

RESOLUTION NO. 23-76

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AMOUNT OF \$2,114.31 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.

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 non-action by the Owners to come into compliance with the City Code section; 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 OWNERS	ADDRESS	AMOUNT OF LIEN
33830-304-000	Gail P. Bradbury	109 Seaclusion Drive Panama City Beach, FL 32413	\$2,114.31

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 12th day of January, 2023.

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 13, 2023

VIA CERTIFIED AND REGULAR MAIL

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

And the following interested parties:

Goldman Sachs Mortgage Company
 2001 Ross Avenue, Suite 2800
 Dallas, TX 75201

Select Portfolio Servicing, Inc.
 P.O. Box 65250
 Salt Lake City, UT 84165-0250

Mortgage holder in interest:

Metropolitan Life Insurance Company
 One Metlife Way
 Whippany, NJ 07981

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

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

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 120 North Vestavia Street Panama City Beach, FL 32413

2. The amount of the City's abatement lien is as follows:
 Labor: \$1,500.00 (Clean-up and Labor)
 Title search report: \$125.00
 Postage: \$ 160.31
 Attorney Fees: \$ 200.00
 Recording Fees: \$ 129.00
TOTAL: \$ 2,114.31

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:

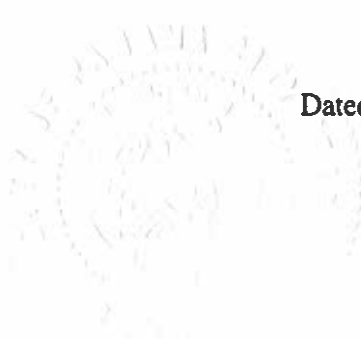
LOT 104, SEACLUSION BEACH, ACCORDING TO PLAT ON FILE IN PLAT BOOK 15, PAGE 39, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

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 23rd day of January, 2023.

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**

October 18, 2022

DUE UPON RECEIPT

VIA CERTIFIED AND REGULAR MAIL

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

9171 9690 0935 0293 1433 06
9171 9690 0935 0293 1433 13
9171 9690 0935 0293 1433 20
9171 9690 0935 0293 1433 37
9171 9690 0935 0293 1433 44

And the following interested parties:

Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467

Goldman Sachs Mortgage Company
2001 Ross Avenue, Suite 2800
Dallas, TX 75201

Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250

Mortgage holder in interest:

Metropolitan Life Insurance Company
One Metlife Way
Whippany, NJ 07981

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

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

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 109 Seaclusion Drive, Panama City Beach, FL 32413
2. The amount of the City's abatement lien is as follows:
Labor: \$1,500.00 (Clean-up and Labor)
Title search report: \$125.00
Postage: \$138.48
Attorney Fees: \$200.00
TOTAL: \$ 1,963.48
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 17th day of October, 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

August 19, 2022

9171 9690 0935 0291 2242 29

VIA CERTIFIED AND REGULAR MAIL

9171 9690 0935 0291 2242 12

9171 9690 0935 0291 2242 05

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

9171 9690 0935 0291 2241 99

And the following interested parties:

Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467

Goldman Sachs Mortgage Company
2001 Ross Avenue, Suite 2800
Dallas, TX 75201

Mortgage holder in interest:

Metropolitan Life Insurance Company
One Metlife Way
Whippany, NJ 07981

RE: Property located at 109 Seaclusion Drive
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 accumulation of abandoned junk, broken items, and trash at the above referenced address constitute a public nuisance as that term is defined by Sections 15-18, 15-17 (3), 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

Vice Mayor
Ward 1
Paul Casto

Ward 2
Phil Chester

Ward 3
Mary Coburn

Ward 4
Michael Jarman

City Manager
Drew Whitman

For these reasons, **YOU ARE HEREBY ORDERED** remove the abandoned items and trash on the property on or before **5 p.m., September 19, 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

