

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:

- 749 NW Cardinal Drive
- 1402 SW Empire Street
- 1082 SW Spataro Avenue
- 2014 SE Triumph Road
- 2067 SE Triumph Road
- 514 NW Kilpatrick Avenue
- 4451 NW Alsace Avenue
- 285 NE Sagamore Terrace
- 432 SW Curtis Street

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

RESOLUTION 11-R83

WHEREAS, the cost of such abatement 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 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.

RESOLUTION 11-R83

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 21st day of November, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

By: _____

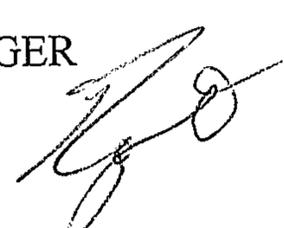
JoAnn M. Faiella, Mayor

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: STEFANIE BESKOVOYNE, ASSISTANT CITY ATTORNEY 

DATE: NOVEMBER 15, 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 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 November 21, 2011 City Council agenda for consideration.

- 749 NW Cardinal Drive
- 1402 SW Empire Street
- 1082 SW Spataro Avenue
- 2014 SE Triumph Road
- 2067 SE Triumph Road
- 514 NW Kilpatrick Avenue
- 4451 NW Alsace Avenue
- 285 NE Sagamore Terrace
- 432 SW Curtis Street

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

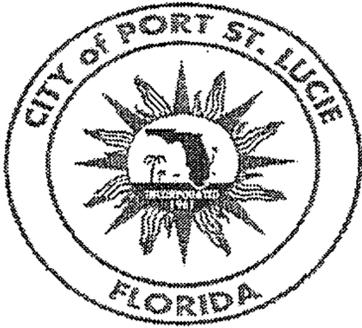
SB/liw
Attach.

RECEIVED

NOV 16 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:

749 NW Cardinal Drive, Port St. Lucie, FL 34983

Legal Description:

Lot 9, in Block 61, Port St. Lucie Section 25 according to the Official Records of St. Lucie County, Florida, Book 550, Page 1572.

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: Bruce V. Chambers.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.08(b), 41.08(e), 158.211 and are more fully described as high grass and weeds, inoperative vehicle and open storage.

A hearing is set for the 19th of December, 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.



04-10068 11-10-11
749 NW CARDINAL DR

11/10/2011

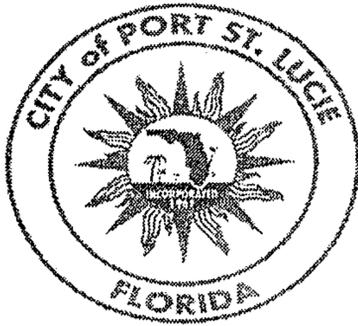


04-10068 11-10-11
749 NW CARDINAL DR



04-10068 11-10-11
749 NW CARDINAL DR

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:

1402 SW Empire Street, Port St. Lucie, FL 34983

Legal Description:

Lot 20, in Block 184, Port St. Lucie Section 4 according to the Plat thereof, as recorded in Plat Book 12, Page 14 and 14A through 14F, 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: Doolarie Samial.

Countrywide Home Loans, Inc 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(b), and are more fully described as missing shingles, damaged garage door and damaged fence.

A hearing is set for the 19th of December, 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.

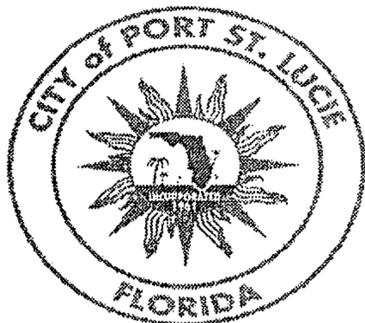
1402







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:

1082 SW Spataro Avenue, Port St. Lucie, FL 34953

Legal Description:

Lot 3, in Block 1937, Port St. Lucie Section 19 according to the Plat thereof, as recorded in Plat Book 13, Page 19, 19A to 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: Joseph Jahn.

Wells Fargo Bank, N.A, 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(d), 41.10(b), 41.10(f), 158.211 and are more fully described as damaged wood fence, damaged roof with blue tarp, rotten wood siding and open storage.

A hearing is set for the 19th of December, 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







340-4000
REALE
THOMAS & SONS
EXCLUSIVE
TERMINAL



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:

2014 SE Triumph Road, Port St. Lucie, FL 34952

Legal Description:

Lot 3, in Block 206, of South Port St. Lucie Unit Fifteen, according to the Plat thereof as recorded in Plat Book 16, Page 42, 42A to 42F, 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: Michael Brothers.

Nationstar Mortgage, 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(d), 41.08(e), 41.009(a), 41.10(b) and 73.02, and are more fully described as damaged fence gate, inoperative vehicle not displaying current tag, unmaintained pool, missing soffit, missing fascia and plywood on windows.

