

RESOLUTION 11-R76

A RESOLUTION 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 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:

- 4061 SW Alice Street
- 2361 SW Blaine Terrace
- 1997 SE Bolton Avenue
- 863 SE Carnival Avenue
- 913 SW S. Globe Avenue

WHEREAS, the property and conditions thereof are more specifically identified and described in Exhibits A, B, C, D and E attached hereto and incorporated herein; and

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

WHEREAS, the owners and mortgagees of said properties shall be provided notice of the apparent violation(s) and shall have the opportunity to be heard as to why said properties should not be declared a public nuisance pursuant to Chapter 40, Port St. Lucie City Code; 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 by the City shall constitute a special assessment against said properties;

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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 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.

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Section 7. In the event this Resolution is challenged or found invalid as it may affect any individual property identified herein, it shall not affect the validity of this Resolution as to the remaining properties.

Section 8. This Resolution becomes effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this ____ day of _____, 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

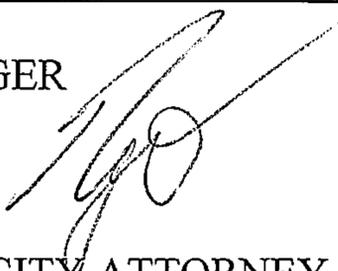
THRU: ROGER G. ORR, CITY ATTORNEY

FROM: GABRIELLE TAYLOR, ASSISTANT CITY ATTORNEY

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

*Signed in attorney's
absence to avoid delay*



Attached hereto please find a proposed resolution declaring the following properties 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.

- 4061 SW Alice Street
- 2361 SW Blaine Terrace
- 1997 SE Bolton Avenue
- 863 SE Carnival Avenue
- 913 SW S. Globe Avenue

RECEIVED

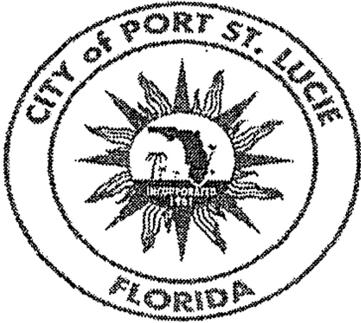
OCT 12 2011

City Manager's Office

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

GT/liw
Attach.

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:

4061 SW Alice Street, Port St. Lucie, Florida, 34952

Legal Description:

Lot 21, in Block 1894, Port St. Lucie Section 19, according to the Plat thereof, as recorded in Plat Book 13, Page 19, 19A through 19K 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: Carlos Vargas and Carolina Vargas

Atlantic Dade Mortgage, Corp DBA Approved Home Lending, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.10 and are more fully described as rotted wood on the facia around the entire house.

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.

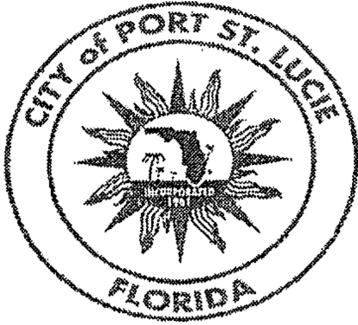








EXHIBIT B



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:

2361 SW Blaine Terrace, Port St. Lucie, Florida, 34953

Legal Description:

Lot 6, in Block 1311, Port St. Lucie Section 12, according to the Plat thereof, as recorded in Plat Book 12, Page 55, 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: Ana C. Alaez.

MSMC VENTURE, LLC, 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(a), 41.08(b), 41.10(b), and are more fully described as door driveway and swale liner work not completed , high grass and weeds and broken windows.

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.







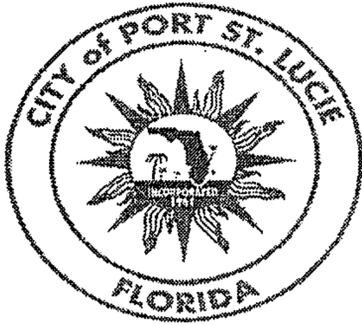








EXHIBIT C



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:

1997 SE Bolton Avenue, Port St. Lucie, Florida, 34952

Legal Description:

Lot 1, in Block 47, Port St. Lucie Unit 6, according to the Plat thereof, as recorded in Plat Book 12, Page 55, 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: Gary Basham and Julie Basham.

The Bank of New York as Trustee for the Certificate Holders CWL, Inc. Asset-Backed Certificates, Series 2005-08, 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), 41.09, and are more fully described as high grass and weeds, and unmaintained pool without approved pool cover

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.













1997 SE BOLTON

EXHIBIT D



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:

863 SE Carnival Avenue, Port St. Lucie, Florida, 34983

Legal Description:

Lot 16, in Block 398, Port St. Lucie Section 3, according to the Plat thereof, as recorded in Plat Book 12, Page 13A to 13I, 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: Gary Basham and Julie Basham.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.08(b), 41.09(a), and are more fully described as high grass and weeds, and unmaintained pool without approved pool cover

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.

