

Expense Log - Non-emergency Condemnation

Case Address: 5052 Tangelo Drive

Date	Activity/Description	Vendor Name	Expense
7/8/2016	Title Search	Executive Title Service of Florida, Inc	\$150.00
9/2/2016	Notice to Owner/Interested Parties - City Council, Condemnation Hearing (10-4-2016) - Certified Mail	U.S. Postal Service	\$33.37
9/2/2016	Notice published in Newspaper	Pasco Times	\$139.00
9/9/2016	Notice published in Newspaper	Pasco Times	--
10/5/2016	Resolution #2016-18 (Condemnation Order) Recorded in Public Records with Pasco County	Clerk & Comptroller, Pasco County	\$35.50
10/28/2016	Demolition of structure	TNT Environmental, LLC	\$3,960.64
9/15/2017	Notice to Owner/Interested Parties - City Council, Cost of Abatement & Imposition of Lien, Hearing (10-17-2017) Homeowner's sent by certified mail	U.S. Postal Service	\$6.67
9/15/2017	Notice to Owner/Interested Parties - City Council, Cost of Abatement & Imposition of Lien, Hearing (10-17-2017) Sent by regular mail (x4)	U.S. Postal Service	\$3.52
	Resolution #2017-32 - Recorded in Public Records with Pasco County	Clerk & Comptroller, Pasco County	Not yet recorded - Cost not included
	\$18.50		
		<u>Total Expenses</u>	<u>\$4,328.70</u>

EXECUTIVE TITLE SERVICES OF FLORIDA, INC.

July 8, 2016

City of New Port Richey

Attn: Lisa Fierce

5919 Main Street

New Port Richey, FL 34652

RE: 5052 Tangelo Dr., New Port Richey, FL

08/26/16/0050/00000/1430

Dear Ms. Fierce:

The undersigned has made a search of the Public Records of Pasco County, Florida from 3/9/2012 to July 14, 2016 @8:00am, as to the following described property:

LOT 143, JASMINE HEIGHTS UNIT THREE, according to map or plat thereof recorded

In Plat Book 6, Page 126, Public Records of Pasco County, Florida.

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

OWNER OF RECORD: Philip V. Casatelli, Jr. and Elizabeth B. Casatelli, husband and wife, by virtue of Warranty Deed executed by VLP Corp., a Florida corporation, dated March 9, 2012 and filed for record March 12, 2012 in O.R. Book 8668, Page 49, Public Records of Pasco County, Florida.

ENCUMBRANCES:

- 1) Subject to Mortgage executed by Philip V. Casatelli, Jr. and Elizabeth B. Casatelli, husband and wife, in favor of VLP Corp., a Florida Corporation, dated March 9, 2012 and filed for record March 12, 2012 in O.R. Book 8668, Page 50, Public Records of Pasco County, Florida, given to secure a promissory note in the principal amount of 50,000.00; said mortgage assigned to William Mortgage Corp. filed for record March 22, 2012 in O.R. Book 8673, page 811, Public Records of Pasco County, Florida.

- 2) UCC-1 in favor of Aicrof LLC filed March 23, 2015 in O.R. Book 9164, Page 2098 and re-filed 11/24/2015 in O.R. Book 9290, Page 950, Public Records of Pasco County, Florida.
- 3) Balance due for 2015 Taxes : 234.01.

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

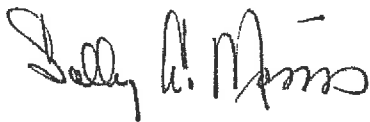
Corporate status, if applicable, has not been verified. Special assessments, if any, have not been examined.

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.

A handwritten signature in cursive script that reads "Sally A. Morris".

Sally A. Morris, Pres.

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

Date: July 08, 2016

Invoice #: 66

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

Reference: 0001

Attn: Lisa Fierce

Legal:

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
O&E Report: 5052 Tangelo Dr., New Port Richey, FL	\$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

September 2, 2016

To Owners and Interested Parties:

The structure located at 5052 Tangelo 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:

Mike Fasano, Tax Collector
7350 Citizens Drive
New Port Richey, FL 34652

Mike Fasano, Tax Collector
P.O. Box 276
Dade City, FL 33526

Philip V. Casatelli Jr.
Elizabeth B Casatelli
5052 Tangelo Drive
New Port Richey, FL 34652

William Mortgage Corporation
701 Enterprise Road E. Suite 702
Safety Harbor, FL 34695

MICROF LLC
P.O. Box 70085
Albany, GA 31708

Parcel ID: 08-26-16-0050-00000-1430

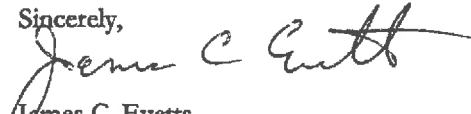
Legal Description: Lot 143, JASMINE HEIGHTS UNIT THREE, according to the map or plat thereof recorded in Plat Book 6, Page 126, of the Public Records of Pinellas County, Florida. TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA

The City of New Port Richey City Council shall conduct hearing on Tuesday, October 4, 2016 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 #2016-18 - Authorizing Abatement of Nuisance

DIVISION 4. - NONEMERGENCY PROCEDURE

Sec. 6-171. - Purpose.

This division provides procedures for the abatement of certain nuisances, comprised of unfit structures which do not appear to present a clear, present and immediate hazard to the safety of persons or property.

(Code 1964, § 14B-1; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-172. - Determination of unfit or unsafe structure; notice to parties in interest.

When the building official verifies the existence of an unfit or unsafe structure, he shall schedule a public hearing to report the condition of such structure to the city council. Notice of the hearing shall be served upon the owner of record and all other persons having a legal interest in the property, as verified by an ownership and encumbrance report from a licensed title company doing business within the county, in the manner prescribed by section 6-154. The notice shall be in the form prescribed by section 6-154, and shall additionally direct the owner of record or any other party in interest to correct the unfit or unsafe condition forthwith. The hearing pursuant to the notice shall be held no less than thirty (30) days nor more than sixty (60) days following the date of the issuance of the notice.

(Code 1964, § 14B-2; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-173. - Hearing procedure.

