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INSTR# 2024117437 BK 11040 PG 774
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: MADRIZ HECTOR ERASMO MORENO & MORENO STELLA
Interested Parties: PASCO COUNTY CONSTRUCTION BOARD; SCHONBRUN HARVEY, TRUSTEE
Case No.: CD22-00139
Parcel ID: 31-23-21-0000-00300-0030
Address: 33901 TRILBY ROAD, DADE CITY, FL 33523
Legal Description: SEE ATTACHED 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.

Demolition Contact

4111 Land O Lakes, Blvd. | Suite 108 | Land O Lakes, FL 34639 | democontact@pascocountyfl.net

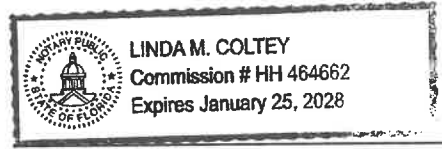
Questions about this order may be directed to democontact@pascocountyfl.net


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.


Linda M. Coltey
Notary Signature



Notary Expires

CC:

Sent Certified Mail and First-Class Mail

No: 9489 0090 0027 6318 8163 39

MADRIZ HECTOR ERASMO MORENO &
MORENO STELLA or OCCUPANTS
33901 TRILBY ROAD
DADE CITY, FL 33523-6419

No: 9489 0090 0027 6318 8163 46

PASCO COUNTY CONSTRUCTION BOARD
4111 LAND O LAKES BOULEVARD, STE 108
LAND O LAKES, FL 34639

No: 9489 0090 0027 6318 8163 53

HARVEY SCHONBRUN, TRUSTEE
1802 N MORGAN STREET
TAMPA FL 33603

EXHIBIT "A"

Beginning at the Southeast corner of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 23 South, Range 21 East, Pasco County, Florida, running thence West 305 feet, thence North 190 feet, thence East 305 feet, thence South 190 feet to the Point of Beginning, subject to utility easement. And subject to the use of that certain well located upon the above described property in favor of the property contiguous to and immediately West of the above described property, said property being legally described as follows: Beginning 120 feet South of the Northeast corner of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 23 South, Range 21 East, Pasco County, Florida, running thence West 510 feet, thence South 210 feet, thence East 205 feet, thence North 190 feet, thence East 305 feet, thence North 20 feet to the Point of Beginning, subject to utility easement.