

**RESOLUTION NO. 22-82**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AMOUNT OF \$1,832.22 TO BE LIENED ON PROPERTY LOCATED AT 109 SEACLUSION DRIVE, FOR COSTS INCURRED BY THE CITY TO ABATE NUISANCES LOCATED UPON SUCH PROPERTY; AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO RECORD THE LIEN AND NOTIFY INTERESTED PARTIES OF SUCH LIEN; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 15-25 of the City's Code of Ordinances, the City has undertaken the abatement of public nuisances defined by Section 15-17 of the City Code, following notice and failure by the Owners to comply with the City's nuisance abatement ordinance; and

**WHEREAS**, pursuant to 15-26 of the City's Code, the City Council shall assess the entire cost of the abatement of the nuisance against the property, inclusive of all administrative, legal, postal and publication expenses, and any other direct or indirect costs associated therewith.

**NOW THEREFORE, BE IT RESOLVED** by the City Council that a lien be assessed against the following property in the amount set forth below:

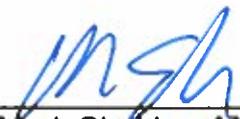
PROPERTY ID NO.	APPARENT OWNER OF PARCELS	ADDRESS	AMOUNT OF LIEN
33830-304-000	Gail P. Bradbury	109 Seaclusion Drive	\$1,832.22

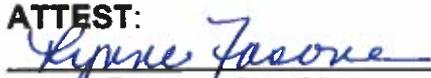
**AND BE IT FURTHER RESOLVED** that the appropriate officers of the City are hereby authorized and directed to record such lien and notify the Tax Collector and all interested parties of such lien.

**THIS RESOLUTION** shall be effective immediately upon passage.

**PASSED** in regular session this 27<sup>th</sup> day of January, 2022.

**CITY OF PANAMA CITY BEACH**

By:   
Mark Sheldon, Mayor

**ATTEST:**  
  
Lynne Fasone, City Clerk



City of  
**Panama City Beach**

**PCB City Hall**  
 17007 PCB Parkway  
 PCB, FL. 32413  
 P: (850) 233-5100  
 F: (850) 233-5108  
 www.pcbfl.gov

**CODE ENFORCEMENT**  
**NOTICE OF LIEN FOR NUISANCE ABATEMENT**

January 28, 2022

VIA CERTIFIED AND REGULAR MAIL

Gail P. Bradbury  
 109 Seaclusion Drive  
 Panama City Beach, FL 32413

And the following interested parties:

Current Resident  
 109 Seaclusion Drive  
 Panama City Beach, FL 32413

Wells Fargo Bank, N.A.  
 P.O. Box 11701  
 Newark, NJ 07101-4701

RE: Property located at 109 Seaclusion Drive  
 Panama City Beach, FL 32413  
 Parcel ID No. 33830-304-000

PREPARED BY: Melissa Deese for James Tindle  
 DEPARTMENT: Building and Planning

- Pursuant to Section 15-25 of the City of Panama City Code of Ordinances, the City has undertaken certain actions to abate the nuisance located at 109 Seaclusion Drive Panama City Beach, FL 32413

**Mayor**  
 Mark Sheldon

**Vice Mayor**  
 Geoff McConnell

**Ward 1**  
 Paul Casto

**Ward 2**  
 Phil Chester

**Ward 4**  
 Michael Jarman

**City Manager**  
 Drew Whitman

*Home of the world's most beautiful beaches.*

2. The amount of the City's abatement lien is as follows:

Labor & Clean-up: \$1,400.00

Title Search Report (Update): \$75.00

Postage: \$69.72

Attorney Fees: \$235.00

Recording Fees: \$52.50

**TOTAL: \$ 1,832.22**

3. Pursuant to Section 25-34, Code of Panama City Beach, Florida, notice is hereby given that there has been assessed, pursuant to the provisions of said law, against the above named person/business at the above stated address, owner of the property described as:

**LOT 104, SEACLUSION BEACH, ACCORDING TO PLAT ON FILE IN PLAT BOOK 15, PAGE 39, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.**

Civil Penalties and costs of an administrative hearing, if applicable, including a reasonable attorney's fee, if applicable, and repair costs, if applicable, which, after demand for the payment thereof remains unpaid, and by the virtue of the above mentioned law, the amount constitutes a lien in favor of Panama City Beach, Florida upon the title to and interest in, whether legal or equitable, the property herein above described; said lien shall be prior to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. Panama City Beach, Florida may foreclose or otherwise execute on the lien as provided for by the law.

