

A RESOLUTION IDENTIFYING CERTAIN PROPERTIES 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 properties located within the City of Port St.

Lucie located at:

- 2101 SE Bisbee Street
- 1732 SE Burgundy Lane
- 205 SW Chapman Avenue
- 273 SE Eyerly Avenue
- 2486 SE Perugia Street
- 3057 SE Pruitt Road

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

RESOLUTION 12-R129

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 772-873-6525.

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.

RESOLUTION 12-R129

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 10th day of December, 2012.

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



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:

2101 SE Bisbee Street, Port St. Lucie, FL 34952

Legal Description:

Lot 26, Block 127, South Port St. Lucie Unit 04, according to the Plat thereof, as recorded in Plat Book 13, Page 11 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: Shalonda McGill and Rodney McGill.

U.S Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB-5, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Sections 41.08(b), 41.08(h), 41.09(a), 41.09(b) and 41.10(b), 41.10(g), 41.10(i), 41.10(k) and are more fully described as high grass and weeds, decorative driveway lights in need of repair, unmaintained and unsecure pool, torn and missing screens, roof in need of repair, soffits in need of repair and boarded windows and door.

A hearing is set for the 14th day of January, 2013 at 7:00 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 A









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:

1732 SE Burgundy Lane, Port St. Lucie, FL 34952

Legal Description:

Lot 20, Block 222, South Port St. Lucie Unit 16, according to the Plat thereof, as recorded in Plat Book 16, at Page 43 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: Earl R. Finney, Jr., and Louis J. Finney

GMAC Mortgage Corporation, DBA ditech.com, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Sections 41.08(b), 41.09(a), 41.09(b), 41.10(b) and 41.10(k), and are more fully described as high grass and weeds, unmaintained and unsecure pool, fence in need of repair and boarded windows.

A hearing is set for the 14th day of January, 2013 at 7:00 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:

205 SW Chapman Avenue, Port St. Lucie, FL 34952

Legal Description:

Lot 17, Block 702, Port St. Lucie Section 18, according to the Plat thereof, as recorded in Plat Book 13, Page 17, 17A through 17K 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: Ben Korngold.

The Bank of New York Mellon f/k/a The Bank of New York, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Sections 41.08(b), 41.10(a), 41.10(b), 41.10(d), 41.10(e), 41.10(f), 41.10(g), 41.10(k)(1), 41.10(l), and 158.211, and are more fully described as high grass and weeds, general property maintenance associated with fire damage to the entire structure, roof damage and open storage.

A hearing is set for the 14th day of January, 2013 at 7:00 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 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:

273 SE Eyerly Avenue, Port St. Lucie, FL 34983

Legal Description:

Lot 10, Block 291, Port St. Lucie Section 2, according to the Plat thereof, as recorded in Plat Book 12, Page 12A through 12D 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: Marie J. Jean-Louis.

Deutsche Bank National Trust Company, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Sections 41.08(b), 41.09(a), 41.09(b), 41.10(b), and 41.10(k) and are more fully described as high grass and weeds, unmaintained and unsecure pool, torn and/or missing screens and wood over windows and doors.

A hearing is set for the 14th day of January, 2013 at 7:00 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 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:

2486 SE Perugia Street, Port St. Lucie, FL 34952

Legal Description:

Lot 55, Block 53, South Port St. Lucie Unit 5, according to the Plat thereof, as recorded in Plat Book 14, Pages 12 through 12A 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: Julio Cruz III.

Citimortgage, Inc, may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Sections 41.07(c), 41.08(d), 41.09(a), 41.09(b) and 41.10(i), and are more fully described as severe overgrowth surrounding the structure, high grass and weeds, unmaintained and unsecured pool, missing soffits and missing gate on fence.

A hearing is set for the 14th day of January, 2013 at 7:00 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 F



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:

3057 SE Pruitt Road, Port St. Lucie, FL 34952

Legal Description:

Lot 17, Block 1, South Port St. Lucie Unit 1, according to the Plat thereof, as recorded in Plat Book 12, Page 1 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: Bank of America, N.A.

The conditions at issue violate Port St. Lucie City Code Sections 41.08(b), 41.10(b), and are more fully described as high grass and weeds and roof in need of repair

A hearing is set for the 14th day of January, 2013 at 7:00 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.





MEMORANDUM

TO: GREGORY J. ORAVEC, CITY MANAGER

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

FROM: STEFANIE A. BESKOVOYNE, ASSISTANT CITY ATTORNEY *SB*

DATE: NOVEMBER 29, 2012

SUBJECT: RESOLUTION TO DECLARE CERTAIN PROPERTIES 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 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 **December 10, 2012** City Council agenda for consideration.

- 2101 SE Bisbee Street
- 1732 SE Burgundy Lane
- 205 SW Chapman Avenue
- 273 SE Eyerly Avenue
- 2486 SE Perugia Street
- 3057 SE Pruitt Road

Should you have any questions or need any additional information, please contact me at 873-6332.

SB/liw
Attach.

RECEIVED

NOV 30 2012

City Manager's Office