL OF THE NUISANCE AT THE SUBJECT PROPERTY; FINDING THE SUBJECT PROPERTY TO CONSIST OF PARCEL ID: 06-26-16-0030-00000-0670 LOCATED AT 6829 GARDEN DRIVE, LEGALLY DESCRIBED AS LOT 67, EDGEWATER GARDENS, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 6829 GARDEN DRIVE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

Rept: 1866289 Rec: 35.50
DS: 0.00 IT: 0.00
05/25/2017 K. M., Dpty Clerk

WHEREAS, the structure whose location is set forth herein is vacant and has become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of the City of New Port Richey, its citizens, and its residents;

WHEREAS, the condition of the Subject Property is unfit and unsafe to the safety of persons or property in the vicinity of the Subject Property;

WHEREAS, the condition of the Subject Property constitutes a serious fire and health hazard to the City of New Port Richey, and unless actions are taken to remedy this situation by demolition and removal of said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures contain litter, trash and debris with breeding rats, rodents, insects and other germ carriers of diseases;

WHEREAS, the Subject Property consists of a mobile unit which has been condemned and is uninhabitable;

WHEREAS, the condemned building on the Subject Property possesses no electricity;

WHEREAS, buildings on the Subject Property show exposed insulation and exposed electrical wiring;

WHEREAS, the buildings on the Subject Property are built of and contain flammable material creating an imminent safety and fire hazard;

WHEREAS, the Building Official has posted an Order of Condemnation subject to Section 6-751, of the Code of New Port Richey upon the structure on the Subject Property;

WHEREAS, the structure on the Subject Property constitutes a hazard to the health and safety of the citizens of New Port Richey, and they should be dismantled, demolished, abated, or removed for the purpose of eliminating such hazards.

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
05/25/2017 01:33pm 1 of 4
OR BK 9546 PG 1238

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA:

SECTION 1: That City Council hereby declares the structure located at the Subject Property identified in Section 4 below to be vacant while constituting a hazard to the safety of persons or property.

SECTION 2: That City Council hereby declares that the structure located at the Subject Property identified in Section 4 have been ordered condemned by the City Building Official and the habitation or occupation of such structures has been prohibited.

SECTION 3: That City Council hereby declares the Subject Property consists of a dilapidated mobile unit that was damaged beyond 50% of the value of the structure; the building on the Subject Property possesses no electricity; the building on Subject Property shows exposed insulation and exposed electrical wiring; the building on the Subject Property is built and contains flammable material creating an imminent safety and fire hazard; and because of such conditions, the City Council declares the structure on the Subject Property to be a public nuisance and orders that they be dismantled, demolished, abated, or removed within 16 days.

SECTION 4: The property subject to this Resolution identified by parcel number 06-26-16-0030-00000-0670 and is located with physical address 6829 Garden Drive, New Port Richey, Florida 33652 and a legal description of:

LOT 67, EDGEWATER GARDENS, UNIT 1, ACCORDING TO MAP OR PLAT THEREOFAS RECORDED IN PLAT BOOK 6, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH MOBILE HOME SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 6829 GARDEN DRIVE, NEW PORT RICHEY, FLORIDA (the "Subject Property").

The Subject Property is owned by Ronald Howarth and Brady Nihart whose address is 6829 Garden Drive, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Ronald Howarth and Brady Nihart and any other person known to have an interest in the Subject Property.


SECTION 5: The City Council hereby declares the nuisance provided herein to constitute an unsafe and unfit structure which is a nuisance to the safety of persons or property pursuant to Section 6-171 of the Code of Ordinances of the City of New Port Richey. The City Council authorizes the Building Official in concert with the Public Works Department of the City of New Port Richey to dismantle, demolish, abate, or remove immediately the structure on the Subject Property or procure the use of an independent contractor without the invitation of bids but instead by securing price quotations in compliance with Section 6-179 of the Code of Ordinances for the City of New Port Richey.


SECTION 6: The owner of the Subject Property or any interested person can make arrangements for the abatement of such nuisance within the same time period as contemplated by the City Council, and in such a situation this resolution shall be adopted but shall be held in abeyance for a stated time in order to allow the owner or such interested person to proceed with the abatement or removal of the nuisance; provided however, that if the owner or any interested person does not proceed with the abatement in such manner, the nuisance shall be dismantled, demolished, abated, or removed in accordance with the provisions of the resolution. Nothing in this section shall prohibit the City of New Port Richey from immediately dismantling, demolishing, abating, or removing the nuisances on the Subject Property.