At the time, date and place scheduled for the hearing, the city council shall hear evidence pertaining to whether the structure is unfit or unsafe, including any testimony or evidence which the owner of the property or any interested person may desire to tender. Upon a proper showing and considering of all the evidence, the city council may, by resolution, declare the structure to be a nuisance and authorize the building official to take appropriate, specific action at a time certain but in no case sooner than sixteen (16) days from the date of such resolution. If the owner or any interested person can make arrangements for the abatement of the nuisance within the same time period as contemplated by the city council, the resolution shall be adopted but shall be held in abeyance for a stated time in order to allow the owner or such interested person, forthwith, to

proceed with the abatement and 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 abated and removed in accordance with the provisions of the resolution.

(Code 1964, § 14B-11; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-174. - Extension of time to comply.

If the owner or any interested parties shall have obtained a building or demolition permit within the specified period and in good faith they promptly begin work to comply and/or abate the nuisance but it appears that they will not be able to complete the work by the date specified, they may file a written request to the city manager or his designee stating the reasons they have been unable to fully comply. If reasonable grounds are shown therefor, the city manager is authorized to issue extensions not to exceed sixty (60) days in which to fully complete the abatement.

In exceptional cases, the city manager may further extend by thirty (30) days the period allowed by the previous action, upon written request, as merited by special hardship, unusual difficulty or unique problems. All requests for extensions shall be made either in person or by certified mail, return receipt requested, to the city manager. All extensions granted by the city manager or his designee shall be in writing and shall be sent to the requesting party.

(Code 1964, § 14B-3; Ord. No. 1451, § 1, 4-7-98)

Secs. 6-175—6-178. - Reserved.

Sec. 6-179. - Action by city on failure to comply; manner of abatement.

If the owner or other parties in interest shall fail to comply with any such order within the time therein fixed, the city may abate the nuisance using city employees or an independent contractor who shall dismantle, demolish, abate and remove such nuisance. If an independent contractor is employed for such purpose, in the interest of expediting such abatement for the protection and security of the public welfare and safety, it shall not be necessary to invite bids for the performance of such abatement work but instead the city council shall secure price quotations with all due dispatch and award the abatement job to the most qualified independent contractor who is capable of performing such work on an emergency basis; provided, however,

that the abatement job shall be awarded to the contractor making the lowest price quotation so long as such independent contractor is certified and licensed to perform such an abatement job in accordance with the method of removal and abatement thereof as prescribed by city council.

(Code 1964, § 14B-7; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-180. - Hearing on costs; notice of hearing; imposition of lien.

When any nuisance has been abated and removed pursuant to this division, the city shall conduct a public hearing to determine whether to assess the costs of abatement against the property upon which such nuisance was located. Notice of the hearing shall be given to the owner of record and interested parties by regular United States mail. In addition, a copy of the notice shall be posted in city hall at least ten (10) days prior to the hearing. The hearing shall be conducted and a lien may be imposed in accordance with the procedure outlined in section 6-155. The city council may authorize the city attorney to enforce any such lien in the manner prescribed by F.S. chapter 162.

(Code 1964, § 14B-8; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-181. - Satisfaction of assessment.

Whenever the assessment levied pursuant to this division is paid in full, the city council shall adopt a resolution or declaration for the purpose of declaring that the assessment has been satisfied and is discharged as a lien against the subject real property.

(Code 1964, § 14B-9; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-182. - Appearance of interested parties before city council.

Any interested party appearing before the city council may appear in person, by counsel or by an agent.

(Code 1964, § 14B-10; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-183. - Alternative procedure for abating nuisance.

Nothing contained in this division shall prohibit the city council from authorizing, at any time, the filing of a circuit court action in the circuit court of the county pursuant to F.S. § 823.05 for the abatement of a nuisance.

(Code 1964, § 14B-12; Ord. No. 1451, § 1, 4-7-98)

Resolution # 2016-18

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: 08-26-16-0050-00000-1430 LOCATED AT 5052 TANGELO DRIVE, LEGALLY DESCRIBED AS LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

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 single-family dwelling 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 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.

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 single-family dwelling 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 08-26-16-0050-00000-1430 and is located with physical address 5052 Tangelo Drive, New Port Richey, Florida 34652 and a legal description of: LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Philip and Elizabeth Casatelli whose address is 5052 Tangelo Drive, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Philip and Elizabeth Casatelli 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 after October 20, 2016, which date is at least sixteen (16) days after the effective date of this resolution, 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 ____ day of _____, 2016

(seal)

(Attest)

Judy Meyers
City Clerk

Rob Marlowe
Mayor-Councilmember

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

Timothy P. Driscoll
City Attorney

Exhibit A - Site Location Map
5052 Tangelo Drive, New Port Richey, Florida 34652
Parcel ID: 08-26-16-0050-00000-1430



7016 1370 0000 6237 9970

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.30

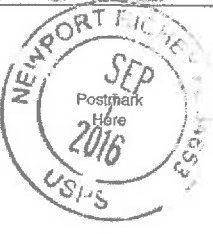
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.75
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$.675

Total Postage and Fees
 \$ 6.675

Sent To
 Philip V. Casatelli Jr.
 Elizabeth B Casatelli
 5052 Tangelo Drive
 New Port Richey, FL 34652

PS Form 3800, October 2015



7016 1370 0000 6237 9949

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.30


Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.75
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$.675

Total Postage and Fees
 \$ 6.675

Sent To
 William Mortgage Corporation
 701 Enterprise Road E. Suite 702
 Safety Harbor, FL 34695

PS Form 3800, October 2015



7016 1370 0000 6237 9956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.30

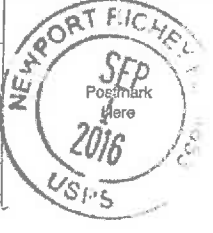
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.75
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$.675

Total Postage and Fees
 \$ 6.675

Sent To
 Mike Fasano, Tax Collector
 P.O. Box 276
 Dade City, FL 33526

PS Form 3800, October 2015



7016 1370 0000 6237 9932

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.30


Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.75
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$.675

Total Postage and Fees
 \$ 6.675

Sent To
 Mike Fasano, Tax Collector
 7350 Citizens Drive
 New Port Richey, FL 34652

PS Form 3800, October 2015



7016 1370 0000 6237 9963

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.30

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.75
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$.675

Total Postage and Fees
 \$ 6.675

Sent To
 MICROF LLC
 P.O. Box 70085
 Albany, GA 31708

PS Form 3800, October 2015



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: Notice of Condemnati was published in Tampa Bay Times: 9/2/16, 9/9/16. 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 not 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

Sarah Potts

Signature of Affiant

Sworn to and subscribed before me this 09/09/2016.

