

**RESOLUTION NO. 22-125**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AMOUNT OF \$1,056.87 TO BE LIENED ON PROPERTY LOCATED AT 200 OLEANDER COURT, 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 Section 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 PARCEL	ADDRESS	AMOUNT OF LIEN
33949-000-000	Peek Development, LLC	200 Oleander Court	\$1,056.87

**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 14<sup>th</sup> day of April, 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**

April 15, 2022

**VIA CERTIFIED AND REGULAR MAIL**

Peck Development, LLC  
C/O Michael S. Burke Esq.  
16215 Panama City Beach Parkway  
Panama City Beach, FL 32413

RE: Property located at 200 Oleander Court  
Panama City Beach, FL 32413  
Parcel ID No. 33949-000-000

PREPARED BY: Natasha Collier 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 200 Oleander Court, Panama City Beach, FL 32413
  
2. The amount of the City's abatement lien is as follows:  
 Labor: \$650.00 (Clean-up and Labor)  
 Title search report: \$150.00  
 Postage: \$98.87  
 Attorney Fees: \$ 80.00  
 Recording Fees: \$78.00  
**TOTAL: \$ 1,056.87**
  
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:

<b>Mayor</b> Mark Sheldon	<b>Vice Mayor</b> Geoff McConnell	<b>Ward 1</b> Paul Casto	<b>Ward 2</b> Phil Chester	<b>Ward 4</b> Michael Jarman	<b>City Manager</b> Drew Whitman
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**LOT 21, BLOCK J, OPEN SANDS, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 8, PAGE 67, OF THE 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 25<sup>th</sup> day of April, 2022.

By: Lynne Fasone  
Lynne Fasone, City Clerk



# Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401  
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



### Overview



### Legend

- Parcels
- 2022 Improved Sales
- 2022 Vacant Sales
- Roads

?							
<b>Parcel ID</b>	33949-000-000	<b>Owner</b>	PEEK DEVELOPMENT, LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	VACANT/XFOB		C/O MICHAEL S BURKE ESQ	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	13		16215 PANAMA CITY BCH	11/1/2007	\$100	QUAL/LEGL CHAR CHGD AFTER U	
<b>District</b>	PANAMA CITY		PKWY			SALE	
	BEACH		PANAMA CITY BEACH, FL	11/1/2007	\$55000	n/a	U
<b>Acres</b>	0.091		32413	MLS			
		<b>Physical Address</b>	200 OLEANDER CT				
		<b>Just Value</b>	Value \$66780				

(Note: Not to be used on legal documents)

Date created: 4/4/2022  
Last Data Uploaded: 4/4/2022 7:34:06 AM

Developed by Schneider GEOSPATIAL

Smiley's Lawn & Tractor Service, LLC

Invoice

909 Cypress Avenue  
Panama City, FL 32401

Date	Invoice #
12/22/2021	12277

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Remove all trash/debris from property @ Oleander Court Haul away old boat, 2 old rusted trailers, trash	650.00	650.00
Thank you for your business.		<b>Total</b>	<b>\$650.00</b>

Phone # 850-866-1716

Fax # 850-215-7981



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

**CODE ENFORCEMENT  
INVOICE FOR NUISANCE ABATEMENT**

February 3, 2022

**DUE UPON RECEIPT**

VIA CERTIFIED AND REGULAR MAIL

Peck Development, LLC  
C/O Michael S. Burke Esq.  
16215 Panama City Beach Parkway,  
Panama City Beach, FL 32413

Certified Mail #7021 0950 0000 3064 2650

**RE:** Property located at 200 Oleander Court  
Panama City Beach, FL 32413  
Parcel ID No. 33949-000-000

**PREPARED BY:** Natasha Collier 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 200 Oleander Court, Panama City Beach, FL 32413
2. The amount of the City's abatement lien is as follows:  
 Labor: \$650.00  
 Title search report: \$150.00  
 Postage: \$91.35  
 Attorney Fees: \$80.00  
**TOTAL: \$971.35**
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:

<b>Mayor</b> Mark Sheldon	<b>Vice Mayor</b> Geoff McConnell	<b>Ward 1</b> Paul Casto	<b>Ward 2</b> Phil Chester	<b>Ward 4</b> Michael Jarman	<b>City Manager</b> Drew Whitman
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**LOT 21, BLOCK J, OPEN SANDS, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 67, OF THE 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 24<sup>th</sup> day of February, 2021.

By: Lynne Fasone  
Lynne Fasone, City Clerk

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

**LOT 21, BLOCK J, OPEN SANDS, ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 8, PAGE 67, OF THE PUBLIC RECORDS  
OF BAY COUNTY, FLORIDA**



# CODE ENFORCEMENT







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

July 26, 2021

**VIA CERTIFIED AND REGULAR MAIL**

Peck Development, LLC  
C/O Michael S. Burke Esq.  
16215 Panama City Beach Pkwy  
Panama City Beach, FL 32413

Certified Mail#: 7020 1810 0000 0648 9396

RE: Property located 200 Oleander Court  
Panama City Beach, FL 32413  
Parcel ID No. 33949-000-000

Dear Sir and/or Madam,

You are hereby notified by the City of Panama City Beach that the structurally unsound fence and the excessive growth of grass, accumulation of weeds, vegetation, undergrowth, and other plant life on your property constitutes a public nuisance as that term is defined by Sections 15-17(1), 15-17(6), and 15-17(8) of the Code of Ordinances and LDC 5.02.03 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 remove or repair the fence around the property and remove all excess grass, accumulation of weeds, undergrowth, vegetation or other plant life in excess of eighteen inches throughout the property on or before 5 p.m. **August 26, 2021**.

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

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.*

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

  
Michelle Richardson  
Code Enforcement Officer

City of Panama City Beach

  
Drew Whitman  
City Manager

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