

RESOLUTION NO. 22-214

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA; APPROVING AN AMOUNT OF \$2,849.50 TO BE LIENED ON PROPERTY LOCATED AT 256 EAGLE 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 Section 15-26 of the City's Code, the City 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
34024-375-000	John B. Taylor	256 Eagle Drive	\$2,849.50

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 22nd day of September, 2022.

CITY OF PANAMA CITY BEACH

By 
MARK SHELDON, MAYOR

ATTEST:


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**

September 23, 2022

VIA CERTIFIED AND REGULAR MAIL

John B. Taylor
256 Eagle Drive
Panama City Beach, Florida 32407

And the following interested parties:

AMSOUTH BANK
Attn: Larry Daniels
P.O. Box 830721
Birmingham, AL 35283

123LOAN, LLC
85 Enterprise, Suite 200
Aliso Viejo, CA 92656

RE: Property located 256 Eagle Drive
Panama City Beach, FL 32407
Parcel ID No. 34024-375-000

PREPARED BY: Natasha Collier for Donovan McCabe
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 256 Eagle Drive, Panama City Beach, FL 32407

Mayor
Mark Sheldon

Vice Mayor
Ward 1
Paul Casto

Ward 2
Phil Chester

Ward 3
Mary Coburn

Ward 4
Michael Jarman

City Manager
Drew Whitman

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

Labor: \$2,500.00 (Clean-up and Labor)

Title search report: \$75.00

Postage: \$103.00

Attorney Fees: \$ 0.00

Recording Fees: \$171.50

TOTAL: \$ 2,849.50

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:

COMMENCE AT A CONCRETE MON. ON THE SOUTH R/W OF EAGLE DRIVE EAST AND THE EAST R/W OF EAGLE DRIVE, COLONY SUBDIVISION PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE S07°09'55" W, ALONG EAST R/W LINE OF EAGLE DRIVE, 668.79 FEET TO THE POINT OF BEGINNING; THENCE S54°40'14"W, 150 FEET TO THE EASTERLY R/W OF EAGLE DRIVE; THENCE N35°19'46"W, ALONG SAID R.W. OF EAGLE DRIVE 140 FEET TO THE POINT OF BEGINNING LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. A/K/A LOT 75, BLOCK "B".

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 29th day of September, 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**

July 28, 2022

DUE UPON RECEIPT

VIA CERTIFIED AND REGULAR MAIL

John B. Taylor
256 Eagle Drive
Panama City Beach, Florida 32407

Certified Mail #7021 2720 0001 7807 8897

Certified Mail #7021 2720 0001 7807 8880

And the following interested parties:

AMSOUTH BANK
Attn: Larry Daniels
P.O. Box 830721
Birmingham, AL 35283

Certified Mail #7021 2720 0001 7807 8873

123LOAN, LLC
85 Enterprise, Suite 200
Aliso Viejo, CA 92656

RE: Property located 256 Eagle Drive
Panama City Beach, FL 32407
Parcel ID No. 34024-375-000

PREPARED BY: Natasha Collier for Donovan McCabe
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 256 Eagle Drive, Panama City Beach, FL 32407

Mayor
Mark Sheldon

Vice Mayor
Ward 1
Paul Casto

Ward 2
Phil Chester

Ward 3
Mary Coburn

Ward 4
Michael Jarman

City Manager
Drew Whitman

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

Labor: \$2,500.00 (Clean-up and Labor)

Title search report: \$75.00

Postage: \$74.97

Attorney Fees: \$0.00

TOTAL: \$2,649.97

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:

COMMENCE AT A CONCRETE MON. ON THE SOUTH R/W OF EAGLE DRIVE EAST AND THE EAST R/W OF EAGLE DRIVE, COLONY SUBDIVISION PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE S07°09'55" W, ALONG EAST R/W LINE OF EAGLE DRIVE, 668.79 FEET TO THE POINT OF BEGINNING; THENCE S54°40'14"W, 150 FEET TO THE EASTERLY R/W OF EAGLE DRIVE; THENCE N35°19'46"W, ALONG SAID R.W. OF EAGLE DRIVE 140 FEET TO THE POINT OF BEGINNING LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. A/K/A LOT 75, BLOCK "B".

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 27th day of July, 2022.