A hearing is set for the 19th of December, 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.



11-01136 11-14-11
2014 SE TRIUMPH RD



11-01136 11-14-11
2014 SE TRIUMPH RD



11-01136 11-14-11
2014 SE TRIUMPH RD



11-01136 11-14-11
2014 SE TRIUMPH RD



11-01136 11-14-11
2014 SE TRIUMPH RD

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:

2067 SE Triumph Road, Port St. Lucie, FL 34952

Legal Description:

Lot 2, in Block 205, of South Port St. Lucie Unit 15, according to the Plat thereof as recorded in Plat Book 16, Page 42, 42A to 42F, 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: BAC Home Loans Servicing, L.P F/K/A Countrywide Home Loans Servicing, L.P.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.08(b), 41.08(d), 41.09(a), 41.10(g), 41.10(k), 158.211 and are more fully described as high grass and weeds, damaged fence gate, rotted shed in disrepair, unmaintained and unsecured pool, boarded doors, torn screens, broken windows, rear sliding door missing, damaged roof and open storage.

A hearing is set for the 19th of December, 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.



10-05285 11-14-11
2067 SE TRIUMPH RD



10-05285 11-14-11
2067 SE TRIUMPH RD



10-05285 11-14-11
2067 SE TRIUMPH RD



10-05285 11-14-11
2067 SE TRIUMPH RD



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2067 SE TRIUMPH RD



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2067 SE TRIUMPH RD

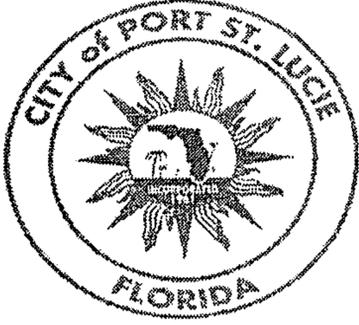


10-05285 11-14-11
2067 SE TRIUMPH RD



10-05285 11-14-11
2067 SE TRIUMPH RD

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:

514 NW Kilpatrick Avenue, Port St. Lucie, FL 34983

Legal Description:

Lot 23, in Block 99, Port St. Lucie Section 27, according to the Plat thereof as recorded in Plat Book 14, Page 5, 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: Cody Burgsteiner.

The Bank of New York, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2006-2, 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(d), 41.10(b), 41.10(k), and are more fully described as damaged fence, damaged windows, damaged screens, and mold and mildew on the exterior of the house.

A hearing is set for the 19th of December, 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.



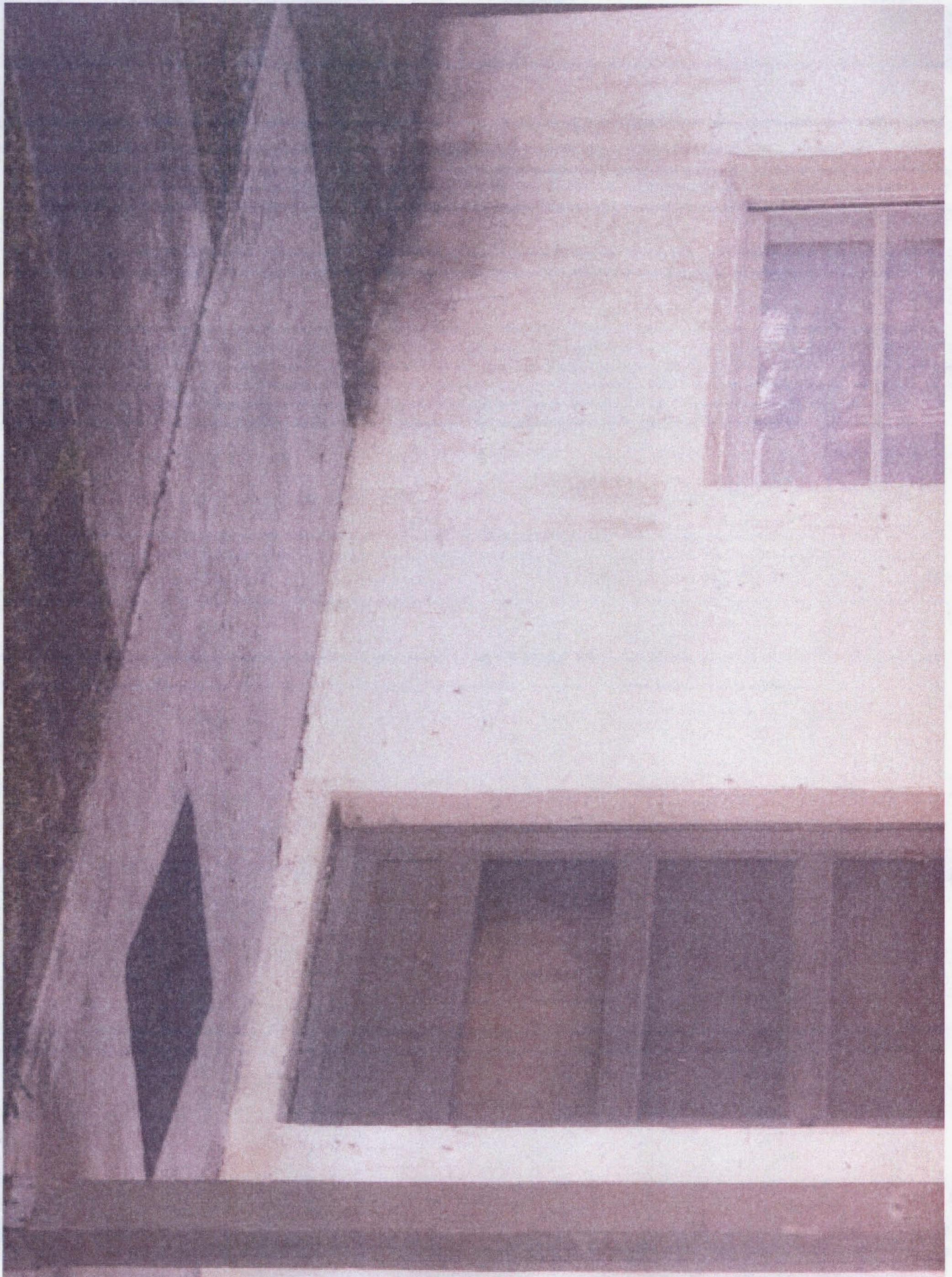
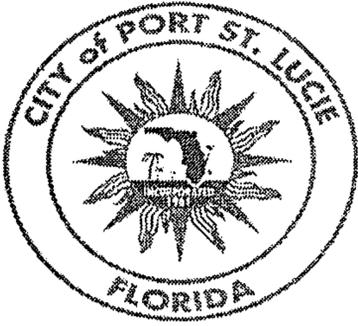




