

## Expense Log - Non-emergency Condemnation

Case Address: 5820 Missouri Avenue

<b>Date</b>	<b>Activity/Description</b>	<b>Vendor Name</b>	<b>Expense</b>
7/26/2016	Title Search	Executive Title Service of Florida, Inc	\$150.00
8/5/2016	Notice to Owner/Interested Parties - City Council, Condemnation Hearing (9-6-2016) - Certified Mail	U.S. Postal Service	\$20.65
8/5/2016	Notice published in Newspaper	Pasco Times	\$59.82
8/12/2016	Notice published in Newspaper	Pasco Times	--
9/8/2016	Resolution #2016-21 (Condemnation Order) Recorded in Public Records with Pasco County	Clerk & Comptroller, Pasco County	\$35.50
10/28/2016	Demolition of structure	TNT Environmental, LLC	\$3,413.08
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	\$6.98
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	\$1.76
	Resolution #2017-33 - Recorded in Public Records with Pasco County	Clerk & Comptroller, Pasco County	Not yet recorded Cost not included
			\$18.50
		<b>Total Expenses</b>	<b>\$3,687.79</b>

# EXECUTIVE TITLE SERVICES OF FLORIDA, INC.

July 26, 2016

City of New Port Richey

Attn: Lisa Fierce

5919 Main Street

New Port Richey, FL 34652

Re: 5820 Missouri Ave.

New Port Richey, FL 34652

Dear Ms. Fierce:

The undersigned has made a search of the public Records of Pasco County, Florida, from March 18, 1986 through July 21, 2016 @ 8:00am, as to the following described property:

LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, according to map or plat thereof as

Recorded in Plat Book 4, Page 49, Public Records of Pasco County, Florida.

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

OWNER OF RECORD: Raleigh James Sullivan f/k/a Ralph J. Sullivan, by virtue of Warranty Deed executed by Danis M. Amador, dated February 5, 1986 and filed for record March 18, 1986 in O.R. Book 1488, Page 1677, Public Records of Pasco County, Florida.

ENCUMBRANCES:

2001-2015 Taxes are outstanding

5419 Main Street • New Port Richey, FL 34652 • (727) 848-4111 • Fax (727) 848-5515

**OTHER ITEMS FOUND OF RECORD:**

Name Change: Ralph James Sullivan to Raleigh James Sullivan filed in O.R. Book 7136, Page 1446, Public Records of Pasco County, Florida.

Affidavit of Non-Compliance/ Order: City of New Port Richey vs: Raleigh J. Sullivan filed 5/26/2016 in O.R. Book 9373, Page 936, Public Records of Pasco County, Florida.

Affidavit of Non-Compliance /Order: City of New Port Richey vs: Raleigh J. Sullivan filed 5/26/2016 in O.R. Book 9373, Page 941, Public Records of Pasco County, Florida.

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

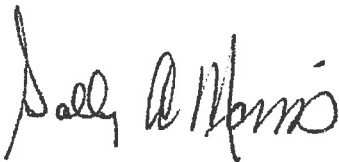
Corporate status, if applicable, has not been verified. Special assessments, if any, have not been examined.

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.

*Two of 16 pages for this invoice!*

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

Date: July 28, 2016

Invoice #: 69 

Reference: 0001

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

Attn: Lisa Fierce

Legal:

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
O & E Report / 5820 Missouri Ave., New Port Richey	\$150.00				\$150.00
<b>TOTALS:</b>	\$150.00	\$0.00		\$0.00	\$150.00



### Check Detail Inquiry

Check Information					
Check number:	167435	Date:	08/12/2016	Amount:	450.00
Vendor name:	EXECUTIVE TITLE SERVICES OF FLORIDA				
Vendor number:	326629				
Check status:	RECONCILED	Cleared/voided date:	08/31/2016		

Invoice Number	Transaction Amount	Transaction Date	Account Number
68	150.00	08/11/2016	630-0080-515.31-99
69	150.00	08/11/2016	1-0081-515.34-99
71	150.00	08/11/2016	1-0081-515.34-99

- ✓ OK
- ✗ Exit
- ⬅ Cancel
- Imaging



# 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

August 5, 2016

To Owners and Interested Parties:

The structure located at 5820 Missouri Avenue, 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.

