



INSTR# 2021237784 BK 10477 PG 2187  
11/03/2021 03:05pm Page 1 of 2  
Rcpt: 2374154 Rec: 18.50  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

## ORDER TO DEMOLISH

11-3-2021

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 **December 8<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 **December 8<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: NASER KHAWAJA & ASHRAF ABDELRAHMAN

Interested Parties: PASCO COUNTY; JAMES A. POST; WESTCOAST BUSINESS ENTERPRISES, INC.

Case No.: CD19-00167

Parcel ID: 18-24-18-0010-00000-2250

Address: 16206 & 16216 SHADY HILLS ROAD, SPRING HILL, FL 34610

Legal Description: Tract 225, of the unrecorded plat of Highland Forest, being further described as follows: The North 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 LESS the East 1980 feet of Section 18, Township 24 South, Range 18 East, Pasco County, Florida. EXCEPT the West 33 feet of said parcel.

Date of Posting: 11-3-2021

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)

**Demolition Contact**

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