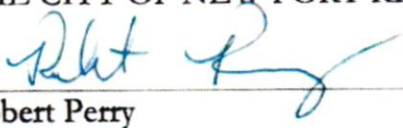


Posted on Property

ORDER TO DEMOLISH SLUM OR BLIGHTED STRUCTURE

This structure located at **6602 Candice Lane, New Port Richey, FL 34653** has been found by the City of New Port Richey to be a slum or blighted structure that shall be demolished pursuant to Article VI, Division 5 of the of the City of New Port Richey Code of Ordinances. THIS STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED. The owner(s) of this structure shall demolish this structure and clear the entire site within 60 days of date of this order or the City of New Port Richey will cause the structure to be demolished and cleared at the owner(s) expense. Demolition and clearance will include all tangible personal property on the site, such as vehicles, appliances, etc. THE OWNER OR ANY OTHER INTERESTED PARTY MAY APPEAL THIS FINDING WITHIN 30 DAYS OF THE DATE INDICATED BELOW BY SUBMITTING A WRITTEN PETITION TO: Development Director, 5919 Main Street, New Port Richey, FL 34652, Telephone 727-853-1039. CAUTION: FAILURE TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS WILL RESULT IN THE DEMOLITION OF THIS STRUCTURE WITHOUT FURTHER NOTICE OR HEARING. IT IS UNLAWFUL TO REMOVE OR TO MUTILATE THIS NOTICE UNTIL THE DEMOLITION ORDER IS COMPLIED WITH. FAILURE OF THE OWNER OR AN INTERESTED PARTY TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THIS STRUCTURE WITHIN 60 DAYS IS A VIOLATION OF THE CITY OF NEW PORT RICHEY'S ORDINANCES.



Robert Perry
Building Official

December 15, 2021

Date



NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1039

**Notice to Owner/Interested Parties
Demolish Slum or Blighted Structure
Article VI, Chapter 6 of the Code of Ordinances**

SENT VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

December 15, 2021

To Owners and Interested Parties:

The structure(s) located at 6602 Candice Lane, New Port Richey, FL 34653 has been determined by the City of New Port Richey Building Official to be a slum or blighted structure(s) that meets the criteria for demolition in accordance with Article VI, Chapter 6, New Port Richey Code. This structure(s) poses an immediate and manifest danger to life, health or safety of the general public or occupant.

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

Ronald Howarth
6953 Edgewater Drive
New Port Richey, FL 34653
7016137000062375071

Ronald Howarth
6602 Candice Lane
New Port Richey, FL 34653
7016137000062375088

Mike Fasano, Tax Collector
P.O. Box 276
Dade City, FL 34652
70132250000225134061

Pasco County Clerk & Comptroller
38053 Live Oak Avenue
Dade City, FL 33523
70132250000225134078

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

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

THE STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED

- Section 6-185(4) - The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- Section 6-185(6) - There is a serious and substantial falling away, hanging loose, or loosening of the siding, block, brick, or other building material creating a hazard for occupants or the public.
- Section 6-185(7) - The structural parts have become so dilapidated, decayed, or deteriorated, or there is an unusual sagging or leaning out of plumb of the building or any part thereof caused by deterioration or over-stressing of the structure of structural parts, that the structure is manifestly unsafe.

The attached order will be posted on the property on Wednesday, December 15, 2021. The owner(s) of this structure(s) shall demolish this structure(s) and clear the entire site by Monday, February 14, 2022 (60 days from posting the order). The owner(s) or any other interested party may appeal this finding within 30 days of the date the order posted (by Friday, January 14, 2022). The appeal shall be by written petition in a form approved by the City to: Development Director, 5919 Main Street, New Port Richey, FL 34652 (727-853-1039) and must be accompanied by the attached Administrative Appeal Application and the required \$500 filing fee (approved by City Council 2020) or a sworn financial statement showing inability to pay the filing fee, and include all submittal requirements as provided in Code Section 6-190 (a) – (c). Only completed appeal applications are accepted.

Failure to appeal within 30 days or demolish within 60 days will cause the City of New Port Richey to have this structure demolished and cleared at the owner(s) expense without further notice or hearing. Demolition clearance will include all tangible personal property on the site.

Sincerely,



Robert Perry
Building Official

Copy: Development Department
Code Enforcement

Enclosures: Order to Demolish Slum or Blighted Structure
Article VI, Chapter 6 of the Code of Ordinances
Appeal Application



NEW PORT RICHEY

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

NOTICE TO DEMOLISH SLUM/BLIGHTED STRUCTURE

TO BE FILED IN THE PUBLIC RECORDS IN AND FOR PASCO COUNTY, FL

Prepared by and when recorded return to:
City of New Port Richey, Florida
Development Department
5919 Main Street, New Port Richey, FL 34652

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

December 15, 2021

Name: Ronald Howarth
Address: 6602 Candice Lane, New Port Richey, FL 34653
Parcel ID: 33-25-16-076A-00000-0410
Legal Description: Section 33, Township 25 South, Range 16 East of Congress Park, Plat Book 10, Page 140, Lot 41. Together with 1972 Dodge Mobile Home located thereon with ID #B197MRD138A and Title No. 1766378 AKA 6602 Candice Lane, Public Record of Pasco County, Florida.