By: *Lynne Fasone*
Lynne Fasone, City Clerk

Love Landscapes, Inc.
 21325 State Highway 79
 Pinson, AL 35126

Invoice

Phone # 205-681-7481

lovelandscapes79@gmail.com

Date	Invoice #
7/22/2022	6062

Bill To
Panama City Beach Code Enforcemen

Project	P.O. No.	Terms	Due Date
256 Eagle Drive	256 Eagle Drive		7/22/2022

Quantity	Description	Rate	Amount
	Mowed Grass on entire property Cut & Removed overgrowth on property Trimmed tree overgrowth in front of the house * Price includes hauling away of debris from cleanup	2,500.00	2,500.00

Thank you for your business.
 Telephone: 205-681-7481
 Fax: 205-681-7483

Sales Tax (6.0%)	\$0.00
Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00



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

May 25, 2022

Certified Mail #7021 2720 0001 7807 5179

VIA CERTIFIED AND REGULAR MAIL

Certified Mail #7021 2720 0001 7807 5216

John B. Taylor
256 Eagle Drive
Panama City Beach, Florida 32407

Certified Mail #7021 2720 0001 7807 5209

And the following interested parties:

AMSOUTH BANK
Attn: Larry Daniels
P.O. Box 830721
Birmingham, AL 35283

123LOAN, LLC
85 Enterprise, Suite 200
Aliso Viejo, CA 92656

**RE: Property located 256 Eagle Drive
Panama City Beach, FL 32407
Parcel ID No. 34024-375-000**

Dear Sir and/or Madam,

You are hereby notified by the City of Panama City Beach that the excessive growth of any grass, accumulation of weeds, vegetation, undergrowth, or other plant life on any lot, tract, or parcel within the City which is untended and which exceeds one (1) foot in height on improved property at the above referenced address constitute a public nuisance as that term is defined by Section 15-18, 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.

Mayor
Mark Sheldon

Ward 1
Paul Casto

Ward 2
Phil Chester

Ward 3
Mary Coburn

Ward 4
Michael Jarman

City Manager
Drew Whitman

Home of the world's most beautiful beaches.

For these reasons, **YOU ARE HEREBY ORDERED** to properly cut and maintain the grass, weeds, vegetation, and undergrowth below 12 inches on the property on or before **5 p.m., June 24, 2022.**

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 may 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. The written appeal must include the grounds for the appeal. 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



