



ORDER TO DEMOLISH

09/10/2020

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 **October 15th, 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 15th, 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: LELAND WELLS & CHRISTOPHER WELLS
INTERESTED PARTIES: PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
CASE No.: CD20-00029
PARCEL ID: 02-26-19-0010-00100-0070
ADDRESS: 6049 MANGROVE DRIVE, WESLEY CHAPEL, FL 33544
LEGAL DESCRIPTION: LOT 107A OF THE UNRECORDED PLAT OF ANGUS VALLEY, UNIT II, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; RUN NORTH 00 DEGREES, 30 MINUTES, 00 SECONDS EAST {ASSUMED BEARING), A DISTANCE OF 300.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 30 MINUTES, 00 SECONDS EAST, A ,DISTANCE OF 180.00 FEET; THENCE NORTH 82 DEGREES, 30 MINUTES, 58 SECONDS EAST, A DISTANCE OF 239.09 FEET TO A POINT ON A CURVE; THENCE ON AN ARC TO THE LEFT IN A SOUTHEASTERLY DIRECTION, 80.00 FEET, WITH A RADIUS OF 258.52 FEET, SUBTENDED BY A CHORD OF 79.68 FEET, CHORD BEARING OF SOUTH 21 DEGREES, 19 MINUTES, 40.5 SECONDS EAST TO A POINT ON A CURVE; THENCE SOUTH 62 DEGREES, 54 MINUTES, 34 SECONDS WEST, A DISTANCE OF 300.81 FEET TO THE POINT OF BEGINNING.
DATE OF POSTING: 09/10/2020

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.

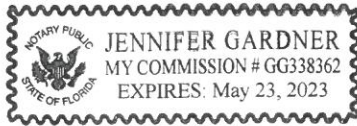
Questions about this order may be directed to democontact@pascocountyfl.net




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 September, (2020) by Keith Meade.





Notary Signature

CC:

Sent Certified Mail and First-Class Mail

Leland Wells and
Christopher Wells OR OCCUPANT
6049 Mangrove Drive
Zephyrhills, Florida 33544

No: 7019 2280 0001 1562 5728

Sent Certified Mail and First-Class Mail

Pasco County Board of County Commissioners
West Pasco Government Center
7531 Citizens Dr. Suite 150
New Port Richey, FL 34654

No: 7019 2280 0001 1562 5735