

3/2



INSTR# 2024117436 BK 11040 PG 771  
07/02/2024 01:28pm Page 1 of 3  
Rcpt: 2719315 Rec: 27.00  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

### ORDER TO DEMOLISH

July 2, 2024

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 **August 8, 2024**, 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 **August 8, 2024**. Documents and fees required for appeals shall be fully and timely submitted to the County Attorney's Office, 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: 20-15125 LITTLE TRUST  
Interested Parties: NONE  
Case No.: CD23-00087  
Parcel ID: 24-24-16-0050-00A00-0089  
Address: 15125 LITTLE ROAD, HUDSON, FL 34667  
Legal Description: SEE EXHIBIT "A"  
Date of Posting: July 3, 2024

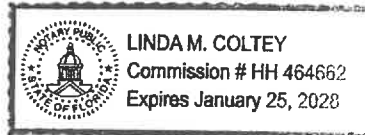
This order to demolish, along with supporting documentation including, but not necessarily limited to, a copy of the determination and the procedures for appeal, was provided to the owner and all interested parties by certified and regular mail.

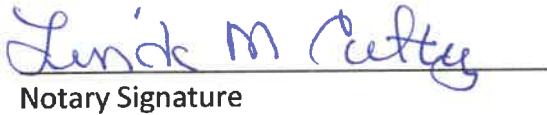
Questions about this order may be directed to [democontact@pascocountyfl.net](mailto:democontact@pascocountyfl.net)

  
James Friedrichs, CBO  
Deputy Building Official

State of Florida,  
County of Pasco

The foregoing instrument was acknowledged before me, by means of  physical presence or  online  
notarization, this 2nd day of July, (2024) by James Friedrich.



  
Notary Signature

Notary Expires

CC:

Sent Certified Mail and First-Class Mail

20-15125 LITTLE TRUST  
KATHLEEN ROBERTS TRUSTEE  
8348 BLUEBERRY DRIVE 1  
NEW PORT RICHEY, FL 34653

No: 9489 0090 0027 6318 8163 60

20-15125 LITTLE TRUST OR OCCUPANT  
15125 LITTLE ROAD  
HUDSON, FL 34667

No: 9489 0090 0027 6318 8163 77

EXHIBIT "A"

The South one-half (S1/2) of the South 273 feet of the North 546 feet of Lot 8, Block "A" of GULF COAST ACRES ADDITION, according to the Plat thereof as recorded in Plat Book 5, Page(s) 145, as recorded in the public records of Pasco County, Florida. Less and Except the following as contained in Order of Taking recorded in C.R. Book 3987, Page 1681, being more particularly described as follows:

A portion of the South 1/2 of the South 273 feet of the North 546 feet of Lot 8, Block "A", GULF COAST ACRES ADDITION as shown on the plat recorded in Plat Book 5, Page 145 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of said Lot 8; thence along the East line of said Lot 8, North 00°52'35" East, a distance of 752.51 feet to the South line of the South 273 feet of the North 546 feet of said Lot 8 for a Point of Beginning; thence along said South line, North 89°40'13" West, a distance of 101.97 feet; thence a distance of 136.64 feet along the arc of a curve to the left to the North line of the South 1/2 of the South 273 feet of the North 546 feet of said Lot 8, said curve having a radius of 15006.75 feet, a central angle of 00°31'18" and a chord of 136.64 feet which bears North 02°15'38" West; thence along said North line, South 89°40'13" East, a distance of 109.45 feet to the East line of said Lot 8; thence along the East line South 00°52'35' West, a distance of 136.51 feet to the Point of Beginning.

Subject to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record.