Owner 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

Raleigh James Sullivan  
5820 Missouri Avenue  
New Port Richey, FL 34652

Parcel ID: 05-26-16-0030-10800-0080

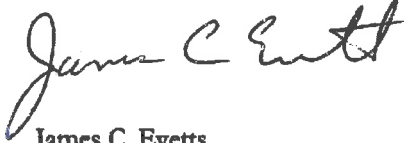
**Legal Description:** Lot 8, Block 108, City of New Port Richey, as per plat recorded in Plat Book 4, Page 49, of the public record of Pasco County, Florida. TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA

**The City of New Port Richey City Council shall conduct hearing on Tuesday, September 6, 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 #2016-21 - 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)

**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)

Resolution # 2016-21

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: 05-26-16-0030-10800-0080 LOCATED AT 5820 MISSOURI AVENUE, LEGALLY DESCRIBED AS LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, 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 has been ordered condemned by the City Building Official and the habitation or occupation of such structures have 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 05-26-16-0030-10800-0080 and is located with physical address 5820 Missouri Avenue, New Port Richey, Florida 34652 and a legal description of: LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Raleigh J. Sullivan whose address is 5820 Missouri Avenue, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Raleigh J. Sullivan 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 \_\_\_\_ day of \_\_\_\_\_, 2016  
(seal)

(Attest)

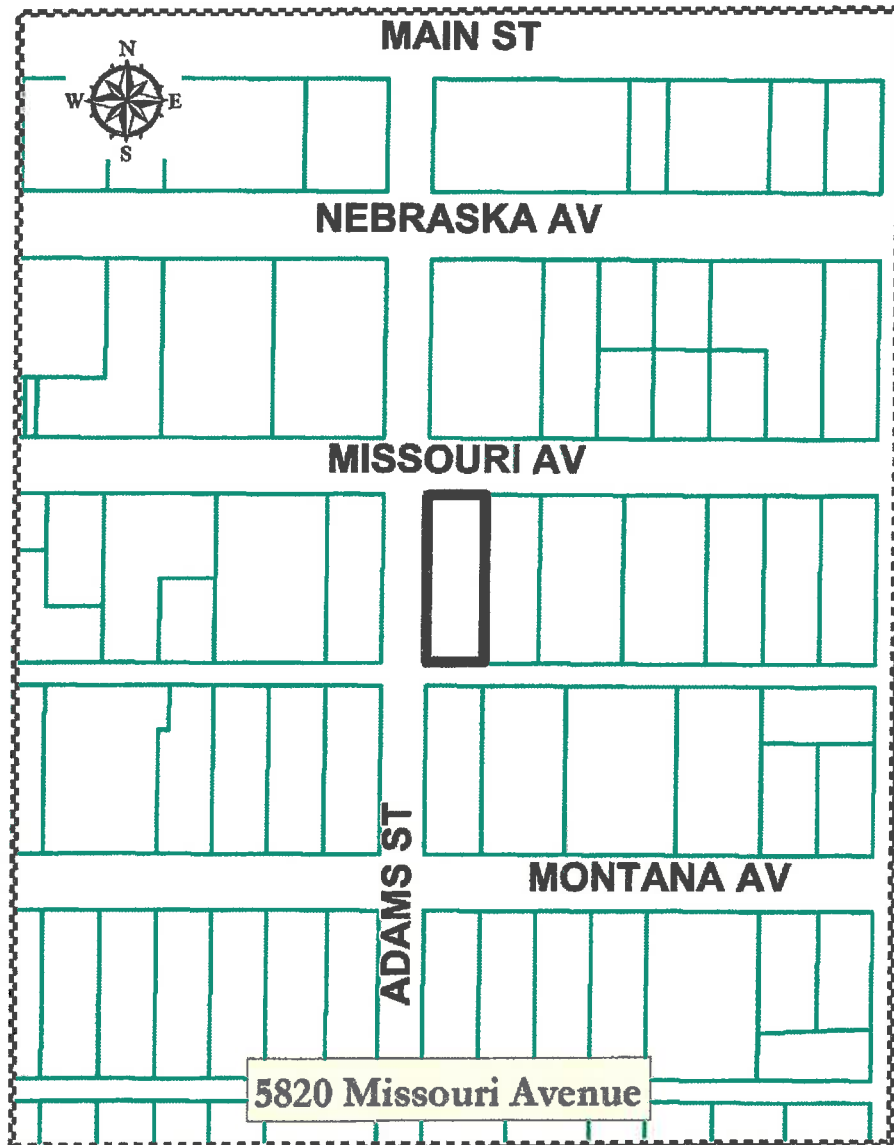
\_\_\_\_\_  
Judy Meyers,  
Interim City Clerk

\_\_\_\_\_  
Rob Marlowe  
Mayor-Councilmember

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

\_\_\_\_\_  
City Attorney

**Exhibit A - Site Location Map**  
5820 Missouri Avenue, New Port Richey, Florida 34652  
Parcel ID: 05-26-16-0030-10800-0080



7014 0150 0000 3931 8134

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$ .885
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.885



Sent To

Street, Apt. No.  
or PO Box No.  
City, State, ZIP

**Raleigh James Sullivan**  
5820 Missouri Avenue  
New Port Richey, FL 34652

PS Form 3800

7014 0150 0000 3931 8127

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$ .885
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.885



Sent To

Street, Apt. No.  
or PO Box No.  
City, State, ZIP

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

PS Form 3800

7014 0150 0000 3931 8127

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$ .885
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.885



Sent To

Street, Apt. No.  
or PO Box No.  
City, State, ZIP

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

PS Form 3800

# Tampa Bay Times

Published Daily

STATE OF FLORIDA )  
COUNTY OF Pasco County ) ss

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: ORDER OF CONDEMNATIO was published in Tampa Bay Times: 8/5/16, 8/12/16. 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 08/12/2016.

