
MEMORANDUM

TO: GREGORY J. ORAVEC, CITY MANAGER
THRU: ROGER G. ORR, CITY ATTORNEY *RO*
FROM: STEFANIE BESKOVOYNE, ASSISTANT CITY ATTORNEY *SB*
DATE: APRIL 30, 2012
SUBJECT: NUISANCE ABATEMENT
1238 SW BRIARWOOD DRIVE

Pursuant to Resolution 11-R88 (attached), City Council declared 1238 SW Briarwood Drive a public nuisance and ordered abatement by the owners and / or mortgagees not later than January 11, 2012. This property is unoccupied and the owners and / or mortgagees have not complied. The City has obtained the attached bids for abatement of the property. The recommended lowest bid is for \$ 4,910.00.

The Nuisance Abatement budget for Fiscal Year 2011-12 is \$ 61,400.00. According to MUNIS, the amount remaining as of April 25, 2012, is \$48,948.52

Please place this on the May 14, 2012, agenda for Council consideration. Please do not hesitate to contact me should you have any questions.

SB/liw
Attach.

RECEIVED

MAY 01 2012

City Manager's Office



CITY OF PORT ST LUCIE

BUILDING DEPARTMENT
Administration Division

.....
A CITY FOR ALL AGES

QUOTE TABULATION

QUOTE # 12NAM1694

RECEIVED: March 9, 2012 @ 3:00:00 PM

BID TITLE: Nuisance Home Repair 1238 SW Briarwood Drive

The following vendor(s) submitted proposals:

Contractors Name	Lump Sum Price	# of days for completion	# of days to start work after award
Gentile LLC	\$4,910.00	21	3
Sand Dollar Dev. Of Southern Florida, Inc.	\$5,751.00	27	1
Homecrete Homes, Inc	\$5,765.00	7	10
Groza Builders, Inc	\$5,980.00	5	7

**Please see the full proposal/estimate sheet for each quote for description of all that is included. (attached)

NOTE: Offers from vendor listed herein is the only offer received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected.

User: Russell, CPPB, Wendy

Organization: City of Port St. Lucie - Office of Management and Budget

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Quote Details

Quote Number 12NAM1694

Quote Name Nuisance Home Repair 1238 SW Briarwood Dr

Broadcast Date 2/22/2012 10:22:03 AM Eastern

Date Due 3/9/2012 3:00:00 PM Eastern

Delivery Requirements None specified

Shipping Notes None specified

Additional Specifications Please review Nuisance Home Repair Quote PDF document for any additional information on this quote. Will have site visit.

Insurance & Additional Requirements Vendor is required to submit certificates of insurance for public liability, property damages, auto liability, and worker's compensation naming the City as additionally insured, prior to commencement of work. Vendor is required to submit all relative licenses with quote submittal.

Terms & Conditions The City of Port St. Lucie is not obligated to any award or payment without a Purchase Order number or a Credit Card Number. No receipt or invoice will be paid without a Purchase Order Number or Credit Card Number on the receipt or invoice. Proposer agrees to terms and conditions as per the City of Port St. Lucie Purchase Order terms and conditions that is available on the City's Web site at www.cityofpsl.com.

Status Notes

Broadcast List Filtered Yes

Commodity Codes View

Documents View

Suppliers

Line Items

4 Supplier(s) found. Response Status: Submitted Quote Search

Supplier	City	Attributes	Programs	Response Status	Quote Total Δ	Delivery (days ARO)	Complete / Partial	Actions
Gentile LLC	West Palm Beach, FL			Submitted Quote	\$4,934.00	3	Complete	Details
Sand Dollar Dev. of Southern Florida, Inc.	Port St Lucie, FL		1. General Contractors for NSP (Contract 20110068)	Submitted Quote	\$5,779.00	28	Complete	Details
			2. NSP General Contractors					
Homecrete Homes, Inc.	Stuart, FL			Submitted Quote	\$5,782.00	10	Complete	Details
Groza Builders, Inc.	Port St Lucie, FL		1. Small Business	Submitted Quote	\$5,980.00	12	Complete	Details
			2. Veteran Owned					
			3. Woman Owned					

Subtotals will be rounded up to the nearest cent

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Supplier Quote Detail

Quote Number 12NAM1694
Quote Name Nuisance Home Repair 1238 SW Briarwood Dr
Date Due 3/9/2012 3:00:00 PM Eastern
Delivery Requirements None specified

Response Submitted By **Gentile LLC**
Preparer: Dayana Frozini
3160 Turtle Cove
West Palm Beach FL 33411
United States of America
Ph: 9545530376
Fax: 5616881398
Email: gentilellc@comcast.net

# ▲	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status
1.	Remove all plywood covering openings.	1 lump sum	\$100.00	\$100.00	<input type="checkbox"/> Award now?
2.	Replace (3) three front bay windows, (2) two left side windows, and (5) five rear windows with single hung, single pane windows. Permit Required.	1 lump sum	\$2,390.00	\$2,390.00	<input type="checkbox"/> Award now?
3.	Replace rear sliding glass door. Permit Required.	1 lump sum	\$930.00	\$930.00	<input type="checkbox"/> Award now?
4.	Install hurricane panels at all openings with glazing. Permit Required.	1 lump sum	\$1,490.00	\$1,490.00	<input type="checkbox"/> Award now?
5.	How many calendar days does the Contractor require to physically start work on site.	1 days	\$3.00	\$3.00	<input type="checkbox"/> Award now?
6.	Contractor to list number if calendar days needed to complete project.	1 days	\$21.00	\$21.00	<input type="checkbox"/> Award now?
				Total:	\$4,934.00

Subtotals will be rounded up to the nearest cent.