[Signature]

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

LEGAL NOTICE

NOTICE AND ORDER OF CONDEMNATION OF UNFIT OR UNSAFE STRUCTURE

The structure located at the address cited below 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. The City of New Port Richey City Council shall conduct hearing on Tuesday, October 4, 2016 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.

Recorded Owner:
Philip V. Casatelli, JR. and Elizabeth B. Casatelli

Interested Parties:
Mike Fasano, Tax Collector
William Mortgage Corporation
MICROFLLC

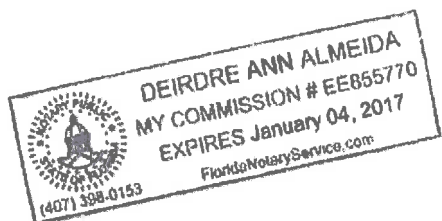
Resolution No.: 2016-18
Parcel ID: 08-26-16-0050-00000-1430

Address:
5052 Tangelo Drive, New Port Richey, FL 34652

Legal Description: Lot 143, Jasmine Heights Unit Three, according to map or plat thereof recorded in Plat Book 6, Page 126, Public Records of Pasco County, Florida.

9/2/16, 9/9/16

349612





Rept: 1806007 Rec: 35.50
DS: 0.00 IT: 0.00
10/05/2016 L. K., Dpty Clerk

Resolution # 2016-18

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: 08-26-16-0050-00000-1430 LOCATED AT 5052 TANGELO DRIVE, LEGALLY DESCRIBED AS LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

Owner: Philip Casatelli & Elizabeth Casatelli

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 single-family dwelling 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 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.

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 single-family dwelling 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 08-26-16-0050-00000-1430 and is located with physical address 5052 Tangelo Drive, New Port Richey, Florida 34652 and a legal description of: LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Philip and Elizabeth Casatelli whose address is 5052 Tangelo Drive, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Philip and Elizabeth Casatelli 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 on October 24, 2016, which date is at least sixteen (16) days after the effective date of this resolution, 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.

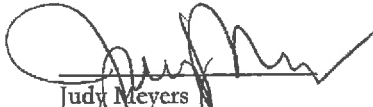
SECTION 7: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

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

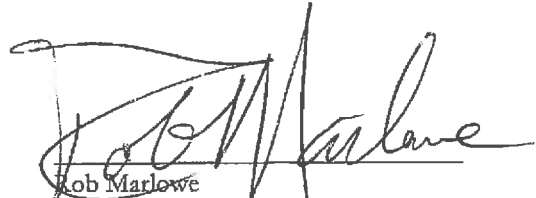
SECTION 9: DONE AND RESOLVED this 4th day of October, 2016

(seal)

(Attest)