Jessica Attard  
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 structures located at the addresses cited below have 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, September 6, 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 structures 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: Raleigh J. Sullivan  
Interested Parties: Mike Fasano, Tax Collector  
Resolution No.: 2016-21  
Parcel ID: 05-26-16-0030-10800-0080  
Address: 5820 Missouri Avenue, New Port Richey, FL 34652  
Legal Description: Lot 8, Block 108, City of New Port Richey, as per plat recorded in Plat Book 4, Page 49, of the public record of Pasco County, Florida.

Recorded Owner: Tony G. Robertson  
Interested Parties: Mike Fasano, Tax Collector; CACH, LLC, c/o Melissa A. Ferris P.A.; Capital One Bank; Capital One Bank, c/o Bray & Lunsford P.A.  
Resolution No.: 2016-17  
Parcel ID: 08-26-16-0050-00000-1380  
Address: 5427 Tangerine Drive, New Port Richey, FL 34652  
Legal Description: Lot 138, Jasmine Heights, unit three, according to map or plat thereof as recorded in Plat Book 6, Page 126, Public Records of Pasco County, Florida  
8/5/16, 8/12/16

337296



Nov 3, 2016 8:31:30 AM EDT

File Edit Commands Help

PUBLIC SECTOR  
NavLine

### Account Information

Requisition number: 0000086948  
 Requisition date: 10/03/16  
 Requisition total: 1,247.87

### Account Information

Line	Expense Account	Project	Percent	Amount	Amount Posted
1	00100235124911		100.00		119.63
2	00100235124911		100.00		199.00
3	00100235124911		100.00		884.60
4	00100235124911		100.00		104.64

59.82 (cost shared)

Distribution total:

### Line Item Information

Ad# 337296

1	1.00 EA	ORDER OF CONDEMNATION AD 337296
2	1.00 EA	NOTICE OF CONDEMNATION HEARING AD 349612
3	1.00 EA	BUDGET SUMMARY AD 350444

Highlight indicates item has been processed or deleted

OK  
 Exit  
 Cancel  
 Alternate view...

16858

Page up or down beyond first or last record.



### Check Detail Inquiry

Check Information					
Check number:	168388	Date:	10/21/2016	Amount:	1,247.87
Vendor name:	TAMPA BAY TIMES				
Vendor number:	326123				
Check status:	RECONCILED	Cleared/voided date:	10/31/2016		

Invoice Number	Transaction Amount	Transaction Date	Account Number
000014	1,247.87	09/30/2016	1-0023-512.49-11

- ✓ OK
- ✕ Exit
- ⊞ Cancel
- Imaging



Rept: 1799515 Rec: 35.50  
DS: 0.00 IT: 0.00  
09/08/2016 K. A., Dpty Clerk

Resolution # 2016-21

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: 05-26-16-0030-10800-0080 LOCATED AT 5820 MISSOURI AVENUE, LEGALLY DESCRIBED AS LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

Owner: *Rayleigh J. Sullivan*

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:

PAULA S O'NEIL, Ph D. PASCO CLERK & COMPTROLLER  
09/08/2016 02:14pm 1 of 4  
OR BK 9425 PG 32

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 has been ordered condemned by the City Building Official and the habitation or occupation of such structures have 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 05-26-16-0030-10800-0080 and is located with physical address 5820 Missouri Avenue, New Port Richey, Florida 34652 and a legal description of: LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Raleigh J. Sullivan whose address is 5820 Missouri Avenue, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Raleigh J. Sullivan 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 28, 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.

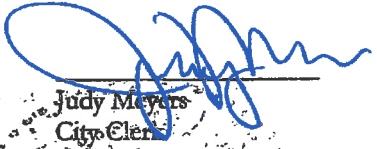
SECTION 7: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

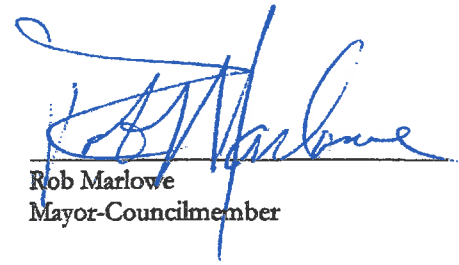
SECTION 8: That this Resolution shall be in full force and effect from and after its passage and approval.