Donovan McCabe
Code Enforcement Officer

City of Panama City Beach



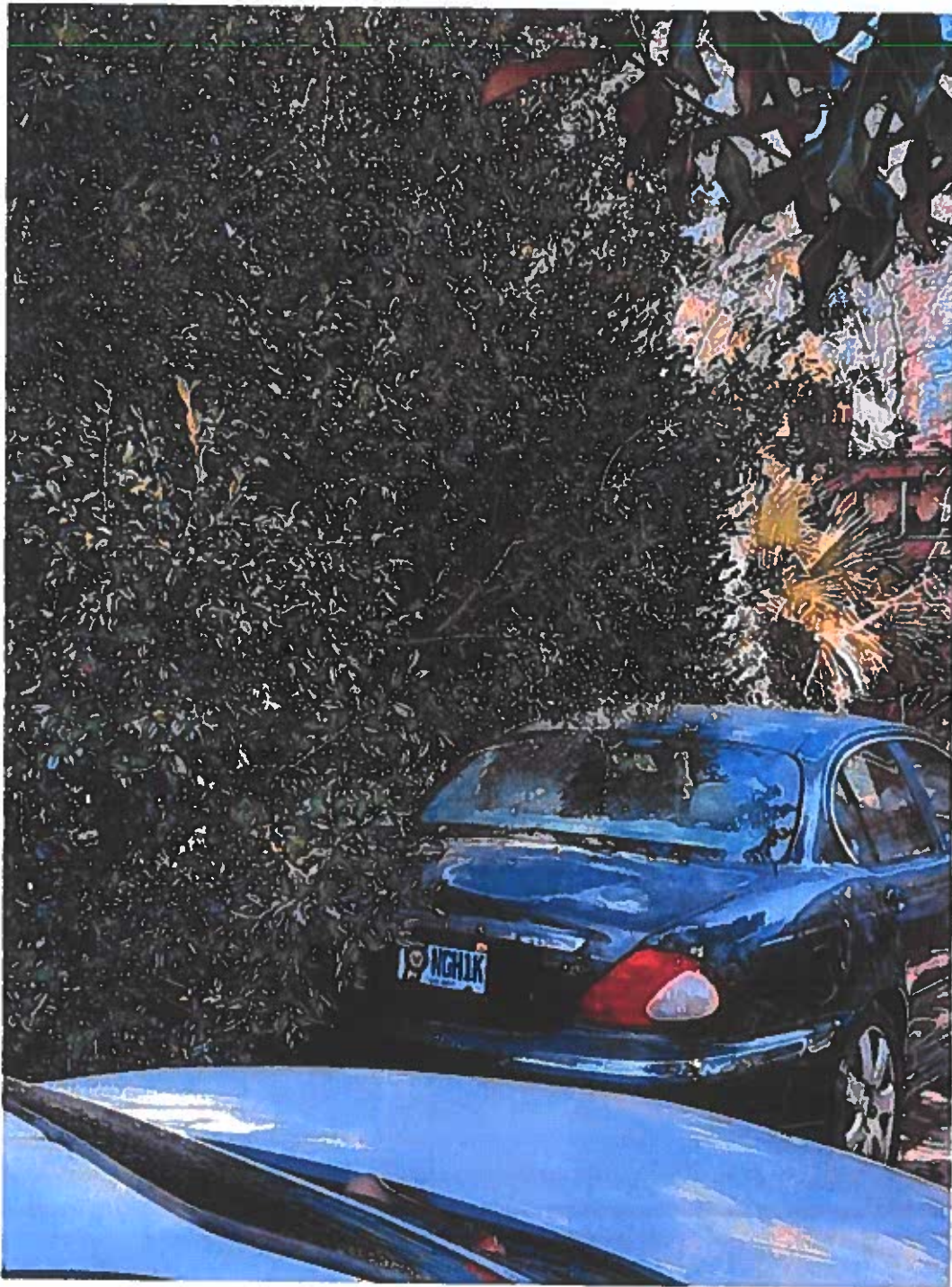
Drew Whitman
City Manager

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

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

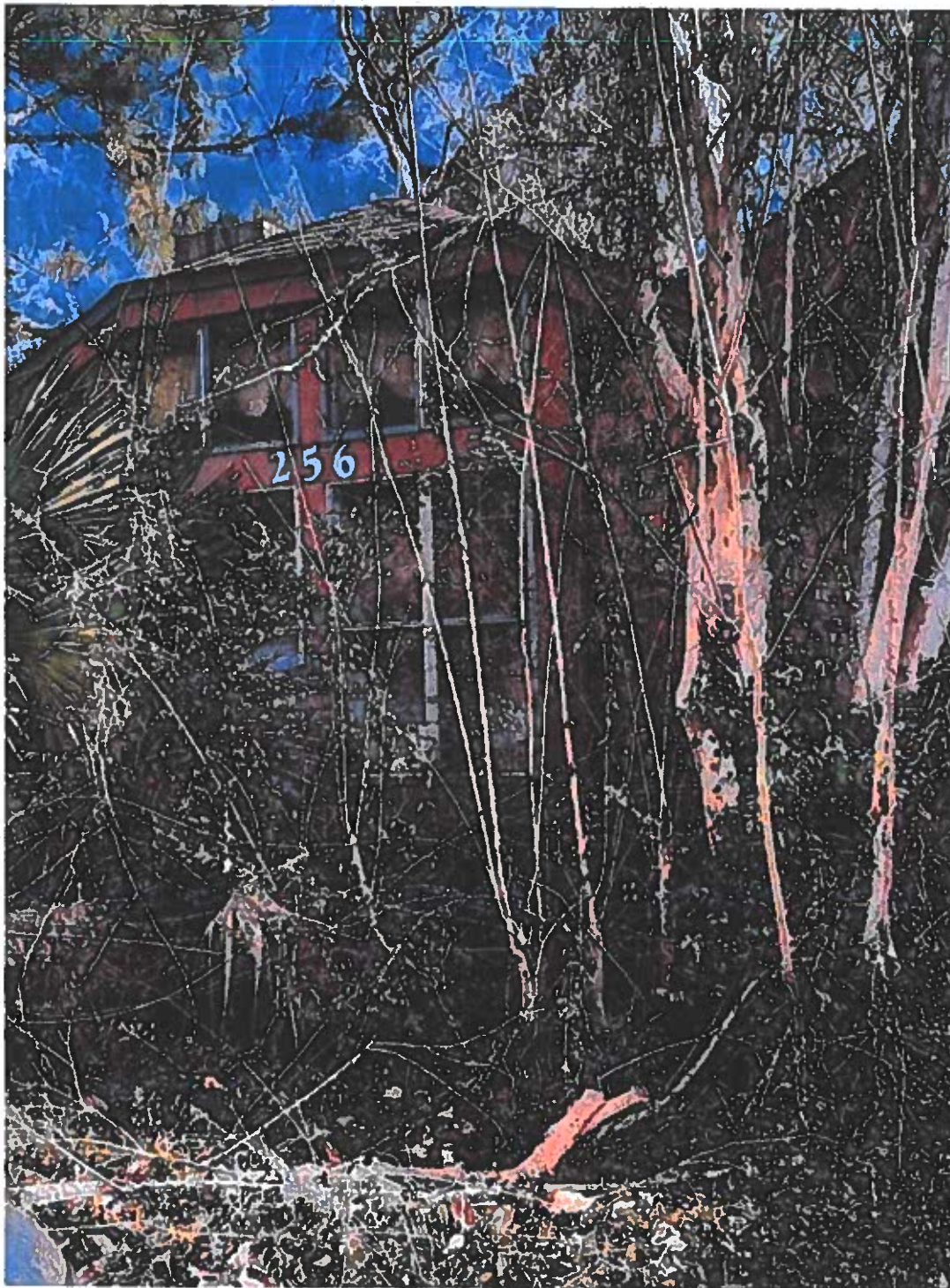
COMMENCE AT A CONCRETE MON. ON THE SOUTH R/W OF EAGLE DRIVE EAST AND THE EAST R/W OF EAGLE DRIVE, COLONY SUBDIVISION PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE S07°09'55" W, ALONG EAST R/W LINE OF EAGLE DRIVE, 668.79 FEET TO THE POINT OF BEGINNING; THENCE S54°40'14"W, 150 FEET TO THE EASTERLY R/W OF EAGLE DRIVE; THENCE N35°19'46"W, ALONG SAID R.W. OF EAGLE DRIVE 140 FEET TO THE POINT OF BEGINNING LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. A/K/A LOT 75, BLOCK "B".