City of Panama City Beach



Donovan McCabe
Code Enforcement Officer

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.**

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

Invoice

Phone # 205-681-7481

lovelandscapes79@gmail.com

Date	Invoice #
10/14/2022	6143

Bill To
Panama City Beach Code Enforcemen

Project	P.O. No.	Terms	Due Date
109 Seclusion Dr			10/14/2022

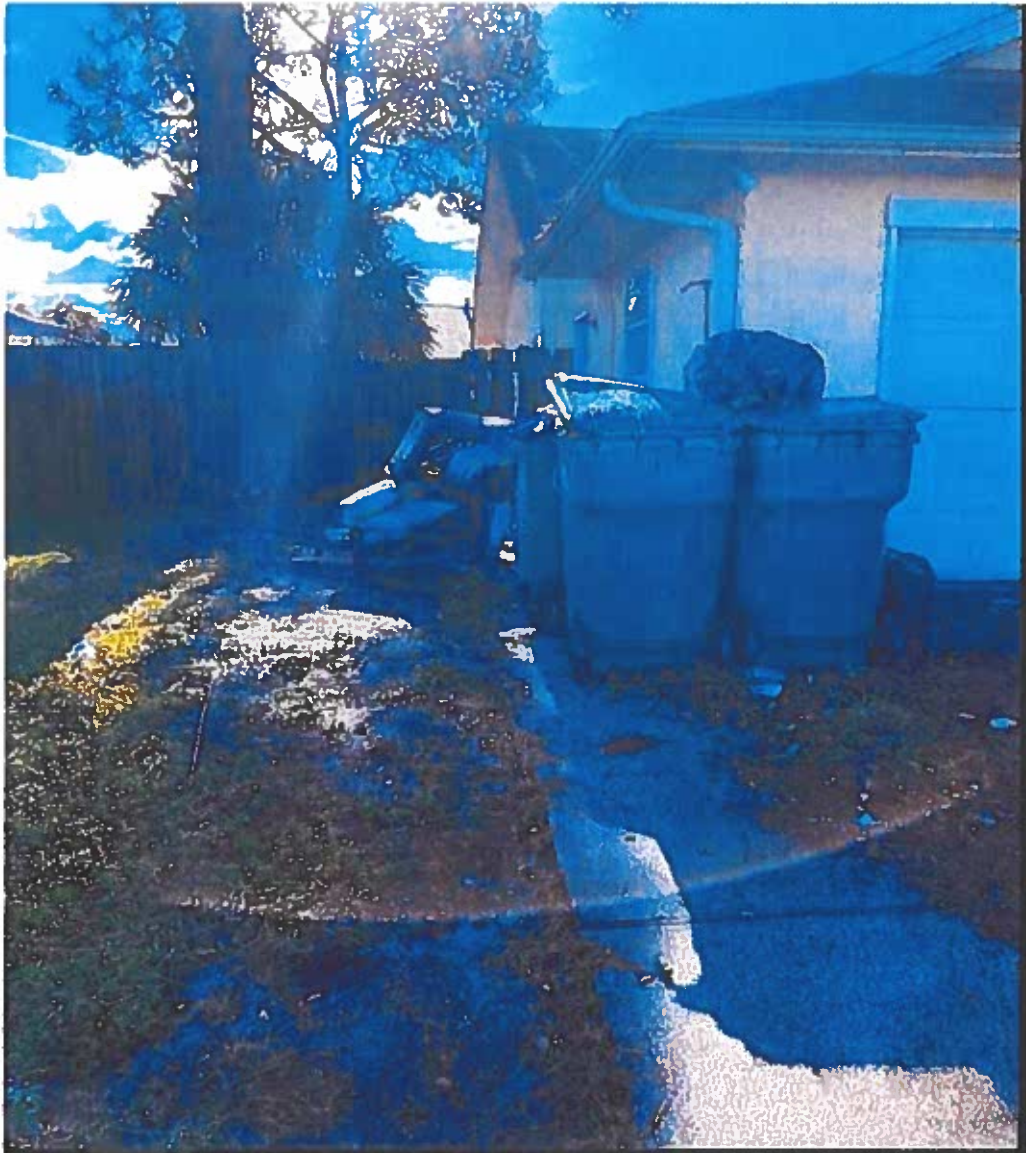
Quantity	Description	Rate	Amount
	Removal & Haul away of trash and debris from the property	1,500.00	1,500.00