SECTION 9: DONE AND RESOLVED this 6<sup>th</sup> day of September, 2016

(seal)

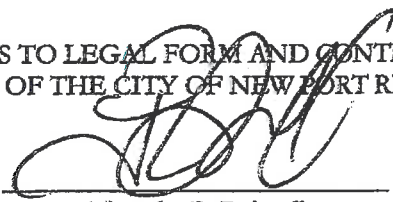
(Attest)

  
\_\_\_\_\_  
Judy Meyers  
City Clerk

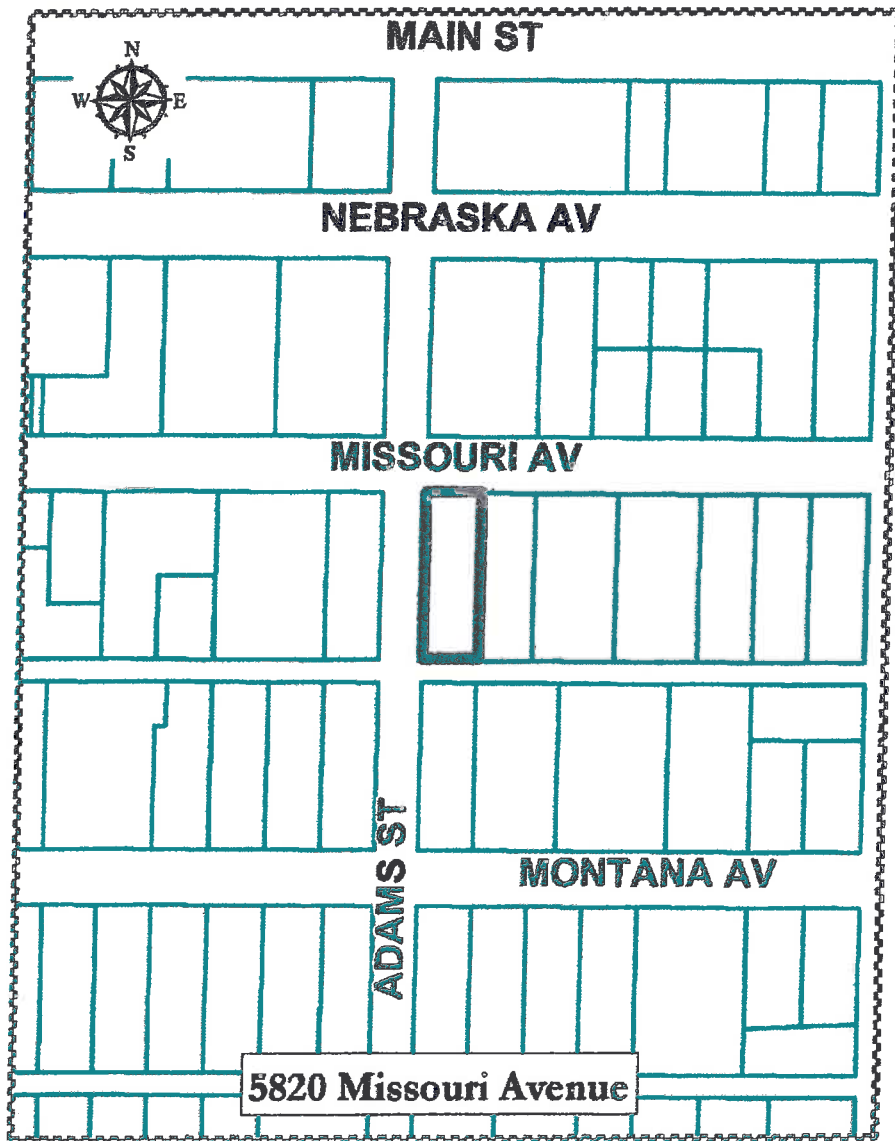
  
\_\_\_\_\_  
Rob Marlowe  
Mayor-Councilmember

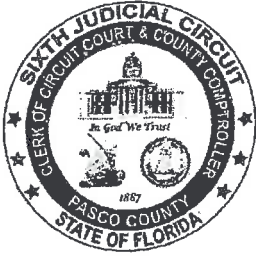


APPROVED AS TO LEGAL FORM AND CONTENT FOR THE  
SOLE RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA

  
\_\_\_\_\_  
Timothy P. Driscoll  
City Attorney

**Exhibit A - Site Location Map**  
5820 Missouri Avenue, New Port Richey, Florida 34652  
Parcel ID: 05-26-16-0030-10800-0080





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

Sep 8, 2016 02:14 PM

Receipt # 1799515 ✓ Drawer WGR004W  
NEW PORT RICHEY CITY OF  
Operator: K. Altomare  
Amount 71.00

Instrument # 2016-142144 \* Type 0490  
Book # 9425 Page # 0032 Time 02:14 PM  
Recording Fee 35.50  
Reference: MELANIE 7278531039

---

Instrument # 2016-142145 Type 0490  
Book # 9425 Page # 0036 Time 02:14 PM  
Recording Fee 35.50  
Reference: MELANIE 7278531039

