



ORDER TO DEMOLISH

08/10/2020

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. 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 **September 14th, 2020**. 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. The structure(s) must be demolished on or before **September 14th, 2020**.

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: SWANSTON, SEREENA

INTERESTED PARTIES: NONE

CASE NO.: CD19-00144

PARCEL ID: 09-24-17-0010-09600-0000

ADDRESS: 17511 ELLIOTT LANE, HUDSON, FL 34667

LEGAL DESCRIPTION: A PORTION OF TRACT 96 OF HUDSON GROVE ESTATES, AN UNRECORDED SUBDIVISION, NORTH SECTION, BEING FURTHER DESCRIBED AS: THE EAST 146.68 FEET OF THE SOUTH 321.97 FEET OF THE EAST 1/2 OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH RANGE 17 EAST, PASCO COUNTY, FLORIDA; THE SOUTH 25.00 FEET BEING RESERVED FOR INGRESS AND EGRESS, DRAINAGE AND/OR UTILITY EASEMENTS AND THE EAST 25 FEET FOR INGRESS & EGRESS EASEMENT.

DATE OF POSTING: 08/10/2020

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.

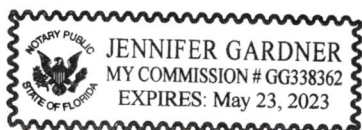
Questions about this order may be directed to democontact@pascocountyfl.net




Keith Meade, CBO
Demolition Manager
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 10th day of August, (2020) by Keith Meade.





Notary Signature

CC:

Sent Certified Mail and First-Class Mail

No: 7019 2280 0001 1562 5179

Sereena Swanston
4360 – 44th Ave.
St. Petersburg, FL 33714

Sent Certified Mail and First-Class Mail

No: 7019 2280 0001 1562 5186

Sereena Swanston OR OCCUPANT
17511 ELLIOTT LN
HUDSON, FL 34667-6012

Demolition Contact

8731 Citizens Drive | Suite 140 | New Port Richey, FL 34654 | Democontact@pascocountyfl.net