

## ORDER TO DEMOLISH

08/27/2020

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 **October 1<sup>st</sup>, 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 **October 1<sup>st</sup>, 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: BRANDON AVINS

INTERESTED PARTIES: NONE

CASE NO.: CD20-00037

PARCEL ID: 21-26-16-0060-00A00-0020

ADDRESS: 3430 & 3420 ELFERS PARKWAY, NEW PORT RICHEY, FL 34655

LEGAL DESCRIPTION: A PORTION OF TRACT "A", ANCLOTE RIVER ACRES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID PORTION BEING DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", RUN THENCE WEST ALONG THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1410.90 FEET, THENCE S 0°02'36" W ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID TRACT "A", A DISTANCE OF 312.0 FEET, THENCE S 89°58'12" W AND PARALLEL TO THE SOUTH BOUNDARY OF SAID TRACT "A", A DISTANCE LINE OF 140.46 FEET TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING, RUN THENCE S 0°02'36" W, A DISTANCE OF 120.0 FEET, THENCE S 89°58'12" W, 324.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RIVER DRIVE AS NOW ESTABLISHED, THENCE NORTHEASTERLY ALONG AN ARC OF A 395.0 FEET RADIUS CURVE CONCAVE TO THE LEFT, A DISTANCE OF 152.75 FEET, SAID ARC BEING SUBTENDED BY A 151.80 FEET CHORD HAVING A BEARING OF N 37°44'15" E, THENCE N 89°58'12" E, A DISTANCE OF 232.0 FEET TO THE POINT OF BEGINNING.

DATE OF POSTING: 08/27/2020

**Demolition Contact**

8731 Citizens Drive | Suite 140 | New Port Richey, FL 34654 | [Democontact@pascocountyfl.net](mailto:Democontact@pascocountyfl.net)

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.

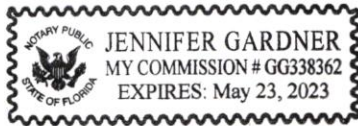
Questions about this order may be directed to [democontact@pascocountyfl.net](mailto:democontact@pascocountyfl.net)



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 27th day of August, (2020) by Keith Meade.



  
\_\_\_\_\_  
Notary Signature

CC:

Sent Certified Mail and First-Class Mail

No: 7019 2280 0001 1562 5520

Brandon Avins  
4805 Bugg Road  
Plant City, FL 33567

Sent Certified Mail and First-Class Mail

No: 7019 2280 0001 1562 5537

Brandon Avins  
3430 ELFERS PARKWAY  
NEW PORT RICHEY, FL 34655

Sent Certified Mail and First-Class Mail

No: 7019 2280 0001 1562 5544

Brandon Avins  
3420 ELFERS PARKWAY  
NEW PORT RICHEY, FL 34655

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