Escrow Acct: 115030 71.00  
Escrow Bal Sep 8, 2016: -431.00



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

REQ#: 087136  
ACCT#: 0010623512492  
VENDOR#: 160600  
COMMODITY & SUB-COMMODITY#: 915075

Billing Date: 10/3/2016  
Activity for the month ending: 9/30/2016

Account number: 115030

Date	Receipt #	Description	Charge	Payment	Beginning Balance:
					\$300.00
09/06/2016	U 1798653	LIENS	\$20.00	\$0.00	
09/07/2016	U 1799038	REL LIEN	\$40.00	\$0.00	
09/08/2016	U 1799515	RESOLUTION X 2 @ \$35.50	\$71.00	\$0.00	
09/13/2016	U 1800548	RECORD/LIENS	\$20.00	\$0.00	
09/20/2016	U 1802151	ALLAIRE, COLLEEN	\$10.00	\$0.00	
09/26/2016	U 1803657	RECORD REL LIEN	\$10.00	\$0.00	
09/30/2016	V 8737423	COST RECOVERY LOCAL ORD	\$20.00	\$0.00	

Ending Balance:	\$491.00
-----------------	----------

Balance Last Statement \$300.00  
Charges/Debit Adjustments \$191.00  
Credits/ Credit Adjustments \$0.00  
Contract Amount \$0.00  
Ending Balance \$491.00  
  
Amount Due \$491.00

APPROVED FOR PAYMENT

DEBBIE L. MANNS, CITY MANAGER

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) 521-4575

Account number: 115030

Total Amount Paid: \_\_\_\_\_

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



### Check Detail Inquiry

#### Check Information

**Check number:** 168443 **Date:** 10/28/2016 **Amount:** 191.00  
**Vendor name:** CLERK & COMPTROLLER, PASCO COUNTY  
**Vendor number:** 160800  
**Check status:** RECONCILED **Cleared/voided date:** 11/30/2016

Invoice Number	Transaction Amount	Transaction Date	Account Number
115030	191.00	09/30/2016	1-0033-512.49-21

- ✓ OK
- ✕ Exit
- ⌂ Cancel
- Imaging

T N T ENVIRONMENTAL LLC

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

# Invoice

Date	Invoice #
11/10/2016	665

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

Vendor: 326748  
Proj: 87483  
00100815153499

9/10/012

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1,132	Demolition - PO# IFB-KB-15-139 5820 MISSOURI AVE. NPR	1.69	1,913.08
1	septic abandonment and permit	1,500.00	1,500.00
		<b>Total</b>	\$3,413.08

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 # \_\_\_\_\_

Address: 5820 Missouri Ave NPR 34652 Job # \_\_\_\_\_

Case No. \_\_\_\_\_

Item#	Description	Estimated Quantity	Unit	Unit Cost	Total
1.	Demolitions: Provide cost per square foot per specifications of the bid document	1132	SF*	\$1.69	1913. <sup>08</sup>
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	1500. <sup>08</sup>
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	3413. <sup>08</sup>

**Property Information**

Address: 5820 MISSOURI AVE  
 NEW PORT RICHEY, FL 34652  
 Location ID: 25271  
 Owner name: SULLIVAN, RALPH J  
 PARCEL NUMBER: 05-26-16-0030-10800-0080  
 Unassigned: 11502390  
 Zoning: MF10 MF-10 LOW MEDIUM DENSITY  
 Subdivision: CITY OF NEW PORT RICHEY

**Application Information**

Application desc: DEMOLISH HOUSE  
 Application status: APPROVED  
 Status Date: 10/28/2016  
 Application type: DEMOLITION  
 Application date: 10/28/2016  
 Tenant name/number: CONDEMNATION  
 Valuation: 3413  
 Square footage: 0  
 Public building: NO  
 Reviewed by: BD BUILDING DEPARTMENT  
 Pin number: 325482  
 Entered by: NPRTJL

**Contractor Information**

Contractor Name: TNT ENVIRONMENTAL LLC  
 Contractor Number: 5867  
 Type: NON CLASSIFIED CONTR  
 Status: ACTIVE

Contractor Requirements	Doc Number	Exp Date
STATE LICENSE	LDE-09500	9/30/2018
COUNTY LICENSE	LDE-09500	9/30/2018
COUNTY OCCUPATIONAL LICENSE		9/30/2018
PINELLAS COMP CARD		9/30/2018
CITY OCCUPATIONAL LICENSE		9/30/2018

**Outstanding Inspections**

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max
No outstanding inspections exist							

**Wbrk Description**

Code	Description	Quantity
-----		

**CO Information**

Str/seq	CO Issue Date	Status	Description
-----			

Str/Seq	Permit/Seq	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000	000	DEM 00	0001	BW	11/07/2016	AP	11/07/2016

---

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
1154806 000 000 DEM 00 1154798	SILT FENCE	0001	BW	11/07/2016	AP	11/07/2016





# 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

View inspection comments by choosing an inspection below.

