

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 1st, 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 1st, 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: SLAVISA TRIPIC

INTERESTED PARTIES: PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; ANGEL INVESTOR OF TAMPA BAY LLC; WILLIAM DATZ

CASE NO.: CD20-00027

PARCEL ID: 23-25-16-0050-00000-1350

ADDRESS: 9750 BAXLEY LANE, PORT RICHEY, FL 34668

LEGAL DESCRIPTION: LOT 135, THE LAKES, UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

DATE OF POSTING: 08/27/2020

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.

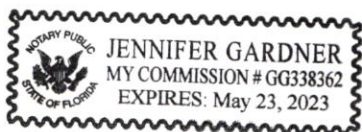
Questions about this order may be directed to democontact@pascocountyfl.net



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




Notary Signature

CC:

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5551

SLAVISA TRIPIC
352 BAY PLACE
SAFETY HARBOR, FL 34695

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5568

SLAVISA TRIPIC OR OCCUPANT
9750 BAXLEY LANE
PORT RICHEY, FL 34668

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5575

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
WEST PASCO GOVERNMENT CENTER
7531 CITIZENS DR. SUITE 150
NEW PORT RICHEY, FL 34654

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5582

ANGEL INVESTOR OF TAMPA BAY LLC
P.O. BOX 975
PINELLAS PARK, FL 33780

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5599

WILLIAM DATZ
1128 FATHOM AVENUE
MANAHAWKIN, NEW JERSEY 08050

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5605

AEA 20-20 LLC C/O FALARDEAU, JEAN MARC
600 BYPASS DRIVE
SUITE 100
CLEARWATER, FL 33764