8-2011



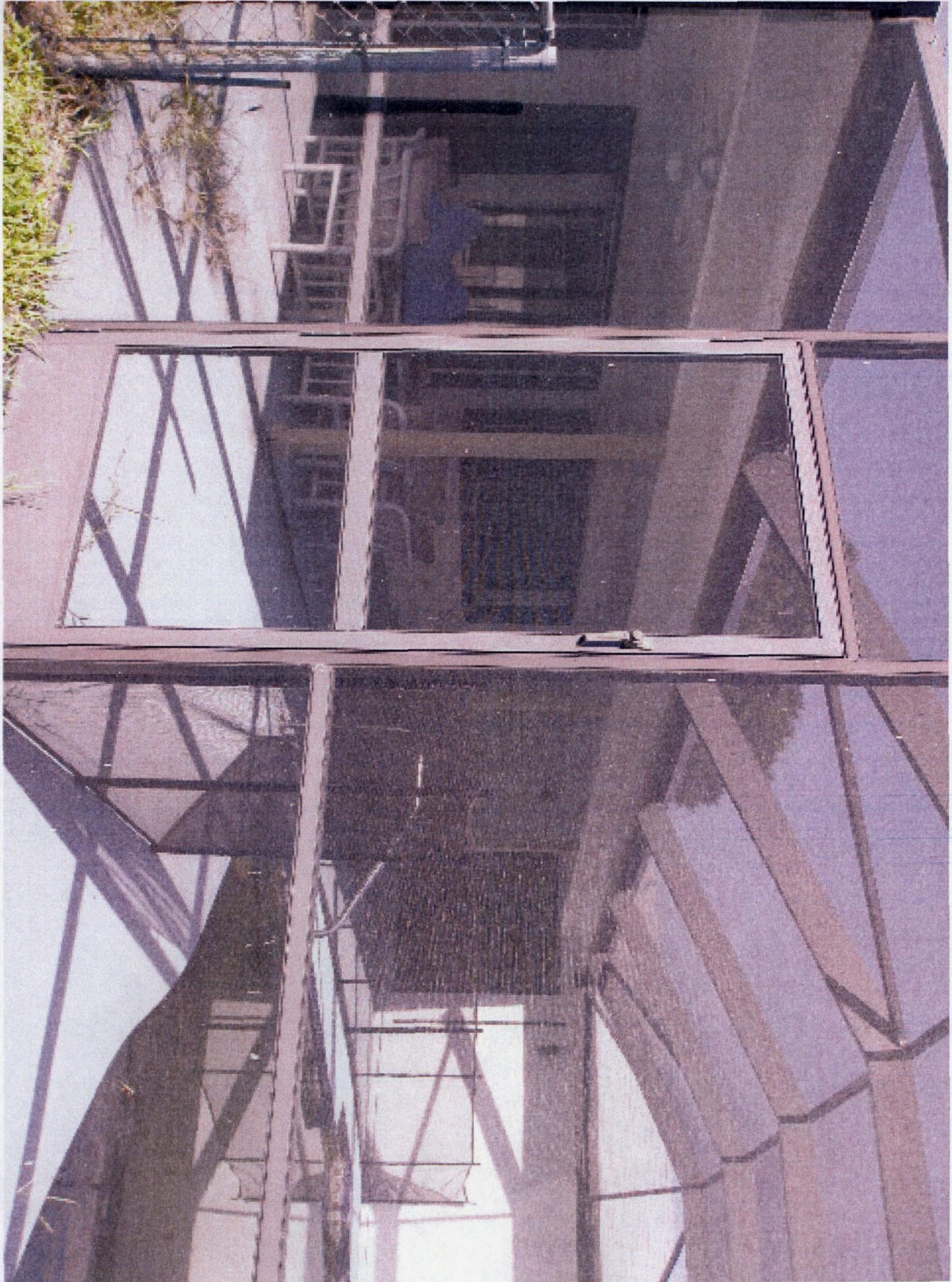
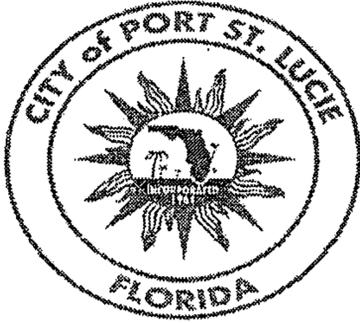






EXHIBIT E



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:

913 SW S. Globe Avenue, Port St. Lucie, Florida, 34953

Legal Description:

Lots 8, 9, 10, 11 and 12, Block 1449, Port St. Lucie Section 15 according to the Plat thereof, as recorded in Plat Book 13, Page 6 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: Sea Knight, LLC.

The condition at issue violates Port St. Lucie City Code Section(s) 95.03, and is more fully described as dead trees on vacant lot within 115 feet of structure, power lines or roadway. Photos are attached.

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.



913 SW SOUTH GLOBE AVE



913 SW SOUTH GLOBE AVE