


ORDER TO DEMOLISH SLUM OR BLIGHTED STRUCTURE

This structure located at **6523 US Highway 19, New Port Richey, FL 34652** 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

May 19, 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

May 19, 2021

To Owners and Interested Parties:

The structure located at 6523 US Highway 19, New Port Richey, FL 34652 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:

AARA Hotels LLC 6523 US Highway 19 New Port Richey, FL 34652 70132250000225134313	Krupa Host, LLC 9241 Silverthorne Road Seminole, FL 33777 70132250000225134320	First Citrus Bank 10824 N. Dale Mabry Highway Tampa, FL 33618 70132250000225134337
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Mike Fasano, Tax Collector
P.O. Box 276
Dade City, FL 34652

70132250000225134344

Parcel ID: 05-26-16-0530-00500-0000

Legal Description: Lot 5, Brown & Walker Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 91 of the Public Records of Pasco County, Florida, being further described as follows: For a point of reference commence at the Northwest corner of the Southwest ¼ of Section 5, Township 26 South, Range 16 East, and run thence South 89°28'27" East along the centerline of Green Key Road, 689.56 feet; thence South 00°03'52" West, 25 feet to a point on the Southerly right-of-way line of said Green Key Road, also being the Point of Beginning; thence South 89°28'27" East, along said Southerly right-of-way 543.61 feet to a point on the Westerly right-of-way line of US Highway 19 (State Road #55); thence South 00°03'53" West along said Westerly right-of-way 150.00 feet; thence North 89°28'27" West, 175.00 feet; thence South 00°03'53" West, 125.00 feet; thence North 89°28'27" West, 368.61 feet; thence North 00°03'52" East, 275.00 feet to the Point of Beginning.

THE STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED

- Section 6-185(2) – The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health or safety on the general public or occupant. "Amenities essential to

decent living” include, but are not limited to, the availability of potable water, at least one (1) working toilet, and protection from exposure to the elements.

- Section 6-185(3) - The structure, or a portion thereof, as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.
- 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.

The attached order will be posted on the property on Wednesday, May 19, 2021. The owner(s) of this structure shall demolish this structure(s) and clear the entire site by Monday, July 19, 2021 (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, June 18, 2021). 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

May 19, 2021

INSTR# 2021104229 BK 10351 PG 1695
05/19/2021 11:32am Page 1 of 1
Rpt: 2302637 Rec: 10.00
DS: 0.00 IT: 0.00
Nikki Alvarez-Soules, Esq.
Pasco County Clerk & Comptroller

Name: AARA Hotels, LLC
Address: 6523 US Highway 19, New Port Richey, FL 34652
Parcel ID: 05-26-16-0530-00500-0000

Legal Description: Lot 5, Brown & Walker Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 91 of the Public Records of Pasco County, Florida, being further described as follows: For a point of reference commence at the Northwest corner of the Southwest ¼ of Section 5, Township 26 South, Range 16 East, and run thence South 89°28'27" East along the centerline of Green Key Road, 689.56 feet; thence South 00°03'52" West, 25 feet to a point on the Southerly right-of-way line of said Green Key Road, also being the Point of Beginning; thence South 89°28'27" East, along said Southerly right-of-way 543.61 feet to a point on the Westerly right-of-way line of US Highway 19 (State Road #55); thence South 00°03'53" West along said Westerly right-of-way 150.00 feet; thence North 89°28'27" West, 175.00 feet; thence South 00°03'53" West, 125.00 feet; thence North 89°28'27" West, 368.61 feet; thence North 00°03'52" East, 275.00 feet to the Point of Beginning.

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 May 19, 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



0000160001-01

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a 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: DEMOLISH SLUM OR BLIGHTED STRUCTURE** was published in Tampa Bay Times Pasco edition(s): 5/19/21, 5/26/21 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 05/26/21.

Signature of Notary of Public

Personally known or produced identification

Type of identification produced _____



JESSICA ATTARD
Commission # GG 308686
Expires March 28, 2023
Bonded thru Budget Notary Services

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 have 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. These 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 these structure(s) shall demolish said structure(s) and clear the sites within 60 days (July 19, 2021) 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 (June 18, 2021) by submitting a 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 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: 6523 US Highway 19, New Port Richey, FL 34652

Recorded Owner: AARA Hotels LLC

Interested Parties: Krupa Host, LLC; First Citrus Bank; Mike Fasano, Tax Collector

Slum & Blight Case #: SB2021-13

Parcel ID: 05-26-16-0530-00500-0000

Legal Description: Lot 5, Brown & Walker Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 91 of the Public Records of Pasco County, Florida, being further described as follows: For a point of reference commence at the Northwest corner of the Southwest 1/4 of Section 5, Township 26 South, Range 16 East, and run thence South 89°28'27" East along the centerline of Green Key Road, 689.56 feet; thence South 00°03'52" West, 25 feet to a point on the Southerly right-of-way line of said Green Key Road, also being the Point of Beginning; thence South 89°28'27" East, along said Southerly right-of-way 543.61 feet to a point on the Westerly right-of-way line of US Highway 19 (State Road #55); thence South 00°03'53" West along said Westerly right-of-way 150.00 feet; thence North 89°28'27" West, 175.00 feet; thence South 00°03'53" West, 125.00 feet; thence North 89°28'27" West, 368.61 feet; thence North 00°03'52" East, 275.00 feet to the Point of Beginning.

5/19/21, 5/26/21

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