



INSTR# 2022036981 BK 10550 PG 1703
12/14/2022 08:36am Page 1 of 2
Acpt: 2416392 Rec: 18.50
IS: 0.00 IT: 0.00
Likki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

ORDER TO DEMOLISH

Date: February 14, 2022

A Certified Building Official has determined that one or more of the structures on the below referenced property meets the criteria for demolition pursuant to Chapter 18 of the Pasco County Code of Ordinances. The structure(s) must be demolished, and lot cleared of all structures and debris on or before March 21, 2022, and the owner is required to apply for the appropriate demolition permit prior to such demolition and clearance. This is an action for governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law and/or a noxious use of private property. This order may be appealed to the Pasco County hearing officer by completing an appeal application and submitting a \$400.00 appeal fee on or before March 21, 2022. Documents and fees required for appeals shall be fully and timely submitted to Demolition Contact, 8731 Citizens Drive, Suite 340, New Port Richey, FL 34654.

If demolition and clearance is not completed or an appeal by the owners(s) and/or any interested parties is not filed within the deadline, the County will demolish and clear the property including the removal and disposal of all tangible personal property on the site. This act by the County is deemed to constitute an activity performed for the protection, benefit and welfare of the general public and for the benefit of the property itself. As a result, the owner shall be responsible for payment of all cost incurred, including certain administrative costs.

If payment is not made, the County shall impose a lien upon the property for the costs of demolition, clearance, administrative costs, and recording fees. The lien shall be of the same priority as liens for ad valorem taxes, and as it represents costs expended for the benefit of the property itself, the lien shall be superior to all other encumbrances, whether secured and regardless of priority. Such lien shall be duly recorded in the official records of Pasco County and shall accrue interest at the rate of eight percent from the date of recording. Upon foreclosure of the lien, Pasco County shall be entitled to all costs and attorney's fees incurred as a result.

Record Owner: BRYAN, THOMAS R ESTATE OF

Interested Parties: PASCO COUNTY CLERK OF COURT

Case No.: CD21-00072

Parcel ID: 14-26-21-0280-00000-0350

Address: 4646 OLIVE DRIVE, ZEPHYRHILLS, FL 33542-5604

Legal Description: Lot 35, Winters' Subdivision 3rd Addition, according to the map of plat thereof, as recorded in Plat Book 9, Page 88, of the Public Records of Pasco County, Florida. Subject to Utility Easement over and across the East 7 feet of said lot.

Date of Posting: February 14, 2022

This order to demolish, along with supporting documentation including, but not necessarily limited to, a copy of the determination and the procedures for appeal, was provided to the owner and all interested parties by certified and regular mail.

Demolition Contact

8731 Citizens Drive | Suite 140 | New Port Richey, FL 34654 | democontact@pscocountyfl.net

Questions about this order may be directed to democontact@pascocountyfl.net



Esther Oluyemi, CBO
Certified Building Official

State of Florida,
County of Pasco

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 14th day of February, (2022) by Esther Oluyemi.



LINDA M. COLTEY
Commission # GG 946844
Expires January 25, 2024
Bonded Thru Budget Notary Services


Notary Signature

CC:

Sent Certified Mail and First-Class Mail

THOMAS R. BRYAN, ESTATE OF, OCCUPANT
4646 OLIVE DRIVE
ZEPHYRHILLS, FL 33542

No: 9489 0090 0027 6317 9879 86

PASCO COUNTY CLERK OF COURT
38053 LIVE OAK AVENUE
DADE CITY, FL 33523

No: 9489 0090 0027 6317 9879 95