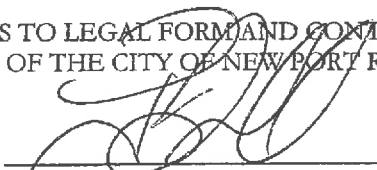
Judy Meyers
City Clerk



Rob Marlowe
Mayor-Councilmember

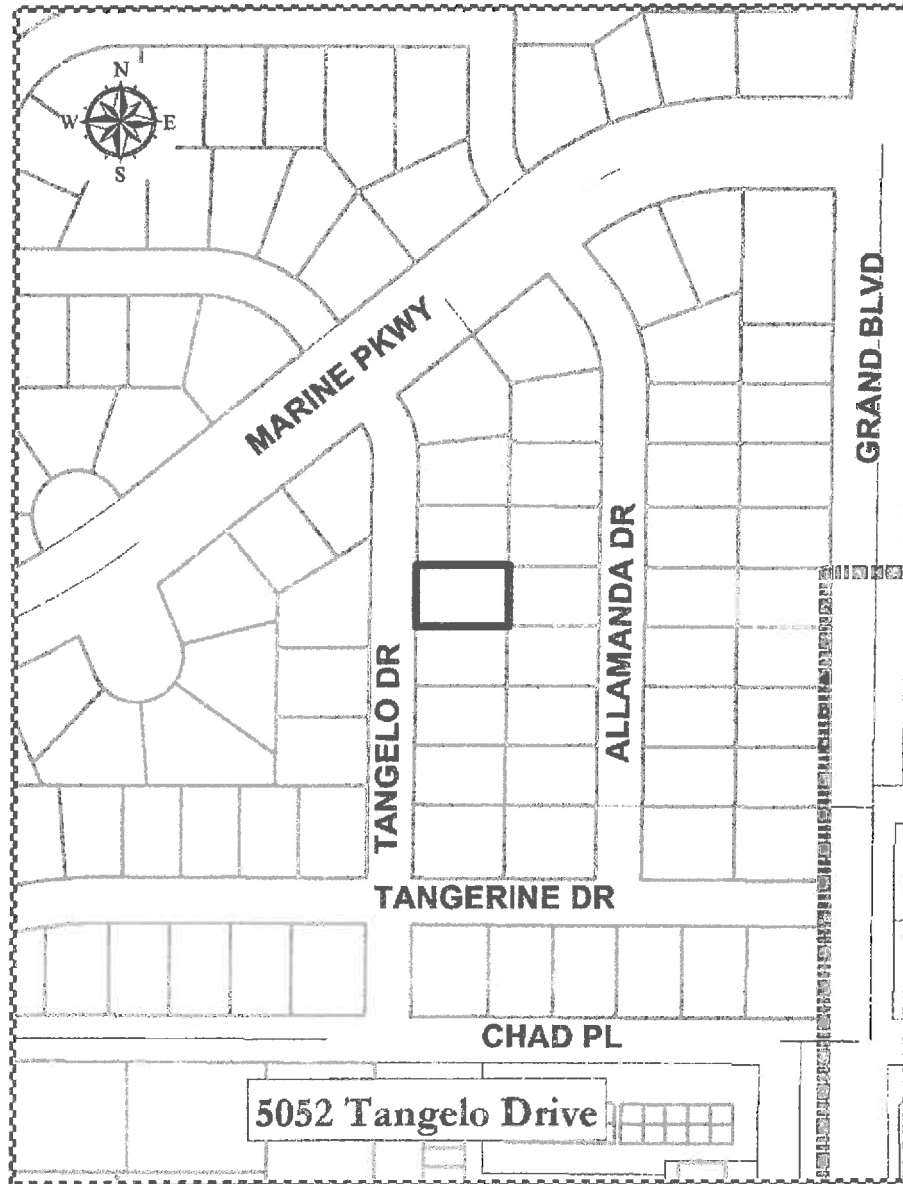


APPROVED AS TO LEGAL FORM AND CONTENT FOR THE
SOLE RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA



Timothy P. Driscoll
City Attorney

Exhibit A - Site Location Map
5052 Tangelo Drive, New Port Richey, Florida 34652
Parcel ID: 08-26-16-0050-00000-1430





Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida

Billing Date: 11/1/2016
Activity for the month ending: 10/31/2016

Account number: 115030

Date	Receipt #	Description	Charge	Payment	Beginning Balance:
					\$491.00
10/05/2016	U 1806007	CASATELLI RESOLUTION	\$35.50	\$0.00	
10/10/2016	U 1806809	LIEN - 6514 CELESTE LANE & REL LIEN - 6015-6019 MONTANA AVE	\$20.00	\$0.00	
10/11/2016	U 1807103	PAYMENT ON ACCOUNT	\$0.00	(\$300.00)	
10/13/2016	U 1807854	LABOY 2 RELEASES OF LIEN	\$20.00	\$0.00	
10/21/2016	U 1809922	RECORDED LIENS	\$529.50	\$0.00	
10/27/2016	U 1811353	4 RELEASE OF LIENS	\$40.00	\$0.00	

REQ#: 087315
 ACCT#: 00100235724921
 VENDOR#: 160600
 COMMODITY &
 SUB-COMMODITY#: 915075

APPROVED FOR PAYMENT

 DEBBIE L. MORRIS, CITY MANAGER

Ending Balance:	\$836.00
-----------------	----------

Balance Last Statement \$491.00
 Charges/Debit Adjustments \$645.00
 Credits/ Credit Adjustments (\$300.00)
 Contract Amount \$0.00
 Ending Balance \$836.00

Amount Due \$836.00 Amount Due

Payment is due upon receipt. To ensure proper credit, please return bottom portion with your remittance.

Make Check Payable to:
 Clerk & Comptroller, Pasco County
 38053 Live Oak Ave
 Dade City, FL 33523-3894

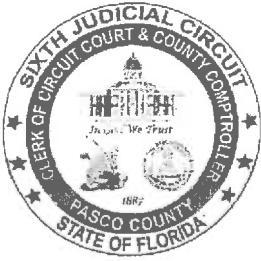
Phone: (352) 521-4274 ext: 4624 or
 (352) 521-4565

Account number: 115030

Total Amount Paid: _____

NEW PORT RICHEY CITY OF
 5919 MAIN STREET
 NEW PORT RICHEY, FL 34652

0



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

Oct 5, 2016 09:21 AM

Receipt # 1806007 Drawer WGR007W
NEW PORT RICHEY CITY OF
Operator: L. Korb
Amount 35.50

Resolution: 2016-18
5052 Tangelo Drive

Instrument # 2016-157500 Type 0490
Book # 9438 Page # 0927 Time 09:21 AM
Recording Fee 35.50
Reference: MELANIE 727-853-1039

Escrow Acct: 115030 35.50
Escrow Bal Oct 5, 2016: -526.50



City of New Port Richey

5919 Main Street
New Port Richey, FL 34652-2785

Purchase Order

for Materials or Services

P.O. NUMBER 096062
DATE 12/13/2016
BID NUMBER

PLEASE INVOICE IN DUPLICATE - ATTN. ACCOUNTS PAYABLE DEPT.

T
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TNT ENVIRONMENTAL LLC
17852 PINE KNOLL DRIVE
DADE CITY FL 33523

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CITY OF NEW PORT RICHEY
ATTN: DEVELOPMENT DEPT
5919 MAIN STREET
NEW PORT RICHEY FL 34652

VENDOR NO. 326778

DELIVER BY: 12/05/2016		SHIP VIA:		F.O.B. DESTINATION	TERMS: NET	
ACCOUNT NUMBER	QUANTITY	U/M	ITEM NO. AND DESCRIPTION		UNIT PRICE	AMOUNT
1 00100815153499	1.00	INV	910 012 DEMOLITION OF 5052 TANGEL O DRIVE RES2016-18 VENDOR ITEM NO. - 664		3960.6400	3960.64
<i>Demol 10/24/16</i>						
EPARED				STATE TAX EXEMPT CERTIFICATE NUMBER 85-8012621647C-4	DO NOT EXCEED THIS TOTAL WITHOUT AUTHORIZATION	TOTAL AMOUNT \$3960.64

ORIGINATOR

APPROVED BY: _____

NOT VALID WITHOUT AUTHORIZATION SIGNATURE

PURCHASE REQUISITION NBR: 0000087577

REQUISITION BY: MT

STATUS: REQUISITION APPROVAL

REASON: DEMOLITION - NONEMERGENCY CONDEMNATION

DATE: 12/05/16

SHIP TO LOCATION: DEVELOPMENT DEPARTMENT

SUGGESTED VENDOR: 326778 TNT ENVIRONMENTAL LLC

DELIVER BY DATE: 12/05/16

LINE NBR	DESCRIPTION	QUANTITY	UOM	UNIT COST	EXTEND COST	VENDOR PART NUMBER
1	DEMOLITION OF 5062 TANGLO DRIVE COMMODITY: BUILDING MAINTENANCE/REPR SUBCOMMOD: DEMOLITION	1.00	LNW	3960.6400	3960.64	664