EXHIBIT G



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:

4451 NW Alsace Avenue, Port St. Lucie, FL 34983

Legal Description:

Lot 11, in Block 2975, Port St. Lucie Section 43, according to the Plat thereof as recorded in Plat Book 16, Page 15, 15A through 15L, 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: John A. Vilandry and Dawn M. Vilandry.

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 Section(s) 41.09(a), 41.09(b) and are more fully described as unsecured and unmaintained pool.

A hearing is set for the 19th of December, 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.

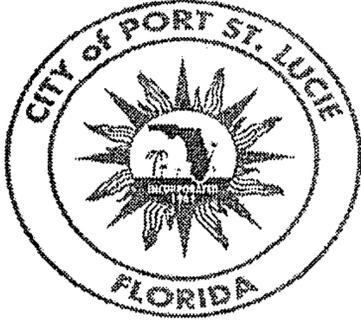
At said hearing, the property owner and mortgagee may present all evidence and argument to show cause why the removal or abatement of the public nuisance should not be required. If good and sufficient cause cannot be shown, the City Council may declare the property a public nuisance and shall require 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.



020 7-12
4451 NW ALSACE AVE



EXHIBIT H



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:

285 NE Sagamore Terrace, Port St. Lucie, FL 34953

Legal Description:

Lot 47, in Block 463, Port St. Lucie Section 26 according to the Plat thereof, as recorded in Plat Book 14, Page 4 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: Ronald Williams and Jutta Williams.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.09(a) and is more fully described as unmaintained pool.

A hearing is set for the 19th of December, 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.



11-07620 11-10-11
285 NE SAGAMORE TER



11-07620 11-10-11
285 NE SAGAMORE TER



285 NE SAGAMORE TER

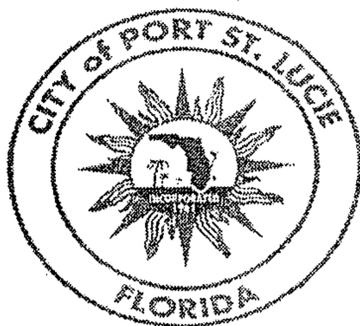


285 NE SAGAMORE TER



285 NE SAGAMORE TER

EXHIBIT I



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:

432 SW Curtis Street, Port St. Lucie, FL 34983

Legal Description:

Lot 17, in Block 126, Port St. Lucie Section 27 according to the Plat thereof, as recorded in Plat Book 14, Pages 5, 5A through 5I 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: Satish Dharmaraj.

Select Portofino Servicing Inc. may have an interest in the property as owner or mortgagee.

The conditions at issue violate Port St. Lucie City Code Section(s) 41.09(a), 41.09(b) and 41.10(b) and 158.211 and are more fully described as unmaintained and unsecured pool, damaged fence, damaged garage door, damaged windows, damaged doors and open storage.

A hearing is set for the 19th of December, 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.