Parcel ID: 05-26-16-0030-10800-0080 Address: 5820 MISSOURI AVE  
 Application Date: 10/28/16 Owner: SULLIVAN RALEIGH J  
 Application #: 17 - 134 Application Type: DEMOLITION

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

Inspection Type	Sched Date	Status	Results Date
SILT FENCE	11/07/16	APPROVED	11/07/16
DEMOLITION FINAL	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: 5027 MISSOURI AVE NPR 5820  
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 5820  
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: DonelC

**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: 9:08 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: DonelC

COASTAL LANDFILL DISPOSAL, LLC  
 11416 Houston Ave  
 Hudson, FL 34667

001500

SITE	TICKET	GRID		WEIGHMASTER	
02	351110	CELL XI		Doug Dietermeyer	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL-OFF
10/28/16	10/28/16	14:43	14:43	TNT ENV	
REFERENCE			ORIGIN		
			PASCO COUNTY		

Stored Gross Wt.	0	LB	Inbound - Cash ticket
Stored Tare Wt.	0	LB	
Net Weight	0	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEES	TOTAL
30.00	CU YD	Const & Demo Debris	5.00	150.00	3.90	153.90

I certify this load contains no prohibited or hazardous material. Landfill Hours: 7 am to 4:30 pm. Mon-Fri. SAT. CLOSED  
 Phone #727-868-0142 Fax #727-863-5639. NOT RESPONSIBLE FOR ANY DAMAGE LOADING OR UNLOADING. Thank you for your business  
 Site MISSOURI AVENUE



NET AMOUNT
TENDERED
CHANGE
CHECK NO.

WWW1 TO REORDER CONTACT CAROLINA SOFTWARE (910) 799-6767 SIGNATURE \_\_\_\_\_

10/31/2016

TNT 10-28-16 001.jpg

COASTAL LANDFILL  
DISPOSAL OF FLORIDA LLC  
11416 HOUSTON AVE  
HUDSON, FL 34667  
727/868-0142

**SALE**

MD: 070004382743  
TID: 001                      REF#: 00000916  
Batch #: 302001              RR#: 006996227  
10/28/16                      14:23:11  
AVS: Z                        CVC: M  
APPR CODE: 042627  
MASTERCARD                  Manual CP  
\*\*\*\*\*7051

**AMOUNT                      \$153.90**

**APPROVED**

X \_\_\_\_\_

I AGREE TO PAY ABOVE TOTAL AMOUNT  
IN ACCORDANCE WITH CARD ISSUER'S  
AGREEMENT  
(CHECKPOINT AGREEMENT IF CREDIT VOUCHER)  
RETAIN THIS COPY FOR STATEMENT  
VERIFICATION

THANK YOU  
PLEASE COME AGAIN

WARRANT COPY

Missouri Ave



© 2016 Google

© 2016 Google

GOO

28°14'53.65" N 82°43'05.07" W elev 28 ft





# City of New Port Richey

5919 Main Street  
New Port Richey, FL 34652-2785

## Purchase Order

for Materials or Services

P.O. NUMBER 095985  
DATE 12/07/2016  
BID NUMBER

PLEASE INVOICE IN DUPLICATE - ATTN. ACCOUNTS PAYABLE DEPT.

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

S  
H  
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T  
O  
CITY OF NEW PORT RICHEY  
ATTN: DEVELOPMENT DEPT  
5919 MAIN STREET  
NEW PORT RICHEY FL 34652

VENDOR NO. 326778

DELIVER BY:		SHIP VIA:		F.O.B.	TERMS:
11/22/2016				DESTINATION	NET
ACCOUNT NUMBER	QUANTITY	U/M	ITEM NO. AND DESCRIPTION	UNIT PRICE	AMOUNT
1 00100815153499	1.00	INV	910 012 DEMOLITION OF 5820 MISSOURI AVE / RES2016-21 VENDOR ITEM NO. - RES2016-21	3413.0800	3413.08
REPAIRED Y _____ STATE TAX EXEMPT CERTIFICATE NUMBER 85-8012621647C-4				DO NOT EXCEED THIS TOTAL WITHOUT AUTHORIZATION	<b>TOTAL AMOUNT</b> 3413.08

ORIGINATOR

APPROVED BY: *[Signature]*

NOT VALID WITHOUT AUTHORIZATION SIGNATURE

INVOICE	VOUCHER	DATE	AMOUNT	INVOICE	VOUCHER	DATE	AMOUNT	
665	095985	12/15/16	3,413.08					
							TOTAL	*****3,413.08

*Demd - 5820 Missouri Ave  
10/28/2017  
Resolution 2016-21*

DETACH AND RETAIN THIS STATEMENT IN VENDOR FILE

CITY OF NEW PORT RICHEY

No. 169162

THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY.