CODE ENFORCEMENT



Property Address

CODE ENFORCEMENT



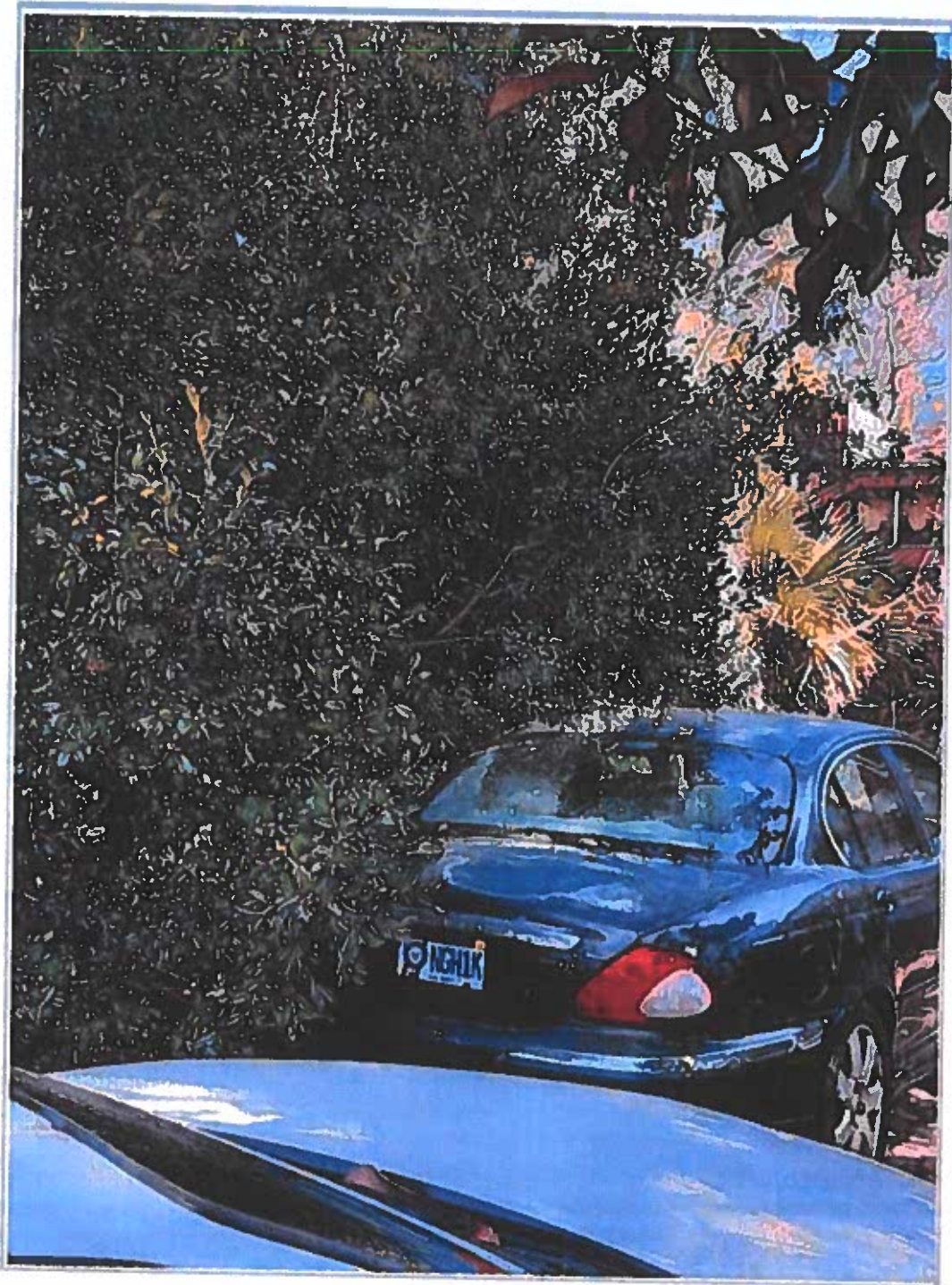
Property Address

CODE ENFORCEMENT