REQUISITION TOTAL: 3960.64

ACCOUNT INFORMATION

LINE #	ACCOUNT	PROJECT	AMOUNT
1	00100815153499	OTHER CONTRACTUAL SVCS - MISC.	3960.64
		CONTRACTUAL SVCS - MISC.	100.00 %

REQUISITION IS IN THE CURRENT FISCAL YEAR

3960.64

T N T ENVIRONMENTAL LLC

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

Invoice

Date	Invoice #
11/9/2016	664

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

Vendor: 32677B
Reg: 87574
0010DB15153499 9/10/12

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1,456	Demolition of house and removal of pool liner - 5052 Tangelo Dr. NPR 34652	1.69	2,460.64
1	septic abandonment and permit	1,500.00	1,500.00
Total			\$3,960.64

Final 9-16-16

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: 3052 Tangelo Dr NPR 34652

Case No. _____

Item#	Description	Estimated Quantity	Unit	Unit Cost	Total
1.	Demolitions: Provide cost per square foot per specifications of the bid document	1356	SF*	\$1.69	2291.64
2.	Clearance: Removal of debris and noxious materials per specifications of the bid document. Provide costs on a cubic-yard basis	169	CY**	\$1.00	169.00
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	1500.00
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	

BUILDING PERMIT

11-4-16
Called in Final Insp

City of New Port Richey

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

*** FLORIDA BUILDING CODE ***

Application Number	17-00000159	Date	10/28/16
Application pin number	325482*		
Property Address	5055 TANFELD DR		
PERMIT NUMBER:	08-24-13-0050-00000-1420		
Agency Name	CONDEMNATION		
Application type description	DEMOLITION		
Application Name	JASMINE HTS NO 3		
Property Zoning	R-2 RESIDENTIAL		
Application valuation	4467		

Application desc
 DEMOLISH HOUSE AND ABOVE GROUND POOL

Contractor	
TANFELD PHILIP V JR & SIBBETH B	ENVIRONMENTAL LLC
17107 208A	1619FRED, CHRISTOPHER TODD
NEW PORT RICHEY FL 34656	17052 PINE HAVEN DR
	DADE CITY FL 33529
	(352) 567-1622

Structure Information 000 000

Construction Type	TYPE V-BLOCK/FRAME CONST.
Property Use	RESIDENTIAL-1&2 DWELLING
Code Type	NOT APPLICABLE

Permit Type	DEMOLITION PERMIT		
Permit Fee	50.00	Plan Check Fee	0.00
Issue Date	10/28/16	Valuation	4467
Expiration Date	4/26/17		

Special Notes and Comments
 ALL UTILITIES CAPED
 ALL UTILITIES IN PLACE
 TO BE COMPLETED & ACCEPTED ABATEMENT SURVEY
 ISSUANCE NOTIFICATION STATEMENT
 CONTRACTOR MUST COMPLY WITH THE
 REQUIREMENTS OF SECTION 469.033, FLORIDA
 STATUTES, AND MUST NOTIFY THE DEPARTMENT
 OF ENVIRONMENTAL PROTECTION OF HIS OR
 HER STATUS AS REMEDIATION CONTRACTOR, UNDER
 THE PROVISIONS OF CHAPTER 405, FLORIDA
 STATUTES.

PERMIT APPLICATION FEE	50.00
ES&P SURCHARGE	0.00
DCR SURCHARGE	0.00



Permits On-Line

Home

Select Permit

Select Permit by Address

Status Detail

View Application Fees

Permit Status

Inspection Status

Change Pin

Email Us

Log Off

Inspection Status

View inspection comments by choosing an inspection below.

Parcel ID: 08-26-16-0050-00000-1430 Address: 5052 TANGELO DR
 Application Date: 10/28/16 Owner: CASATELLI PHILIP V JR &
 Application #: 17 - 133 Application Type: DEMOLITION

Inspections for Permit Number: 000 000 DEM 00 - DEMOLITION PERMIT

Inspection Type	Sched Date	Status	Results Date
<u>UTILITIES DISCONNECT CHECK</u>	11/07/16	APPROVED	11/07/16
<u>INLET PROTECTION</u>	11/07/16	APPROVED	11/07/16
<u>TREE PROTECTION</u>	11/07/16	APPROVED	11/07/16
<u>SILT FENCE</u>	11/07/16	APPROVED	11/07/16
<u>DEMOLITION FINAL</u>	11/07/16	APPROVED	11/07/16

Required Inspections

REPRINT

Angelo's Aggregate Material LTD.
dba Angelo's Recycled Materials
41111 Enterprise Road
Dade City, FL 33525
PH:(352) 567-7676 Fax:(352) 567-9448

Ticket # 25994 INVOICE
Truck # TNT Environmental INBOUND
Ref: 5024 MISSOURI AVE NPR
Date 10/29/16
Time In: 7:00 am
Time Out: 7:19 am

Cust # 008346 - TNT Environmental
Name: 17852 Pine Knoll Drive

Contract: *TNT Rate
BOL: TNT 30

GROSS 57,340 lbs
TARE 33,080 lbs
NET 24,260 lbs
NET TONS 12.13 TN
Volume: 30.00

Payment: On Account
Origin: Pasco County

Description Amount
Class 3/C&D

Scale Operator: DoneIC

REPRINT

Angelo's Aggregate Material LTD.
dba Angelo's Recycled Materials
41111 Enterprise Road
Dade City, FL 33525
PH:(352) 567-7676 Fax:(352) 567-9448

Ticket # 26040 INVOICE
Truck # TNT Environmental INBOUND
Ref: 5224 MISSOURI AVE
Date 10/31/16
Time In: 7:16 am
Time Out: 7:35 am

Cust # 008346 - TNT Environmental
Name: 17852 Pine Knoll Drive

Contract: *TNT Rate
BOL: TNT 30

GROSS 49,160 lbs
TARE 33,000 lbs
NET 16,160 lbs
NET TONS 8.08 TN
Volume: 30.00

Payment: On Account
Origin: Pasco County

Description Amount
Class 3/C&D

Scale Operator: DoneIC

REPRINT

Angelo's Aggregate Material LTD.
dba Angelo's Recycled Materials
41111 Enterprise Road
Dade City, FL 33525
PH:(352) 567-7676 Fax:(352) 567-9448