SECTION 7: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 8: That this Resolution shall be in full force and effect from and after its passage and approval.

SECTION 9: DONE AND RESOLVED this 1st day of December, 2015.

(Seal)
CITY OF
(Attest)

Doreen Summers
City Clerk


Rob Markovic
Mayor-Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT FOR THE SOLE
RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA

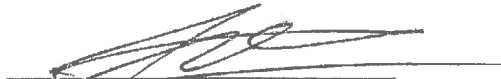
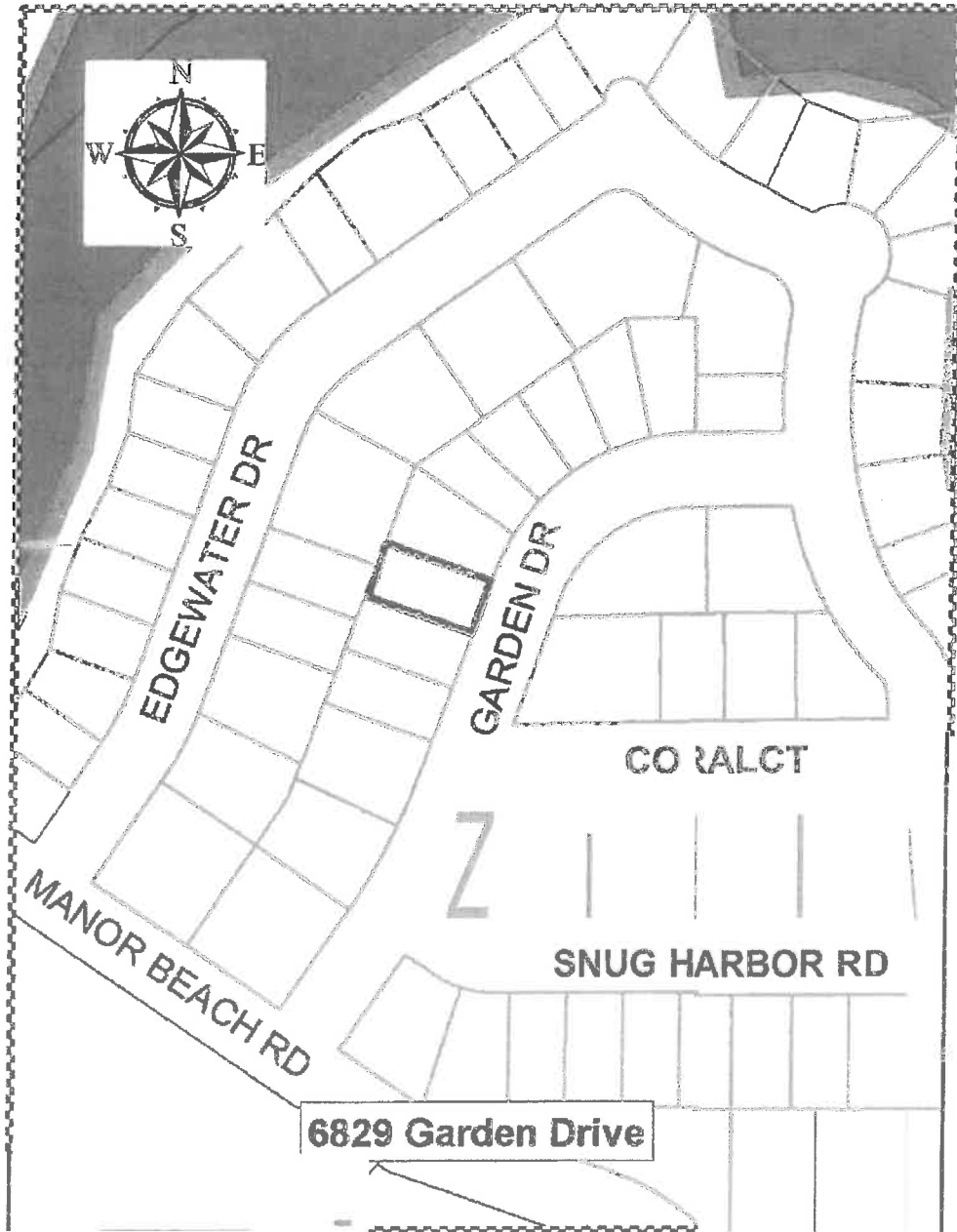
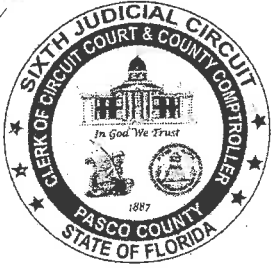

