



INSTR# 2021220080 BK 10461 PG 651  
10/14/2021 12:12pm Page 1 of 3  
Rcpt: 2364715 Rec: 27.00  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

### ORDER TO DEMOLISH

10/14/2021

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 **November 18<sup>th</sup>, 2021**, 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 **November 18<sup>th</sup>, 2021**. 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: KMD HOSPITALITY INVESTMENT LLC

Interested Parties: MARY C. JOHN; TERMS IV, LLC; TERMS III, LLC

Case No.: CD19-00140

Parcel ID: 09-25-21-0000-01100-0000

Address: 11745 FORT KING ROAD, DADE CITY, FL 33525

Legal Description: The East 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 9, Township 25 South, Range 21 East, Pasco County, Florida, LESS and EXCEPT the North 376.00 feet thereof, and LESS AND EXCEPT that portion taken by Pasco County, Florida pursuant to that certain Order of Taking recorded in O.R. Book 8703, Page 126 and that certain Final Judgment recorded in O.R. Book 8737, Page 730, all of the Public Records of Pasco County, Florida, being more particularly described as follows:

Part of the John property as described in O.R. Book 5245, Page 1618, of the Public Records of Pasco County, Florida, lying in the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at a Railroad Spike occupying the Northeast corner of said Section 9, run thence along the East boundary of said Northeast 1/4 of the Northeast 1/4 of Section 9, S 00° 16'50" W, 1324.68 feet to a Railroad

**Demolition Contact**

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