Ticket # 26041 INVOICE
Truck # TNT Environmental INBOUND
Ref: TANGELO
Date 10/31/16
Time In: 7:18 am
Time Out: 7:35 am

Cust # 008346 - TNT Environmental
Name: 17852 Pine Knoll Drive

Contract: *TNT Rate
BOL:

GROSS 40,040 lbs
TARE 25,540 lbs
NET 14,500 lbs
NET TONS 7.25 TN
Volume: 16.00

Payment: On Account
Origin: Pasco County

Description Amount
Class 3/C&D

Scale Operator: DoneIC

REPRINT

Angelo's Aggregate Material LTD.
dba Angelo's Recycled Materials
41111 Enterprise Road
Dade City, FL 33525
PH:(352) 567-7676 Fax:(352) 567-9448

Ticket # 26217 INVOICE
Truck # TNT Environmental INBOUND
Ref: MISSOURI
Date 11/1/16
Time In: 8:24 am
Time Out: 8:36 am

Cust # 008346 - TNT Environmental
Name: 17852 Pine Knoll Drive

Contract: *TNT Rate

BOL: JIMMYS 02

GROSS 49,100 lbs
TARE 25,460 lbs
NET 23,640 lbs
NET TONS 11.82 TN

Volume: 16.00

Payment: On Account
Origin: Pasco County

Description Amount
Class 3/C&D

Scale Operator: DonalC

REPRINT

Angelo's Aggregate Material LTD.
dba Angelo's Recycled Materials
41111 Enterprise Road
Dade City, FL 33525
PH:(352) 567-7676 Fax:(352) 567-9448

Ticket # 26224 INVOICE
Truck # TNT Environmental INBOUND
Ref: MISSOURI
Date 11/1/16
Time In: 8:47 am
Time Out: 9:00 am

Cust # 008346 - TNT Environmental
Name: 17852 Pine Knoll Drive

Contract: *TNT Rate

BOL: TNT 30

GROSS 66,680 lbs
TARE 33,040 lbs
NET 33,640 lbs
NET TONS 16.82 TN

Volume: 30.00

Payment: On Account
Origin: Pasco County

Description Amount
Class 3/C&D

Scale Operator: DonalC







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

September 15, 2017

To Owners and Interested Parties:

On October 4, 2016, City Council determined that the (former) structure located on the property at 5052 Tangelo Drive, presented a clear, present and immediate hazard to the safety of persons or property. Council adopted nonemergency Resolution #2016-18 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, October 17, 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:

Philip V. Casatelli Jr.
Elizabeth B. Casatelli
5052 Tangelo Drive
New Port Richey, FL 34652

Philip V. Casatelli Jr.
Elizabeth B. Casatelli
PO Box 2026
New Port Richey, FL 34656

William Mortgage Corporation
701 Enterprise Road E, Suite 702
Safety Harbor, FL 34695

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

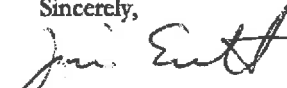
State of Florida
c/o Paula O'Neil
7530 Little Road, Suite 106
New Port Richey, FL 34651

MICROF LLC
PO Box 70085
Albany, GA 31708

Parcel ID: 08-26-16-0050-00000-1430

Legal Description: 143, Jasmine Heights unit three, according to the map or plat thereof recorded in Plat Book 6, Page 126, of the Public Records of Pinellas County, Florida, together with the single-family dwelling situated thereon and all improvements and appurtenants thereto, aka 5052 Tangelo Drive, New Port Richey, Florida.

Sincerely,


James Evetts
Building Official

Copy: City Attorney
City Manager

Enclosures: Proposed Resolution #2017-32
Adopted Resolution #2016-18
Article VI, Chapter 6 of the Code of Ordinances, Non-Emergency Condemnation

Resolution #2017-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEW PORT RICHEY, PASCO COUNTY, FLORIDA SETTING
FORTH FINDINGS OF FACT AND IMPOSING AND
ASSESSING COSTS OF ABATEMENT AND REMOVAL ON
REAL PROPERTY LOCATED AT 5052 TANGELO DRIVE, NEW
PORT RICHEY, FLORIDA, 34652

WHEREAS, City Council of the City of New Port Richey, after hearing the testimony and considering the evidence presented at the quasi-judicial hearing of October 17, 2017, including the evidence of record of the hearing, all with regard to the property located at 5052 Tangelo Drive, New Port Richey, Florida, 34652, also known as parcel ID: 08-26-16-0050-00000-1430 and legally described as:

143, Jasmine Heights unit three, according to the map or plat thereof recorded in Plat Book 6, Page 126, of the Public Records of Pinellas County, Florida, together with the single-family dwelling situated thereon and all improvements and appurtenants thereto, aka 5052 Tangelo Drive, New Port Richey, Florida.

(the "Property") adopts this resolution memorializing its decision that costs incurred by the City for the abatement and removal of buildings be assessed on the Property, setting forth its findings of fact, and specifying the amount that it finds to be properly imposed and assessed against the Property.

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

1. Findings of Fact. The facts presented by City Staff at the October 17, 2017 quasi-judicial hearing are hereby adopted as the findings of fact, a summary of which follows, that:
 - a. On October 4, 2016, City Council adopted Resolution #2016-18 authorizing the abatement of buildings on the Property.
 - b. City Council provided the manner in which the owner of the Property or any interested person could proceed with private abatement.
 - c. The City Council determined that the owner of the Property was not proceeding with private abatement in such manner and, therefore, the structure on the Property was abated and removed in accordance with Resolution #2016-18.
 - d. The City incurred costs of four thousand three hundred twenty-nine US dollars (\$4,329) in abating and removing the building on the Property.
2. Decision of Council. As determined by the City Council at the conclusion of the October 17, 2017 hearing, such costs should be imposed and assessed against the Property.