The City of New Port Richey Building Official has determined that one (1) or more structure(s) located on the above referenced property meets the criteria for demolition under Article VI, Chapter 6, Division 5 of the New Port Richey City Code. At the time of filing this notice, the determination of the Building Official is not final and can be appealed. The City of New Port Richey, through its Development Department, is following the process outlined in Article VI, Chapter 6, Division 5 of the New Port Richey City Code, to obtain a final order authorizing demolition of the structure(s). Inquiries may be directed to the Development Department at 5919 Main Street, New Port Richey, FL 34652, or by calling 727-853-1039.

Robert Perry, Building Official

The foregoing instrument was acknowledged before me on December 15, 2021, by Robert Perry, who is Building Official of the City of New Port Richey, Florida and () who is personally known to me or () who has produced _____ as identification.

Notary Public

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

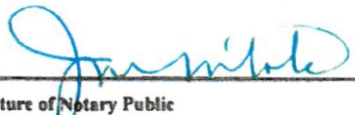
Before the undersigned authority personally appeared **Judy Allen** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE TO DEMOLISH** was published in **Tampa Bay Times: 12/15/21, 12/22/21** 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.



Signature of Affiant

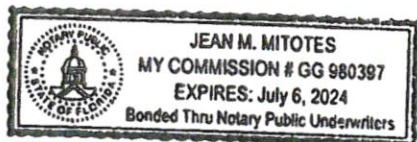
Sworn to and subscribed before me this **12/22/2021**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE TO DEMOLISH SLUM OR BLIGHTED STRUCTURE
ARTICLE VI, CHAPTER 6 OF THE CODE OF ORDINANCES

The structure(s) located at the address cited below has been determined by the City of New Port Richey Building Official to be slum or blighted in accordance with Chapter 6, Article VI, New Port Richey Code. The structure(s) pose an immediate and manifest danger to life, health or safety of the general public or occupant. Pursuant to the City of New Port Richey Code, the owner(s) of the structure(s) shall demolish said structure(s) and clear the site(s) within 60 days (February 14, 2022) of this order or the City of New Port Richey will cause the structure(s) to be demolished and cleared at the owner's expense. Demolition and clearance will include all tangible personal property on the site, such as vehicles, appliances, etc. The owner or any other interested party may appeal this finding within 30 days (January 14, 2022) by submitting a written petition to: Development Director, 5919 Main Street, New Port Richey, FL 34652 (727-853-1039) and must be accompanied by the required \$500.00 filing fee or a sworn financial statement showing inability to pay the filing fee. CAUTION: FAILURE TO APPEAL WITHIN 30 DAYS OR TO DEMOLISH THE STRUCTURE(S) WITHIN 60 DAYS WILL CAUSE THE CITY OF NEW PORT RICHEY TO HAVE THE STRUCTURE(S) DEMOLISHED AND CLEARED AT THE OWNER(S) EXPENSE WITHOUT FURTHER NOTICE OR HEARING. DEMOLITION CLEARANCE WILL INCLUDE ALL TANGIBLE PERSONAL PROPERTY ON THE SITE.

Address: 6602 Candice Lane, New Port Richey, FL 34653
Recorded Owner: Ronald Howarth
Interested Parties: Mike Fasano, Tax Collector; Pasco County Clerk & Comptroller
Slum & Blight Case #: SB2022-01
Parcel ID: 33-25-16-076A-00000-0410
Legal Description: Section 33, Township 25 South, Range 16 East of Congress Park, Plat Book 10, Page 140, Lot 41. Together with 1972 Dodge Mobile Home located thereon with ID #B197MRD138A and Title No. 1766378.

Address: 5636 Congress Street, New Port Richey, FL 34653
Recorded Owner: Richard Charles Shafer
Interested Parties: Mike Fasano, Tax Collector; Pasco County Clerk & Comptroller; Bankers Insurance Company
Slum & Blight Case #: SB2022-02
Parcel ID: 09-26-16-0020-01400-0060
Legal Description: Lot 6: Part of Tract 14 as shown on the plat of PORT RICHEY LAND COMPANY SUBDIVISION of Section 9, Township 26 South, Range 16 East, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of Section 9, Township 26 South, Range 16 East, Pasco County, Florida; and go North 00°06'26" East, 877.66 feet; along the West boundary of the Northeast 1/4 of Section 9, the centerline of Congress Street; thence South 89°53'34" East, 25.00 feet; to a point on the East right-of-way line of Congress Street for a Point of Beginning; thence South 89°53'34" East, 130.00 feet; thence South 00°06'26" West, 51.00 feet; thence North 89°53'34" West, 130.00 feet to a point on the aforementioned East right-of-way line of Congress Street; thence North 00°06'26" East, 51.00 feet along the East right-of-way line to the Point of Beginning. Together with a mobile home located thereon ID#LFLBA2BG473310034 and KFKBA2AG473310034.

12/15/21, 12/22/21

0000199672