Property Address

CODE ENFORCEMENT



Property Address

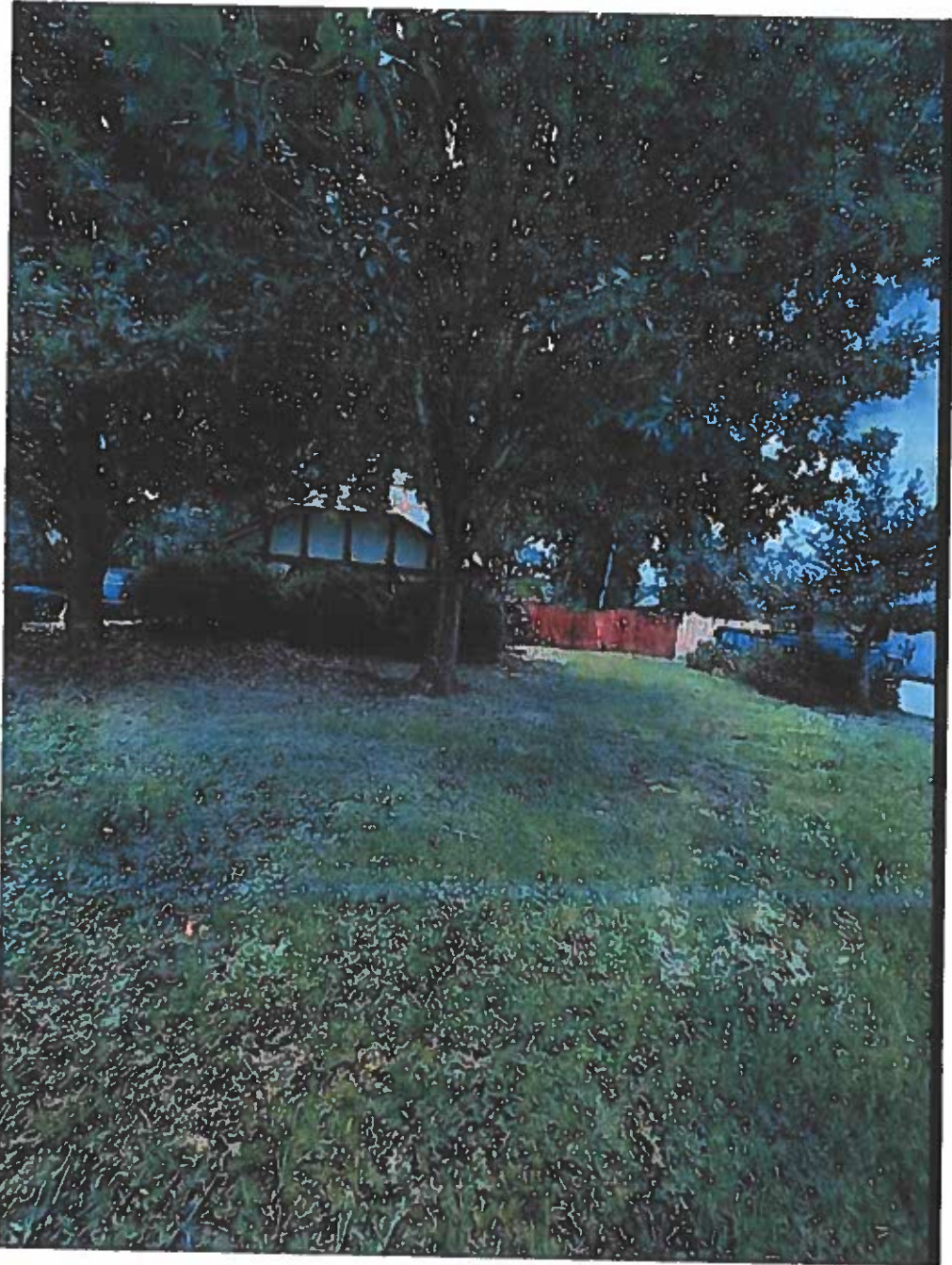
CODE ENFORCEMENT



Property Address