3. Amount of Lien. As determined by the City Council at the conclusion of the October 17, 2017 hearing, four thousand three hundred twenty-nine US dollars (\$4,329) shall be properly imposed and assessed against the property.
4. Recordation. The City Clerk shall cause this Resolution to be recorded in the Public Records of Pasco County, Florida, for the purpose of imposing a first priority lien of the same dignity as ad valorem taxes and encumbrance against the Property for the full amount of the costs set forth herein, which lien may be foreclosed according to law.
5. Effective Date. This resolution shall be effective immediately upon adoption by the City Council.

DONE AND RESOLVED this 17th day of October, 2017.

(SEAL)

(ATTEST):

Judy Meyers,
City Clerk

Rob Marlowe,
Mayor-Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT

By _____
Timothy Driscoll
City Attorney



Rcpt: 1806007 Rec: 35.50
DS: 0.00 IT: 0.00
10/05/2016 L. K., Dpty Clerk

Resolution # 2016-18

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: 08-26-16-0050-00000-1430 LOCATED AT 5052 TANGELO DRIVE, LEGALLY DESCRIBED AS LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

Owner: Philip Casatelli & Elizabeth Casatelli

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 single-family dwelling 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 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.

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 single-family dwelling 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 08-26-16-0050-00000-1430 and is located with physical address 5052 Tangelo Drive, New Port Richey, Florida 34652 and a legal description of: LOT 143, JASMINE HEIGHTS UNIT THREE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 126, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5052 TANGELO DRIVE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Philip and Elizabeth Casatelli whose address is 5052 Tangelo Drive, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Philip and Elizabeth Casatelli 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 on October 24, 2016, which date is at least sixteen (16) days after the effective date of this resolution, 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.

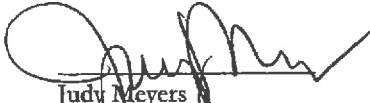
SECTION 7: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

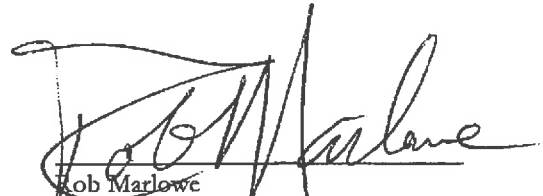
SECTION 8: That this Resolution shall be in full force and effect from and after its passage and approval.

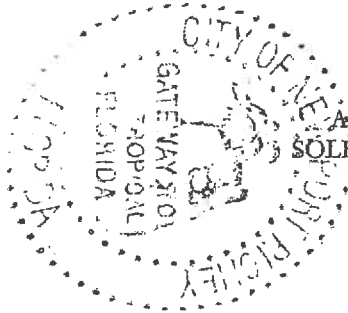
SECTION 9: DONE AND RESOLVED this 4th day of October, 2016

(seal)

(Attest)


Judy Meyers
City Clerk


Rob Marlowe
Mayor-Councilmember



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

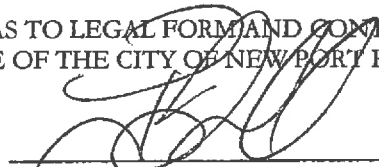

Timothy P. Driscoll
City Attorney

Exhibit A - Site Location Map
5052 Tangelo Drive, New Port Richey, Florida 34652
Parcel ID: 08-26-16-0050-00000-1430



DIVISION 4. - NONEMERGENCY PROCEDURE

Sec. 6-171. - Purpose.

This division provides procedures for the abatement of certain nuisances, comprised of unfit structures which do not appear to present a clear, present and immediate hazard to the safety of persons or property.

(Code 1964, § 14B-1; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-172. - Determination of unfit or unsafe structure; notice to parties in interest.

When the building official verifies the existence of an unfit or unsafe structure, he shall schedule a public hearing to report the condition of such structure to the city council. Notice of the hearing shall be served upon the owner of record and all other persons having a legal interest in the property, as verified by an ownership and encumbrance report from a licensed title company doing business within the county, in the manner prescribed by section 6-154. The notice shall be in the form prescribed by section 6-154, and shall additionally direct the owner of record or any other party in interest to correct the unfit or unsafe condition forthwith. The hearing pursuant to the notice shall be held no less than thirty (30) days nor more than sixty (60) days following the date of the issuance of the notice.

(Code 1964, § 14B-2; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-173. - Hearing procedure.

At the time, date and place scheduled for the hearing, the city council shall hear evidence pertaining to whether the structure is unfit or unsafe, including any testimony or evidence which the owner of the property or any interested person may desire to tender. Upon a proper showing and considering of all the evidence, the city council may, by resolution, declare the structure to be a nuisance and authorize the building official to take appropriate, specific action at a time certain but in no case sooner than sixteen (16) days from the date of such resolution. If the owner or any interested person can make arrangements for the abatement of the nuisance within the same time period as contemplated by the city council, the resolution shall be adopted but shall be held in abeyance for a stated time in order to allow the owner or such interested person, forthwith, to

proceed with the abatement and 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 abated and removed in accordance with the provisions of the resolution.

(Code 1964, § 14B-11; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-174. - Extension of time to comply.

If the owner or any interested parties shall have obtained a building or demolition permit within the specified period and in good faith they promptly begin work to comply and/or abate the nuisance but it appears that they will not be able to complete the work by the date specified, they may file a written request to the city manager or his designee stating the reasons they have been unable to fully comply. If reasonable grounds are shown therefor, the city manager is authorized to issue extensions not to exceed sixty (60) days in which to fully complete the abatement.

In exceptional cases, the city manager may further extend by thirty (30) days the period allowed by the previous action, upon written request, as merited by special hardship, unusual difficulty or unique problems. All requests for extensions shall be made either in person or by certified mail, return receipt requested, to the city manager. All extensions granted by the city manager or his designee shall be in writing and shall be sent to the requesting party.

(Code 1964, § 14B-3; Ord. No. 1451, § 1, 4-7-98)

Secs. 6-175—6-178. - Reserved.

Sec. 6-179. - Action by city on failure to comply; manner of abatement.