INVOICE	VOUCHER	DATE	AMOUNT	INVOICE	VOUCHER	DATE	AMOUNT	
665	095985	12/15/16	3,413.08					
							TOTAL	*****3,413.08

DETACH AND RETAIN THIS STATEMENT

THIS CHECK IS VOID WITHOUT A BLUE AND GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

**City of New Port Richey**  
 TREASURY ACCOUNT  
 5919 Main St.  
 New Port Richey, FL 34652-2785

12/16/2016

No. 169162

63-215  
631

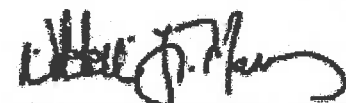
AMOUNT  
 \$\*\*\*\*\*3,413.08

SunTrust

THREE THOUSAND FOUR HUNDRED THIRTEEN AND 08/100 DOLLARS

TO THE ORDER OF:

TNT ENVIRONMENTAL LLC  
 17852 PINE KNOLL DRIVE  
 DADE CITY FL 33523



AUTHORIZED SIGNATURE

BORDER CONTAINS MICROPRINTING



⑈ 169162 ⑈ ⑆063102152⑆ 1000180134669⑈



# 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 September 6, 2017, City Council determined that the (former) structure located on the property at 5820 Missouri Avenue, presented a clear, present and immediate hazard to the safety of persons or property. Council adopted nonemergency Resolution #2016-21 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:

Raleigh James Sullivan	Ralph Sullivan	Pasco County Tax Collector	Pasco County Tax Collector
5820 Missouri Avenue	4714 Daphne Street	Mike Fasano	Mike Fasano
New Port Richey, FL 34652	New Port Richey, FL 34652	P.O. Box 276	8731 Citizens Drive
		Dade City, FL 33526	New Port Richey, FL 34651

Parcel ID: 05-26-16-0030-10800-0080

Legal Description: Lot 8, Block 108, City of New Port Richey, as per plat recorded in Plat Book 4, Page 49, of the public record of Pasco County, Florida, together with the single-family dwelling situated thereon and all improvements and appurtenants thereto, aka 5820 Missouri Avenue, New Port Richey, Florida.

Sincerely,

James Evetts  
Building Official

Copy: City Attorney  
City Manager

Enclosures: Proposed Resolution #2017-33  
Adopted Resolution #2016-21  
Article VI, Chapter 6 of the Code of Ordinances, Non-Emergency Condemnation

Resolution #2017-33

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 5820 MISSOURI AVENUE, 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 5820 Missouri Avenue, New Port Richey, Florida, 34652, also known as parcel ID: 05-26-16-0030-10800-0080 and legally described as:

Lot 8, Block 108, City of New Port Richey, as per plat recorded in Plat Book 4, Page 49, of the public record of Pasco County, Florida; together with the single-family dwelling situated thereon and all improvements and appurtenants thereto, aka 5820 Missouri Avenue, 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 September 6, 2016, City Council adopted Resolution #2016-21 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 #2016-21.
  - d. The City incurred costs of three thousand six hundred eighty-seven US dollars (\$3,687) 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, three thousand six hundred eighty-seven US dollars (\$3,687) 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



2016142144  
Rcpt: 1799515 Rec: 35.50  
DS: 0.00 IT: 0.00  
09/08/2016 K. A., Dpty Clerk

Resolution # 2016-21

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: 05-26-16-0030-10800-0080 LOCATED AT 5820 MISSOURI AVENUE, LEGALLY DESCRIBED AS LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA AND SHOWN ON EXHIBIT A; AND FOR OTHER PURPOSES AND RELIEF.

Owner: *Raleigh J. Sullivan*

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:

PAULA S O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
09/08/2016 02:14pm 1 of 4  
OR BK 9425 PG 32

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 has been ordered condemned by the City Building Official and the habitation or occupation of such structures have 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 05-26-16-0030-10800-0080 and is located with physical address 5820 Missouri Avenue, New Port Richey, Florida 34652 and a legal description of: LOT 8, BLOCK 108, CITY OF NEW PORT RICHEY, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH THE SINGLE-FAMILY DWELLING SITUATED THEREON AND ALL IMPROVEMENTS AND APPURTENANTS THERETO, AKA 5820 MISSOURI AVENUE, NEW PORT RICHEY, FLORIDA (the "Subject Property"). The Subject Property is owned by Raleigh J. Sullivan whose address is 5820 Missouri Avenue, New Port Richey, FL 34652. The City of New Port Richey has made a reasonable effort under the circumstances to provide notice to Raleigh J. Sullivan 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 28, 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.