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

Sales Tax (6.0%)	\$0.00
Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00

CODE ENFORCEMENT

BEFORE ABATEMENT



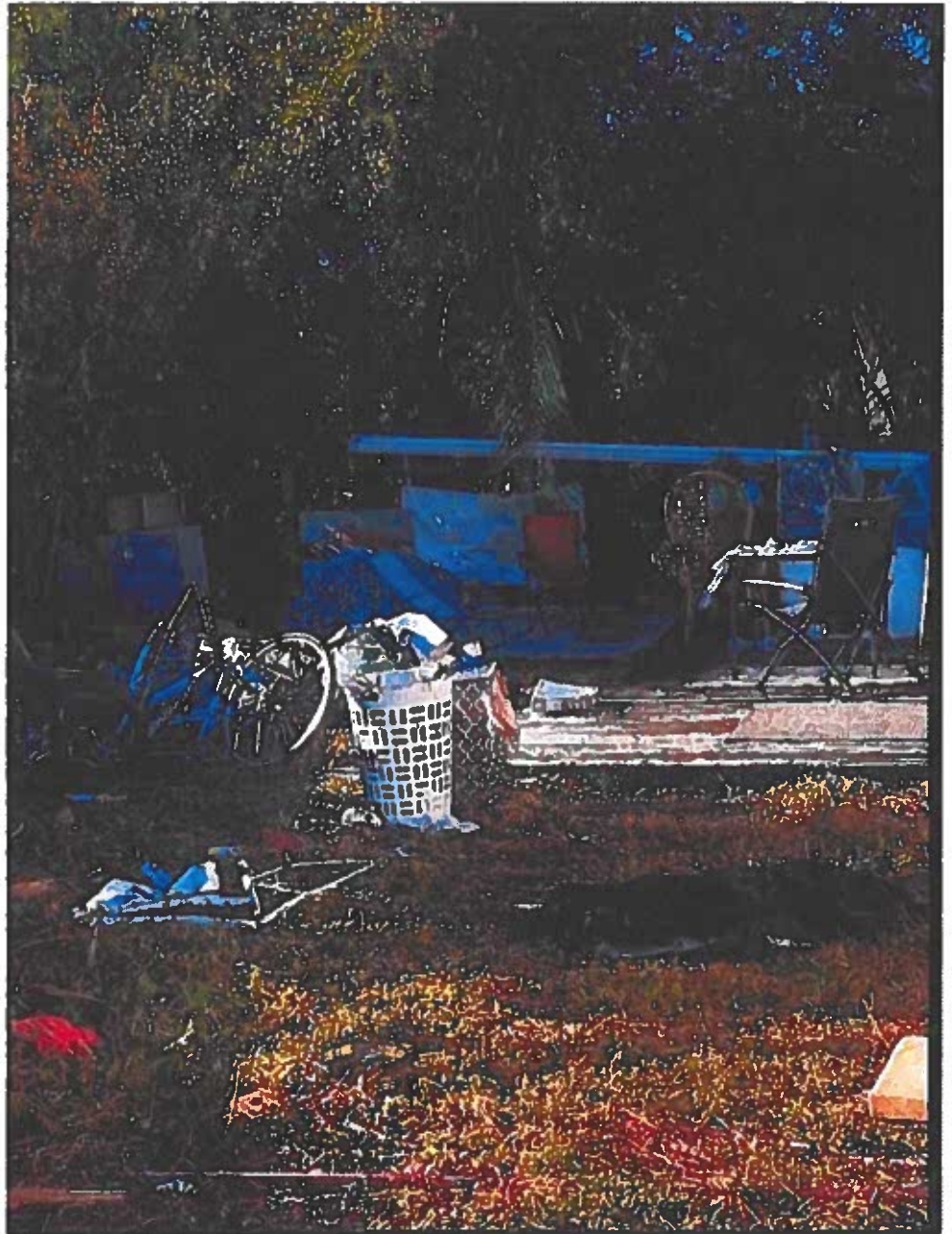
CODE ENFORCEMENT



109 Seclusion Dr

CODE ENFORCEMENT

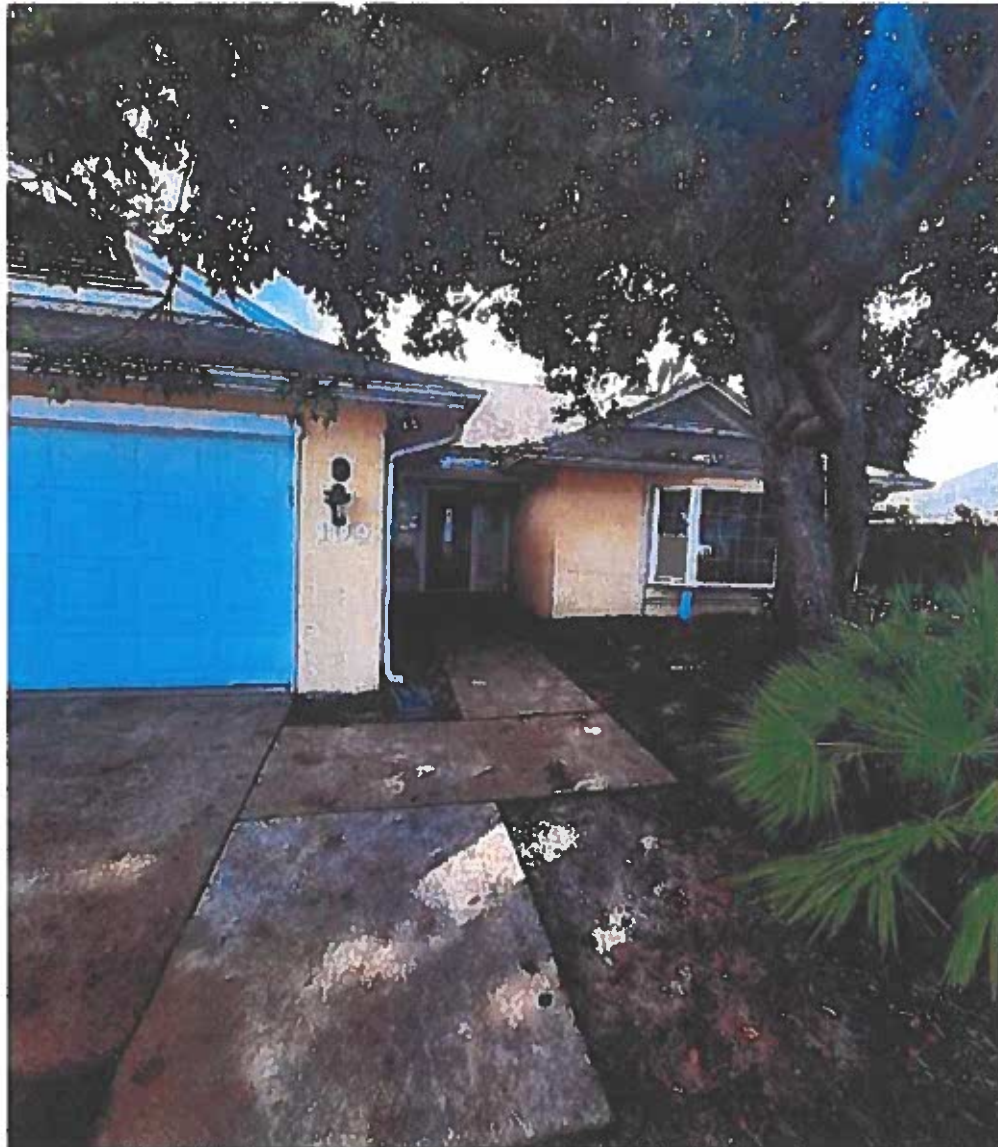
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109 Seclusion Dr

