

RESOLUTION 11-R74

COUNCIL ITEM 11E  
DATE 10/17/11

A RESOLUTION AMENDING RESOLUTION 11-R15 IDENTIFYING CERTAIN PROPERTY WITHIN THE CITY OF PORT ST. LUCIE A THREAT TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY PURSUANT TO CHAPTER 40 OF THE PORT ST. LUCIE CITY CODE; PROVIDING FOR A NEW HEARING DATE TO DETERMINE WHETHER THE AFFECTED PROPERTIES SHOULD BE FOUND A PUBLIC NUISANCE; PROVIDING NOTICE TO THE OWNERS AND MORTGAGEE(S) OF THE PROPERTIES OF SAID HEARING DATE; PROVIDING AN EFFECTIVE DATE

---

WHEREAS, Conditions exist on certain property located within the City of Port St. Lucie located at:

- 2633 SE Gowin Drive

WHEREAS, the property was declared a threat to the health, welfare, and safety of the community pursuant to Resolution 11-R15 for conditions more specifically identified and described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the conditions violate Port St. Lucie City Code Chapter 41; and

WHEREAS, the owners and mortgagees are hereby informed that a failure to timely respond to this notice and/or appear at the hearing as set forth herein shall be deemed an admission of the existence of a public nuisance on the property at issue and may result in abatement of the nuisance by the City; and

WHEREAS, the cost of such abatement and costs of service and/or publication incurred by the City shall constitute a special assessment against said properties;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE THAT:

Section 1. Conditions exist on certain property as set forth herein, which violate Chapter 41, Port St. Lucie City Code and constitute a threat to the public health, safety, and general welfare.

Section 2. The property owners and mortgagees of record shall be notified of this proceeding by service pursuant to Port St. Lucie City Code Section 40.17(3).

Section 3. A show cause hearing shall be set upon proper service of the parties having been made in the Chambers of the Port St. Lucie City Council, located at

RESOLUTION 11-R74

City Hall, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984. Further information concerning the hearing may be obtained by calling the Legal Department of the City of Port St. Lucie at 772-344-4386.

Section 4. At said hearing, the property owners and mortgagees of the property may present all evidence and argument to show cause why the removal or abatement of the violations on their property should not be required.

Section 5. If good and sufficient cause cannot be shown, the City Council upon review of each property, evidence, and argument may declare such property a public nuisance and shall require the removal or abatement of the public nuisance by the property owner and mortgagee because of the unlawful condition and detriment to the community.

Section 6. If the property owner or mortgagee fails to abate the nuisance, the City may do so with City forces or by independent contractor and levy the cost of the abatement against the property as a special assessment.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 17<sup>th</sup> day of October, 2011.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

By: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
Roger G. Orr, City Attorney

---

**MEMORANDUM**

---

TO: JERRY A. BENTROTT, CITY MANAGER

THRU: ROGER G. ORR, CITY ATTORNEY *RGO*

FROM: GABRIELLE TAYLOR, ASSISTANT CITY ATTORNEY *GT*

DATE: OCTOBER 11, 2011

SUBJECT: RESOLUTION TO DECLARE CERTAIN PROPERTY WITHIN THE CITY OF  
PORT ST. LUCIE A THREAT TO THE HEALTH, SAFETY, AND GENERAL  
WELFARE OF THE COMMUNITY

---

Attached hereto please find a proposed amended resolution declaring the following property a threat to the health, safety, and general welfare of the community, and setting a hearing date to be placed on the October 17, 2011 City Council agenda for consideration.

- 2633 Se Gowin Drive

Should you have any further questions or need any additional information, please contact me at 871-7352.

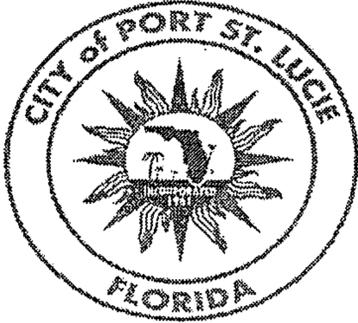
GT/liw  
Attach.

**RECEIVED**

OCT 12 2011

City Manager's Office

EXHIBIT A



ORDER TO SHOW CAUSE  
CITY OF PORT ST. LUCIE NUISANCE ABATEMENT

YOU ARE HEREBY ORDERED TO SHOW CAUSE:

A condition exists on certain property as set forth below, which constitutes a nuisance pursuant to Chapter 40, Port St. Lucie City Code and constitutes a threat to the public health, safety, and general welfare.

Address:

2633 SE Gowin Drive, Port St. Lucie, Florida, 34952

Legal Description:

Lot 28, in Block 182, Port St. Lucie Section 14, according to the Plat thereof, as recorded in Plat Book 16, Pages 29, 29A through 29C of the Public Records of St. Lucie County, Florida.

Pursuant to a search of the St. Lucie County Property Appraiser's records and St. Lucie County public records the property appears to be owned by: Twila J. Behres and Melissa A. Behres

Countrywide Home Loans Servicing, L.P, may have an interest in the property as owner or mortgagee.

**The conditions at issue violate Port St. Lucie City Code Section(s) 41.08(b) and 41.10(g) and are more described as high grass and weeds and damaged roof.**

**A hearing is set for the 21st of November, 2011, at 2:00 P.M. in the Chambers of the Port St. Lucie City Council, located at City Hall, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984. A failure to respond or appear at the hearing shall be deemed an admission of the existence of a public nuisance and may result in the abatement of the nuisance by the City. Further information concerning the hearing may be obtained by calling the Legal Department of the City of Port St. Lucie at 772-873-6525.**

At said hearing, the property owner and mortgagee may present all evidence and argument to show cause why the removal or abatement of the public nuisance should not be required. If good and sufficient cause cannot be shown, the City Council may declare the property a public nuisance and shall require the removal or abatement of the public nuisance by the property owner not later than 21 days after such finding. If the property owner fails to abate the nuisance, the City may do so with City forces or by independent contractor and levy the cost of the abatement against the property as a special assessment. Such special assessment lien shall be coequal with the lien of all state, county, district, and municipal taxes and superior in dignity to mortgages and all other liens regardless of the date of recording. A failure to pay said lien may result in a loss of title to your property.