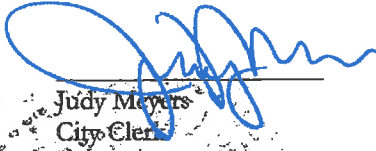
SECTION 7: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

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 6<sup>th</sup> day of September, 2016

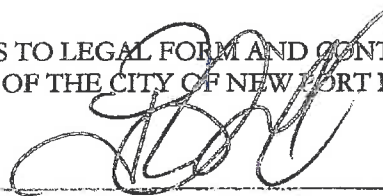
(seal)

(Attest)

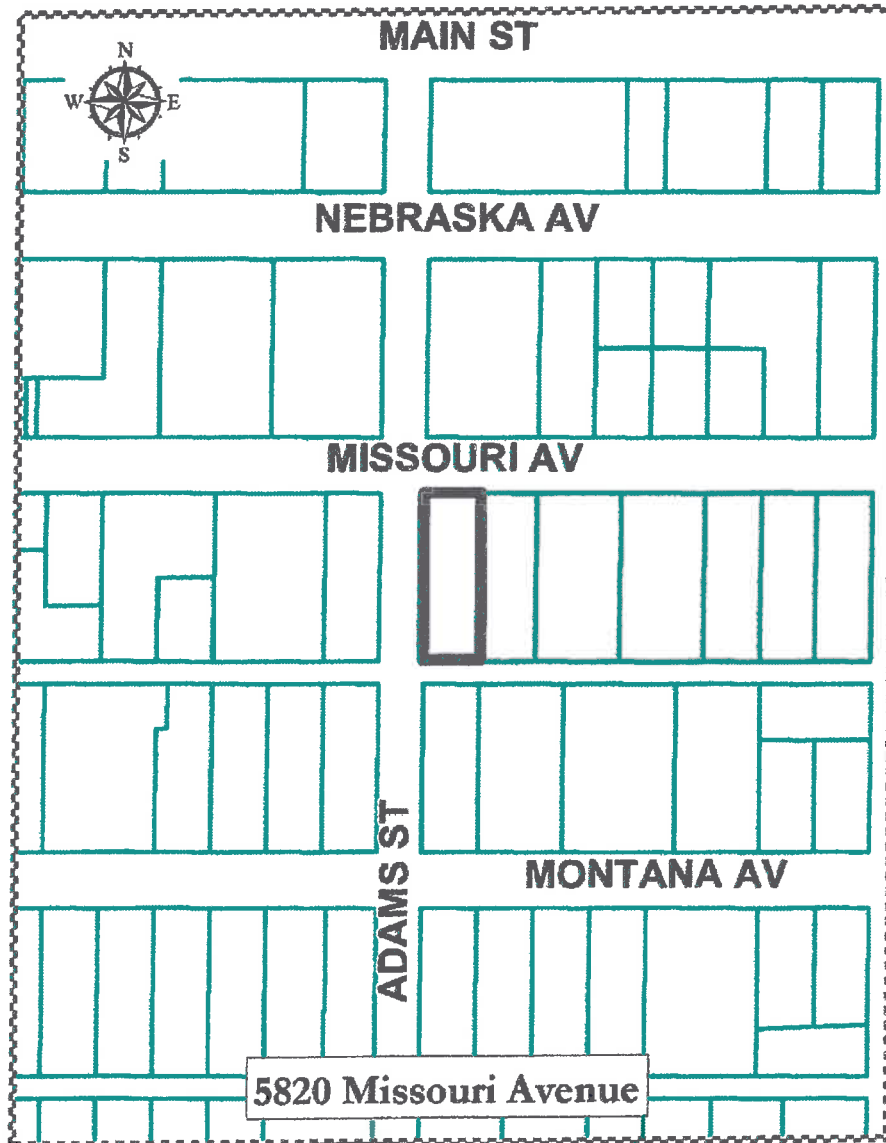
  
\_\_\_\_\_  
Judy Meyers  
City Clerk

  
\_\_\_\_\_  
Rob Marlowe  
Mayor-Councilmember

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

  
\_\_\_\_\_  
Timothy P. Driscoll  
City Attorney

**Exhibit A - Site Location Map**  
5820 Missouri Avenue, New Port Richey, Florida 34652  
Parcel ID: 05-26-16-0030-10800-0080



**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)

Resolution #2017-33

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 5820 MISSOURI AVENUE, 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 5820 Missouri Avenue, New Port Richey, Florida, 34652, also known as parcel ID: 05-26-16-0030-10800-0080 and legally described as:

Lot 8, Block 108, City of New Port Richey, as per plat recorded in Plat Book 4, Page 49, of the public record of Pasco County, Florida; together with the single-family dwelling situated thereon and all improvements and appurtenants thereto, aka 5820 Missouri Avenue, 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 September 6, 2016, City Council adopted Resolution #2016-21 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 #2016-21.
  - d. The City incurred costs of three thousand six hundred eighty-seven US dollars (\$3,687) in abating and removing the building on the Property.
  - e. The City Attorney is hereby authorized to enforce the lien provided herein and collect the amount thereof in any manner provided by law, including without limitation, Chapter 162, Florida Statutes.

- 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, three thousand six hundred eighty-seven US dollars (\$3,687) 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