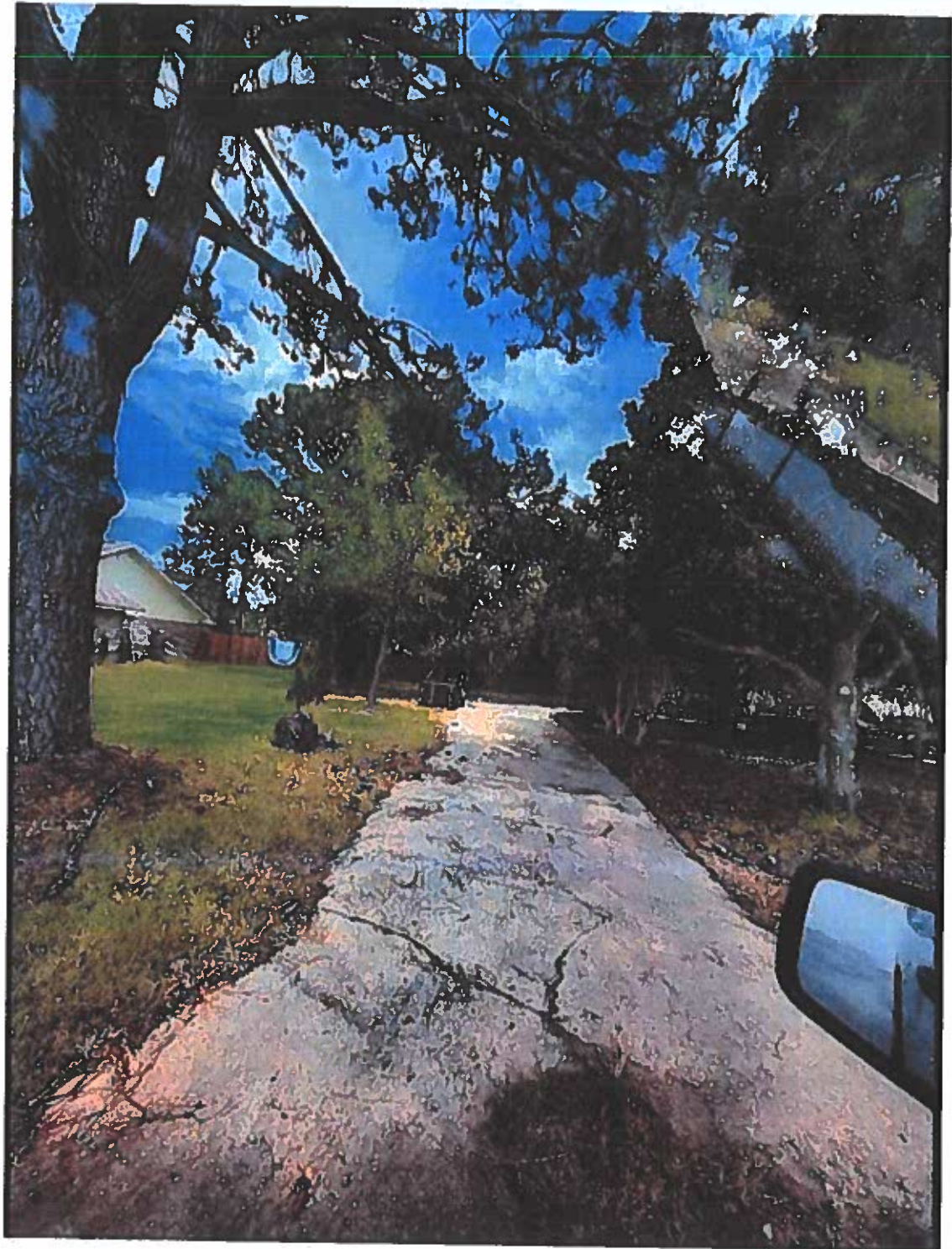
CODE ENFORCEMENT

AFTER PHOTOS



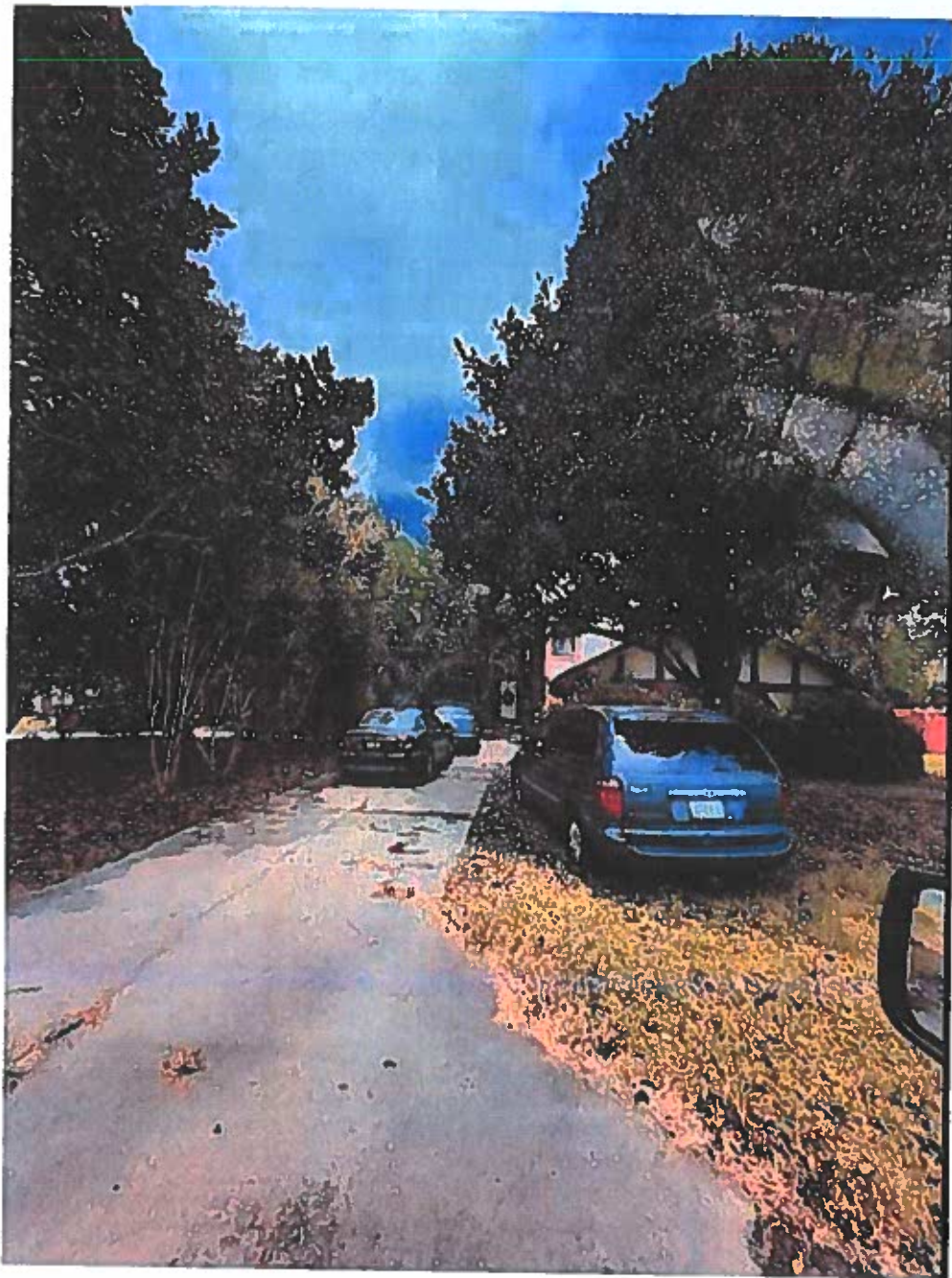
Property Address

CODE ENFORCEMENT