Joseph Poblick
City Attorney

Exhibit A- Site Location Map
6829 Garden Drive, New Port Richey, Florida 33652
Parcel ID: 06-26-16-0030-00000-0670





Office of PAULA S. O'NEIL, Ph.D.
Clerk & Comptroller
PASCO County, Florida

May 25, 2017 01:33 PM

Receipt # 1866289 Drawer WGR005W
NEW PORT RICHEY CITY OF
Operator: K. McCutcheon
Amount 35.50

#35.50

Instrument # 2017-080063 Type 0490A
Book # 9546 Page # 1238 Time 01:33 PM
Recording Fee 35.50
Reference: MELANIE/CITY OF NEW PORT
RICHEY

Escrow Acct: 115030 35.50
Escrow Bal May 25, 2017: -145.50



NEW PORT RICHEY

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

April 27, 2017

Mr. T.J. Staten
TNT Environmental, LLC
17852 Pine Knoll Dr
Dade City, FL 33523

Re: P.O. Number: IFB-KB-15-139
Case Number: RES2017-12
Owner Name: Ronald Howarth
Site Address: 6829 Garden Drive, New Port Richey, FL 34652
(PID: 06-26-16-0030-00000-0690)

Dear Mr. Staten:

This letter will serve as your "Notice to Proceed" with demolition and clearance on the above-referenced property. Photographs, information from the office of Pasco County Property Appraiser with location map, and work description in accordance with your cost estimate for this property, are included to assist you. Please provide before and after photographs with your invoice.

Please contact me if you have any questions at 727-853-1045 or evettsj@cityofnewportrichey.org.

Sincerely,

Jim Evetts
Building Official

Enclosures: Photographs
Property Appraiser's information with location map
Work description

*Photographs & Property Appraiser's information
not included in expense log!*

Price Schedule
Pasco County Community Development Department
Slum and Blighted Area Clean-up
PO # 164001
Bid Solicitation# IFB-KB-15-139
10/01/2015-9/30/2016

Proposal # _____

Job # _____

Address: 6829 Garden Dr. NPR

Case No. _____

Estimate

Item#	Description	Estimated Quantity	Unit	Unit Cost	Total
1.	Demolitions: Provide cost per square foot per specifications of the bid document	2150	SF*	\$1.69	3633.50
2.	Clearance: Removal of debris and noxious materials per specifications of the bid document. Provide costs on a cubic-yard basis		CY**	\$1.00	
3.	Fill material delivered per specifications of the bid document. Provide cost per cubic yard.		CY**	\$95.00	
4.	Mobilization costs, including permit fees, per specifications of the bid document. Mobilization costs will only be paid to the vendor per Specification No. 6.4 of the bid document. All mobilization costs for jobs where issuance of a Notice to Proceed is not aborted, the mobilization costs shall be included in the other prices. Provide lump-sum fee.		LSF***	\$200.00	
5.	Septic Tank Abandonment per specifications of bid document. Provide lump-sum fee.	1	LSF***	\$1,500.00	
6.	Neighborhood cleanup: Provide machinery and manpower, to include the use of backhoe and operators (based on an eight [8] hour day) and mobilization costs per specifications of the bid document. Provide lump-sum fee for an eight [8] hour day.		LSF***	\$1,280.00	
7.	Thirty (30) yard roll-off dumpster; Provided, setup, and removal, to include disposal of material per specifications of the bid document. Provide lump-sum fee for each dumpster.		LSF***	\$280.00	
8.	Concrete Removal and disposal		CY**	\$20.00	
9.	Demolition, clearance and proper disposal of structures deemed to contain Regulation Asbestos Materials (RAMs) due to the unsafe condition of the structure		SF*	\$3.00	3633.50