CODE ENFORCEMENT

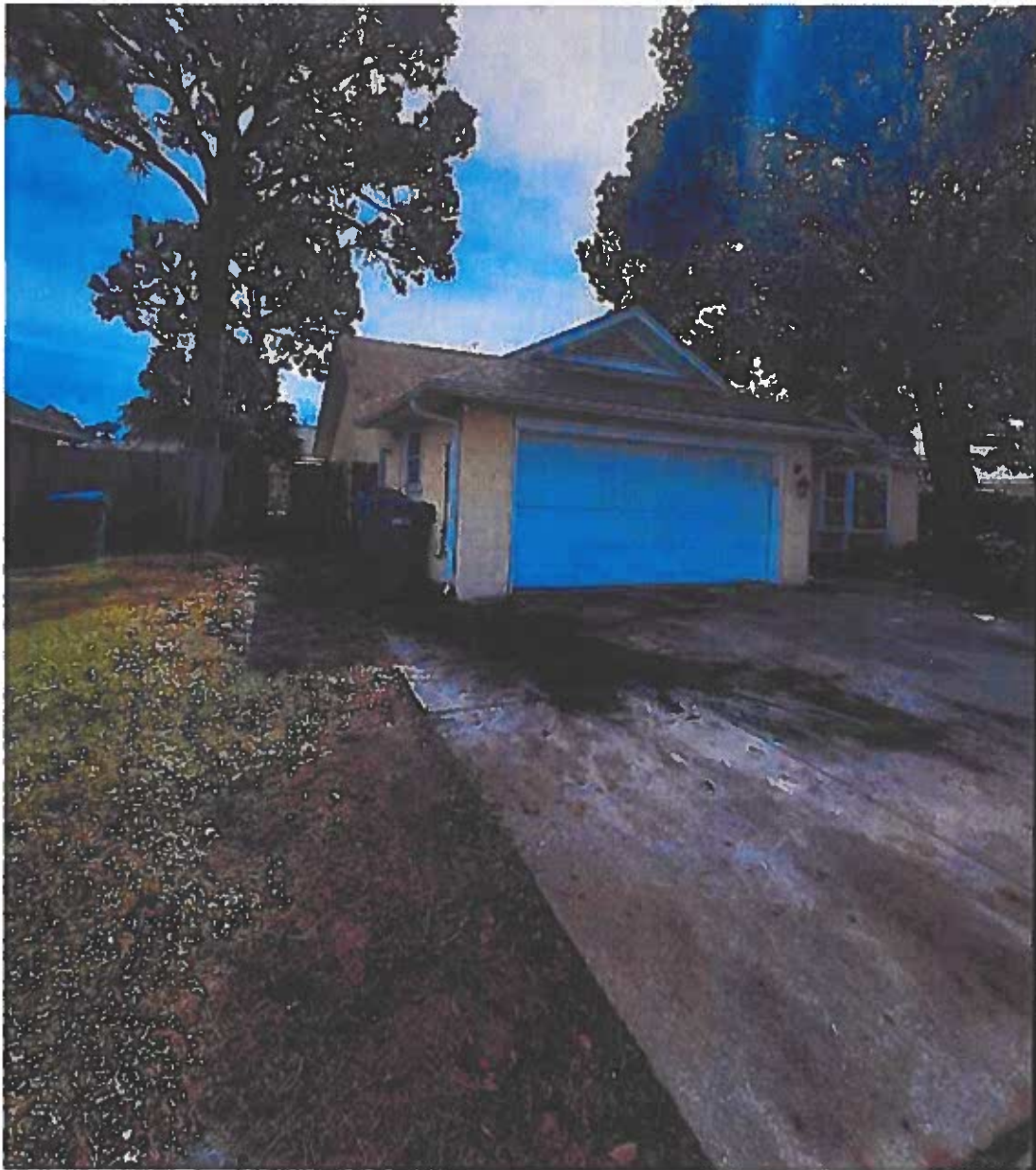
AFTER ABATEMENT



109 Seclusion Dr

CODE ENFORCEMENT

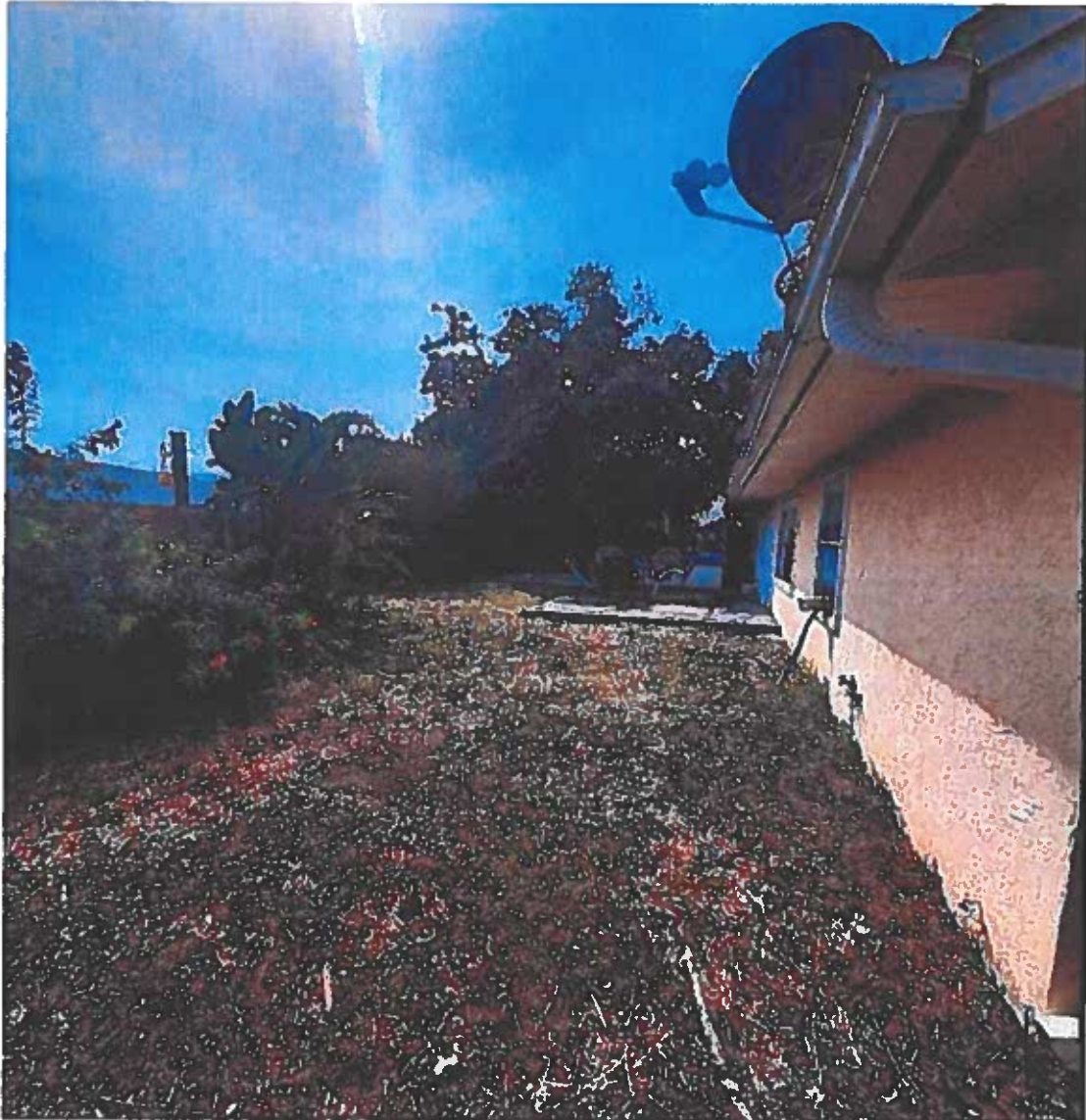
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109 Seclusion Dr

CODE ENFORCEMENT

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109 Seclusion Dr