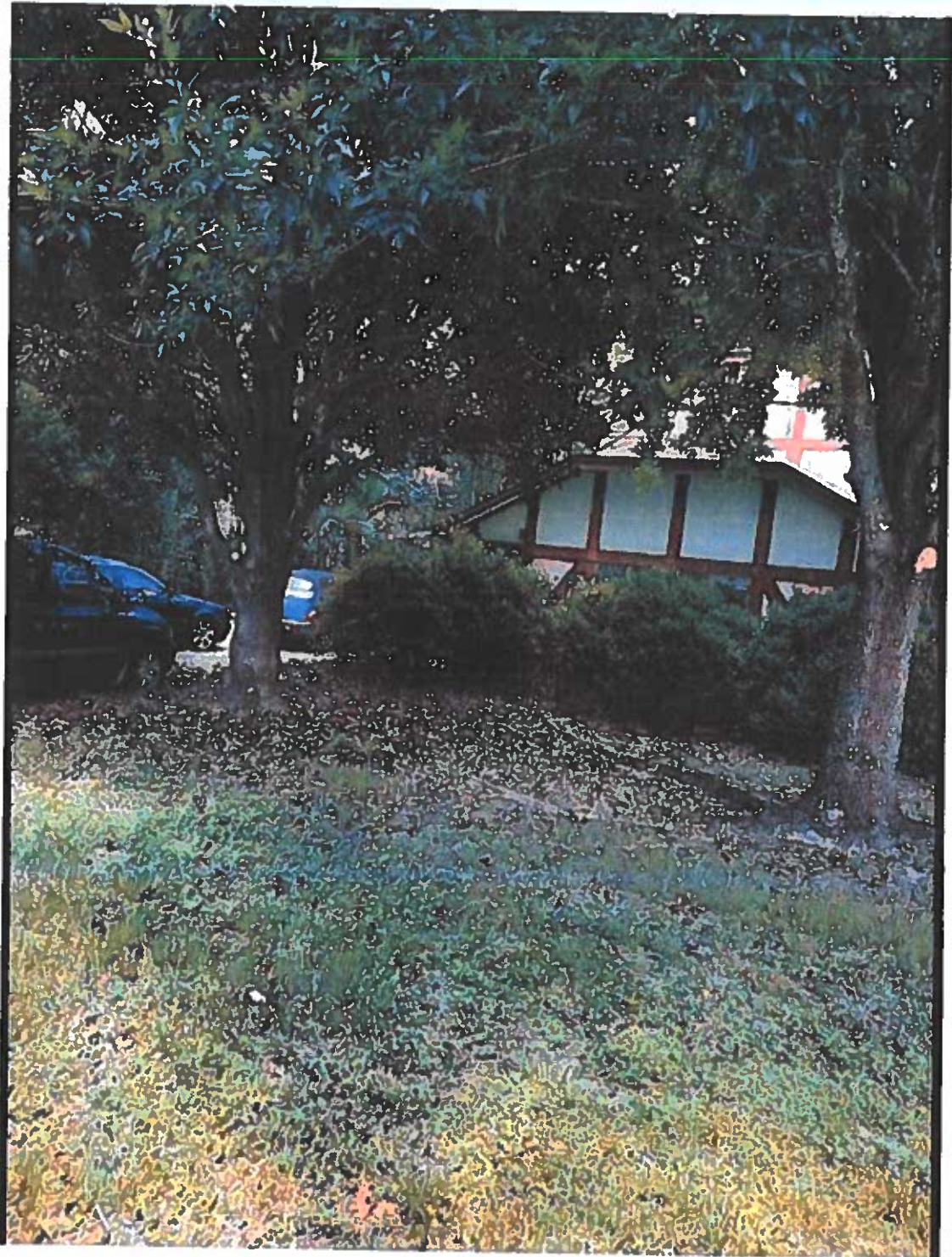
Property Address

CODE ENFORCEMENT



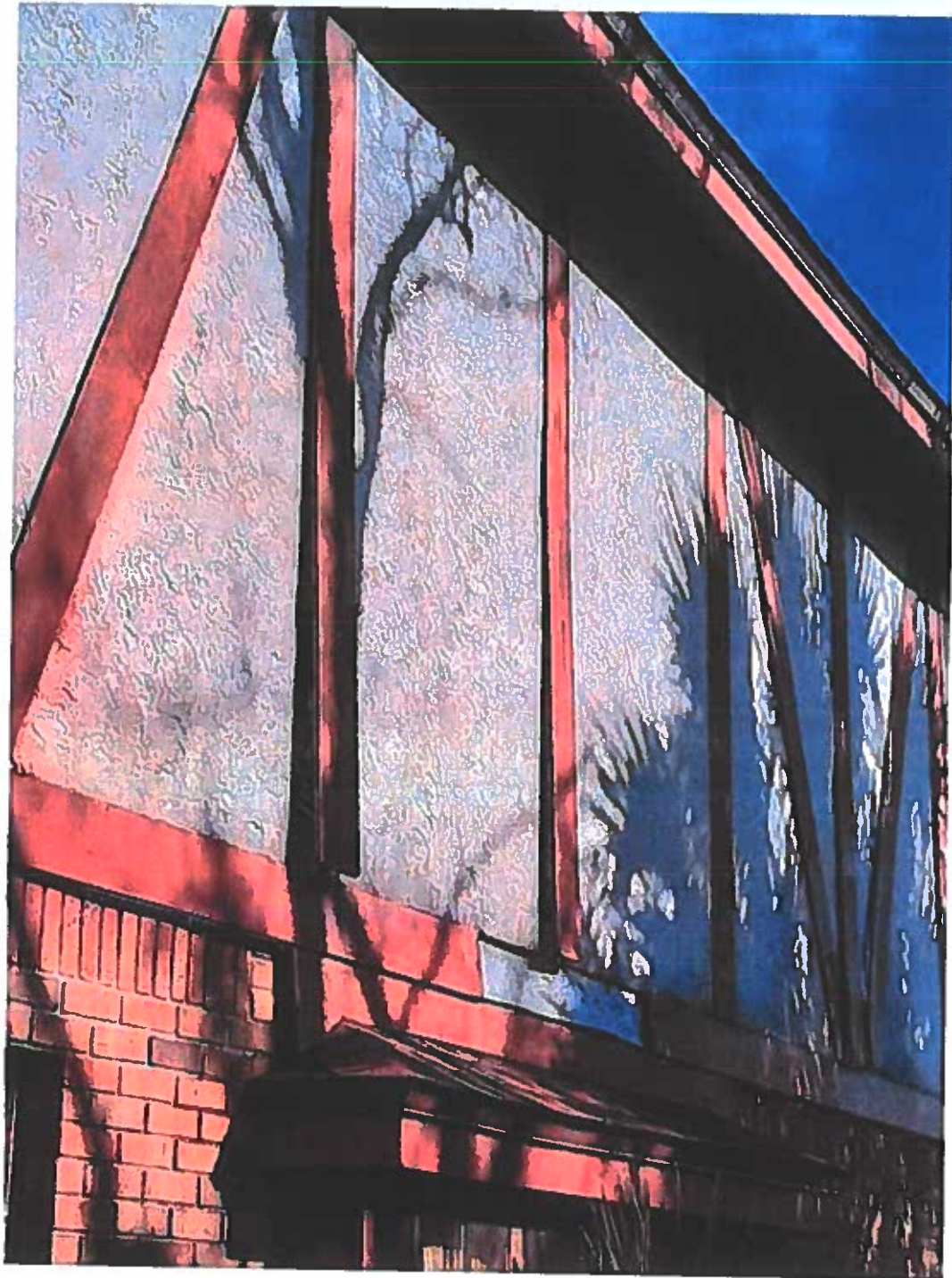
Property Address

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Property Address

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Property Address