WITNESS: The official seal of the City of Panama City Beach and the hand of the City Clerk thereof, City of Panama City Beach, Bay County, Florida.

Dated this 28<sup>th</sup> day of January, 2022.

By: Lynne Fasone  
Lynne Fasone, City Clerk



City of  
**Panama City Beach**

PCB City Hall  
 17007 PCB Parkway  
 PCB, FL. 32413  
 P: (850) 233-5100  
 F: (850) 233-5108  
 www.pcbfl.gov

**CODE ENFORCEMENT  
 INVOICE FOR NUISANCE ABATEMENT**

November 8, 2021

**DUE UPON RECEIPT**

VIA CERTIFIED AND REGULAR MAIL

Gail P. Bradbury  
 109 Seaclusion Drive  
 Panama City Beach, FL 32413

And the following interested parties:

Current Resident  
 109 Seaclusion Drive  
 Panama City Beach, FL 32413

Wells Fargo Bank, N.A.  
 P.O. Box 11701  
 Newark, NJ 07101-4701

RE: Property located at 109 Seaclusion Drive  
 Panama City Beach, FL 32413  
 Parcel ID No. 33830-304-000

PREPARED BY: Melissa Deese for James Tindle  
 DEPARTMENT: Building and Planning

1. Pursuant to Section 15-25 of the City of Panama City Code of Ordinances, the City has undertaken certain actions to abate the nuisance located at 109 Seaclusion Drive, Panama City Beach, FL 32413

Mayor  
 Mark Sheldon

Vice Mayor  
 Geoff McConnell

Ward 1  
 Paul Casto

Ward 2  
 Phil Chester

Ward 4  
 Michael Jarman

City Manager  
 Drew Whitman

*Home of the world's most beautiful beaches.*

2. The amount of the City's abatement lien is as follows:

Labor & Clean-up: \$1,400.00  
Title Search Report (Update): \$75.00  
Postage: \$46.14  
Attorney Fees: \$235.00  
**TOTAL: \$1,756.14**

3. Pursuant to Section 25-34, Code of Panama City Beach, Florida, notice is hereby given that there has been assessed, pursuant to the provisions of said law, against the above named person/business at the above stated address, owner of the property described as:

**LOT 104, SEACLUSION BEACH, ACCORDING TO PLAT ON FILE IN PLAT BOOK 15, PAGE 39, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.**

Civil Penalties and costs of an administrative hearing, if applicable, including a reasonable attorney's fee, if applicable, and repair costs, if applicable, which, after demand for the payment thereof remains unpaid, and by the virtue of the above mentioned law, the amount constitutes a lien in favor of Panama City Beach, Florida upon the title to and interest in, whether legal or equitable, the property herein above described. Panama City Beach, Florida may foreclose or otherwise execute on the lien as provided for by the law.

**FAILURE TO PAY ALL AMOUNTS DUE UNDER THIS INVOICE WITHIN THIRTY (30) DAYS SHALL RESULT IN THE CITY PLACING A LIEN ON THE ABOVE-MENTIONED PARCEL(S). IN ADDITION, THE CITY MAY ASSESS THE AMOUNTS DUE HEREIN PURSUANT TO CHAPTER 197, FLORIDA STATUTES.**

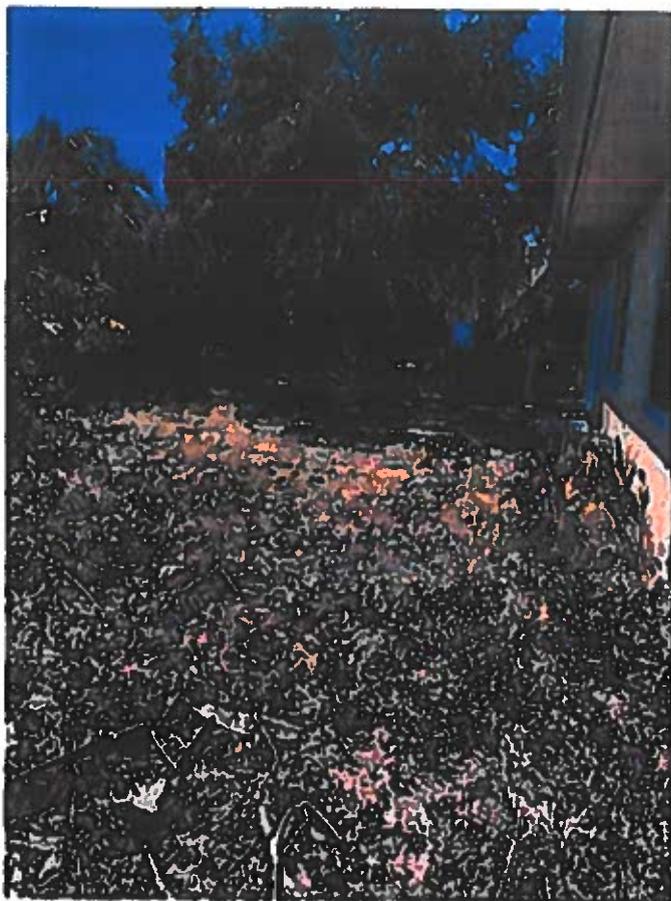
**WITNESS:** The official seal of the City of Panama City Beach and the hand of the City Clerk thereof, City of Panama City Beach, Bay County, Florida.