If the owner or other parties in interest shall fail to comply with any such order within the time therein fixed, the city may abate the nuisance using city employees or an independent contractor who shall dismantle, demolish, abate and remove such nuisance. If an independent contractor is employed for such purpose, in the interest of expediting such abatement for the protection and security of the public welfare and safety, it shall not be necessary to invite bids for the performance of such abatement work but instead the city council shall secure price quotations with all due dispatch and award the abatement job to the most qualified independent contractor who is capable of performing such work on an emergency basis; provided, however,

that the abatement job shall be awarded to the contractor making the lowest price quotation so long as such independent contractor is certified and licensed to perform such an abatement job in accordance with the method of removal and abatement thereof as prescribed by city council.

(Code 1964, § 14B-7; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-180. - Hearing on costs; notice of hearing; imposition of lien.

When any nuisance has been abated and removed pursuant to this division, the city shall conduct a public hearing to determine whether to assess the costs of abatement against the property upon which such nuisance was located. Notice of the hearing shall be given to the owner of record and interested parties by regular United States mail. In addition, a copy of the notice shall be posted in city hall at least ten (10) days prior to the hearing. The hearing shall be conducted and a lien may be imposed in accordance with the procedure outlined in section 6-155. The city council may authorize the city attorney to enforce any such lien in the manner prescribed by F.S. chapter 162.

(Code 1964, § 14B-8; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-181. - Satisfaction of assessment.

Whenever the assessment levied pursuant to this division is paid in full, the city council shall adopt a resolution or declaration for the purpose of declaring that the assessment has been satisfied and is discharged as a lien against the subject real property.

(Code 1964, § 14B-9; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-182. - Appearance of interested parties before city council.

Any interested party appearing before the city council may appear in person, by counsel or by an agent.

(Code 1964, § 14B-10; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-183. - Alternative procedure for abating nuisance.

Nothing contained in this division shall prohibit the city council from authorizing, at any time, the filing of a circuit court action in the circuit court of the county pursuant to F.S. § 823.05 for the abatement of a nuisance.

(Code 1964, § 14B-12; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-154. - Hearing on costs; notice of hearing.

When any building declared a nuisance has been abated and removed pursuant to an emergency resolution, the city council shall schedule a hearing for the purpose of assessing the costs of the abatement and removal. Notice of the hearing shall be provided to the owner of the property and any person known to have an interest therein, as verified by an ownership and encumbrance report from a licensed title company doing business within the county. Notice shall be personally served as provided by law, except that notice may also be given by registered or certified mail, return receipt requested. Where personal service cannot be had, service by publication may be had in the manner prescribed by F.S. chapter 50. The hearing pursuant to the notice shall be held no less than thirty (30) days nor more than sixty (60) days following the date of the issuance of the notice. The notice shall be set forth on a form addressed to the party in interest, setting forth the legal description of the real property, reciting the reasons and purposes of the hearing and stating that the city council will at such hearing determine the costs and expenses that were incurred by the city in the abatement and removal of the building. The notice shall advise the party in interest that he has 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. The notice shall further state that if the 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. Additionally, a copy of the resolution authorizing the abatement and removal of the nuisance shall be attached to the assessment notice.

(Code 1964, § 6-49; Ord. No. 1451, § 1, 4-7-98)

Sec. 6-155. - Hearing procedure; imposition of lien.

At the time, date and place scheduled for the hearing, the city council shall hear evidence pertaining to the costs incurred by the city for the abatement and removal of the building declared a nuisance, shall hear any testimony or evidence which the owner of the subject property or any person interested therein may desire to tender, and after hearing all of the facts and evidence, the city council shall decide whether or not the cost of the abatement and removal should be assessed against the subject real property and, if so, the amount of such costs. Should the council decide that such costs should be assessed against the subject real property, the council shall adopt a resolution setting forth its findings of facts and specifying the amount that it finds to be properly imposed and assessed against the subject real property. Such amount may include the entire cost of abatement, including rodent extermination, all administrative costs, reasonable attorneys' fees, postal expense, [and] newspaper publication. When so assessed by city council, such amount shall constitute a lien upon such property superior to all others except taxes. The city shall file such lien in the county's official record book showing the nature of such lien, the amount thereof, the legal description of the property and the name of the owner of the property. The lien shall date from the date of filing and shall accrue interest at the rate then prescribed for judgments in accordance with F.S. chapter 55. The city council may authorize the city attorney to enforce any such lien in the manner prescribed by F.S. chapter 162.

(Code 1964, § 6-50; Ord. No. 1451, § 1, 4-7-98)

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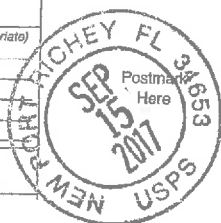
Adult Signature Restricted Delivery \$

Postage
 \$.88

Total Postage and Fees
 \$ 6.98

Sent To **Philip V. Casatelli Jr.**
Elizabeth B. Casatelli
 Street and Apt. No.,
5052 Tangelo Drive
 City, State, ZIP+4® **New Port Richey, FL 34652**

PS Form 3800, April 2016



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Certified Mail Restricted Delivery \$

Adult Signature Required \$

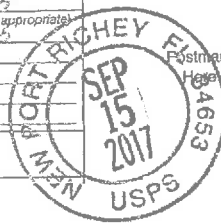
Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
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Sent To **Philip V. Casatelli Jr.**
Elizabeth B. Casatelli
 Street and Apt. No.,
PO Box 2026
 City, State, ZIP+4® **New Port Richey, FL 34652**

PS Form 3800, April 2016



ment Dept.
N Port Richey
Main Street
Richey, FL 34652

MICROF LLC
P.O. Box 70085
Albany, GA 31708

Hasler FIRST-CLASS MAIL

09/15/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

ment Dept.
N Port Richey
Main Street
Richey, FL 34652

William Mortgage Corporation
701 Enterprise Road E. Suite 702
Safety Harbor, FL 34695

Hasler FIRST-CLASS MAIL

09/15/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

Development Dept.
of New Port Richey
5919 Main Street
New Port Richey, FL 34652

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09/15/2017

US POSTAGE \$000.88⁰



ZIP 34652
011E11675105

Pasco County Tax Collector
Mike Fasano
8371 Citizens Drive
New Port Richey, FL 34651

Development Dept.
of New Port Richey
5919 Main Street
New Port Richey, FL 34652

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09/15/2017

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ZIP 34652
011E11675105

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