T N T ENVIRONMENTAL LLC

17852 PINE KNOLL DR.
 DADE CITY, FL. 33523
 352-567-1822

Invoice

Date	Invoice #
5/11/2017	727

Bill To
CITY OF NEW PORT RICHEY MELANIE TYLER 5919 MAIN ST. NEW PORT RICHEY, FL. 34652



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2,150	Demolition - Case#RES2017-12 6829 GARDEN DR NPR DATE OF DEMO: 5/5/17	1.69	3,633.50
50	SILT FENCE	4.00	200.00

	Total	\$3,833.50
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Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$3,833.50
--------------------	------------



NEW PORT RICHEY

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

Notice to Owner/Interested Parties Hearing on Costs of Abatement/Imposition of Lien Article VI, Chapter 6 of the Code of Ordinances

June 7, 2017

To Owners and Interested Parties:

On December 1, 2015, City Council determined that the (former) structure located on the property at 6829 Garden Drive, presented a clear, present and immediate hazard to the safety of persons or property. Council adopted nonemergency Resolution #2016-01 declaring the structure to be a nuisance and authorized the immediate abatement and removal of same (see attachment).

The purpose of this correspondence is to notify you that City Council will hold a hearing on Tuesday, June 20, 2017 to assess the costs of the abatement and removal that were incurred by the City and decide whether the costs should be assessed against the real property in the form of a lien. The owner(s) or any other interested party may attend the hearing, be represented by legal counsel thereat and present any evidence or show cause as to why such costs should not be imposed or assessed. If City Council shall determine that such costs should be imposed and assessed, it shall adopt a resolution to that effect which will be recorded in the public records in Pasco County. For further information, contact me at 727-853-1045.

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

* Ronald Howarth
6829 Garden Drive
New Port Richey, FL 34652

Pasco County Tax Collector
Mike Fasano
8731 Citizens Drive
New Port Richey, FL 34651

Internal Revenue Services
31 Hopkins Plaza
Baltimore, MD 21201

* Ronald Howarth
6840 Edgewater Drive
New Port Richey, FL 34652

State of Florida
c/o Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34651

* Ronald Howarth
6953 Edgewater Drive
New Port Richey, FL 34652

Pasco County Clerk of Circuit
Court, Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34654

Parcel ID: 06-26-16-0030-00000-0670

Legal Description: LOT 67, EDGEWATER GARDENS, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH MOBILE HOME SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 6829 GARDEN DRIVE, NEW PORT RICHEY, FLORIDA

Sincerely,

James Evetts
Building Official

Copy: City Attorney
City Manager

* Sent Certified

* Enclosures: Proposed Resolution #2017-20
Adopted Resolution #2016-01
Article VI, Chapter 6 of the Code of Ordinances, Emergency Condemnation

* Enclosures not included
with expense log

7014 0150 0000 3931 8721

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For delivery information visit our website at www.usps.com

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Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.98

Postmark Here
 JUN - 7 2017
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 USPS-34653

Sent To
 Street, A
 or PO Box
 City, State
 ZIP+4

Ronald Howarth
 6829 Garden Drive
 New Port Richey, FL 34652

PS Form 3800, October 2009

9298 7698 0000 0510 4102

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Total Postage & Fees	\$ 6.98

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 or PO Box
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Ronald Howarth
 6840 Edgewater Drive
 New Port Richey, FL 34652

PS Form 3800, October 2009

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Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.98

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 or PO Box
 City, State
 ZIP+4

Ronald Howarth
 6953 Edgewater Drive
 New Port Richey, FL 34652

PS Form 3800, October 2009

Notice of Hearing - Cost of Abatement & Imposition of Lien

Department Dept.
New Port Richey
Main Street
Richey, FL 34652

Hasler

FIRST-CLASS MAIL

06/07/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

Internal Revenue Services
31 Hopkins Plaza
Baltimore, MD 21201

Department Dept.
New Port Richey
Main Street
Richey, FL 34652

Hasler

FIRST-CLASS MAIL

06/07/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

Pasco County Tax Collector
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8731 Citizens Drive
New Port Richey, FL 34651

Department Dept.
New Port Richey
Main Street
Richey, FL 34652

Hasler

FIRST-CLASS MAIL

06/07/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

Pasco County Clerk of Circuit Court
Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34654

Department Dept.
New Port Richey
Main Street
Richey, FL 34652

Hasler

FIRST-CLASS MAIL

06/07/2017

US POSTAGE \$000.88⁰



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