Dated this 5<sup>th</sup> day of November, 2021.



By: Lynne Fasone  
Lynne Fasone, City Clerk





**Sniley's Lawn & Tractor Service, LLC**  
 208 Cypress Avenue  
 Panama City, FL 32401

Date	Invoice #
10/22/2021	12219

<b>Bill To</b>
Panama City Beach Code Enforcement

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Cleanup & remove all debris/wash @ 109 Seclusion	1,400.00	1,400.00
<b>Thank you for your business.</b>		<b>Total</b>	<b>11,400.00</b>

Phone # 850-966-3716 Fax # 850-315-7981



City of  
**Panama City Beach**

PCB City Hall  
17007 PCB  
Parkway  
PCB, FL. 32413  
P: (850) 233-5100  
F: (850) 233-5108  
[www.pcbfl.gov](http://www.pcbfl.gov)

August 20, 2021

**VIA CERTIFIED AND REGULAR MAIL**

Gail P. Bradbury  
109 Seaclusion Drive  
Panama City Beach, FL 32413

And the following interested parties:

Current Resident  
109 Seaclusion Drive  
Panama City Beach, FL 32413

Wells Fargo Bank, N.A.  
P.O. Box 11701  
Newark, NJ 07101-4701

RE: Property located at 109 Seaclusion Dr  
Panama City Beach, FL 32413  
Parcel ID No. 33830-304-000

Dear Sir and/or Madam,

You are hereby notified by the City of Panama City Beach that the excessive growth of grass, weeds, vegetation, undergrowth, and accumulation of abandoned junk, including appliances, furniture, and trash at the above referenced address constitute a public nuisance as that term is defined by Sections 15-17(1), 15-17(3), 15-17(5) and 15-17(6) of the Code of Ordinances of the City of Panama City Beach. The nuisance is located on property in Bay County, Florida, as more particularly described on Exhibit A, attached and incorporated herein. The maintenance of this nuisance on the property is prohibited by Section 15-18 of the City's Code.

For these reasons, **YOU ARE HEREBY ORDERED** to cut and maintain the grass, weeds, vegetations, undergrowth below 12 inches on the property and properly remove the junk, abandoned materials, appliances, furniture, and trash throughout the property on or before 5 p.m. September 20, 2021.

Mayor  
Mark Sheldon

Vice Mayor  
Geoff McConnell

Ward 1  
Paul Casto

Ward 2  
Phil Chester

Ward 4  
Michael Jarman

City Manager  
Drew Whitman

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*Home of the world's most beautiful beaches.*

You are further notified that if you do not commence or complete the maintenance necessary to prevent further violation of the above cited sections of the City Code with the time limits set forth above, the City may thereafter undertake all such actions necessary to complete that yard maintenance and abate the nuisance, and assess the entire cost thereof, including administrative, legal, postal, and publishing expenses, against the above described property as provided by State law. *This assessment shall become due and payable at the same time and with the same priority as ad valorem taxes.*

You must appeal this order to the City Council within thirty (30) days of the date of service of this Notice and Order upon you, by written application to the City Manager. Copies of the City's Code of Ordinances are available at City Hall 17007 Panama City Beach Parkway, Panama City Beach, FL 32413.

City of Panama City Beach

  
James Tindle  
Code Enforcement Manager

City of Panama City Beach

  
Drew Whitman  
City Manager

cc: Mark Sheldon, Mayor  
City Council  
Mel Leonard, Building and Planning Director

**EXHIBIT A:  
LEGAL DESCRIPTION OF PROPERTY  
ON WHICH NUISANCE IS LOCATED**

**LOT 104, SEACLUSION BEACH, ACCORDING TO PLAT ON FILE IN PLAT  
BOOK 15, PAGE 39, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.**