4910.00

Award Selected Items

Additional Supplier Information

Delivery Details 3 Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications Please review Nuisance Home Repair Quote PDF document for any additional information on this quote. Will have site visit.

Insurance & Additional Requirements Vendor is required to submit certificates of insurance for public liability, property damages, auto liability, and worker's compensation naming the City as additionally insured, prior to commencement of work. Vendor is required to submit all relative licenses with quote submittal.

Terms & Conditions The City of Port St. Lucie is not obligated to any award or payment without a Purchase Order number or a Credit Card Number. No receipt or invoice will be

paid without a Purchase Order Number or Credit Card Number on the receipt or invoice. Proposer agrees to terms and conditions as per the City of Port St. Lucie Purchase Order terms and conditions that is available on the City's Web site at www.cityofpsl.com.

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Supplier Quote Detail

Quote Number 12NAM1694
 Quote Name Nuisance Home Repair 1238 SW Briarwood Dr
 Date Due 3/9/2012 3:00:00 PM Eastern
 Delivery Requirements None specified

Response Submitted By Sand Dollar Dev. of Southern Florida, Inc.
 Preparer: David Cotton
 1731 SW Leafy Rd.
 Port St Lucie, FL, 34953
 United States of America
 Ph: 7723368569
 Fax: 7723363419
 Email: sddosf@bellsouth.net

#	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status
1.	Remove all plywood covering openings.	1 lump sum	\$230.00	\$230.00	<input type="checkbox"/> Award now?
2.	Replace (3) three front bay windows, (2) two left side windows, and (5) five rear windows with single hung, single pane windows. Permit Required. Supplier quoted alternate: Includes replacing window bucks per code	1 lump sum	\$3,111.00	\$3,111.00	<input type="checkbox"/> Award now?
3.	Replace rear sliding glass door. Permit Required.	1 lump sum	\$0.00	\$0.00	<input type="checkbox"/> Award now?
4.	Install hurricane panels at all openings with glazing. Permit Required.	1 lump sum	\$2,410.00	\$2,410.00	<input type="checkbox"/> Award now?
5.	How many calendar days does the Contractor require to physically start work on site.	1 days	\$1.00	\$1.00	<input type="checkbox"/> Award now?
6.	Contractor to list number if calendar days needed to complete project.	1 days	\$27.00	\$27.00	<input type="checkbox"/> Award now?
				Total:	\$5,779.00

Subtotals will be rounded up to the nearest cent.

5751.00

Award Selected Items

Additional Supplier Information

Delivery Details: 28 Days After Receipt of Order (ARO)

Additional Details: None

Buyer Information

Specifications: Please review Nuisance Home Repair Quote PDF document for any additional information on this quote. Will have site visit.

Insurance & Additional Requirements: Vendor is required to submit certificates of insurance for public liability, property damages, auto liability, and worker's compensation naming the City as additionally insured, prior to commencement of work. Vendor is required to submit all relative licenses with quote submittal.

Terms & Conditions

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Supplier Quote Detail

Quote Number 12NAM1694

Quote Name Nuisance Home Repair 1238 SW Briarwood Dr

Date Due 3/9/2012 3:00:00 PM Eastern

Delivery Requirements None specified

Response Submitted By Homecrete Homes, Inc.
 Preparer: Tricia Ostrander
 759 S Federal Highway
 Suite 213
 Stuart FL 34994
 United States of America
 Ph: 7728736707
 Fax: 7728736686
 Email: bcehk@homecretehomes.com

#	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status
1.	Remove all plywood covering openings. Supplier quoted alternate: Price included in the \$3,000. #2			1 lump sum \$0.00	\$0.00 <input type="checkbox"/> Award now?
2.	Replace (3) three front bay windows, (2) two left side windows; and (5) five rear windows with single hung, single pane windows. Permit Required.			1 lump sum \$3,250.00	\$3,250.00 <input type="checkbox"/> Award now?
3.	Replace rear sliding glass door. Permit Required. Supplier quoted alternate: Price included in the \$3,000. #2			1 lump sum \$0.00	\$0.00 <input type="checkbox"/> Award now?
4.	Install hurricane panels at all openings with glazing. Permit Required.			1 lump sum \$2,515.00	\$2,515.00 <input type="checkbox"/> Award now?
5.	How many calendar days does the Contractor require to physically start work on site. Supplier quoted alternate: 10 days from job award. Time for permitting & ordering material.			1 days \$10.00	\$10.00 <input type="checkbox"/> Award now?
6.	Contractor to list number if calendar days needed to complete project. Supplier quoted alternate: 7 days			1 days \$7.00	\$7.00 <input type="checkbox"/> Award now?
				Total:	\$5,782.00

Subtotals will be rounded up to the nearest cent

5765.00

Award Selected Items

Additional Supplier Information

Delivery Details 10 Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications Please review Nuisance Home Repair Quote PDF document for any additional information on this quote. Will have site visit.

Insurance & Additional Requirements

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Supplier Quote Detail

Quote Number 12NAM1694

Quote Name Nuisance Home Repair 1238 SW Briarwood Dr

Date Due 3/9/2012 3:00:00 PM Eastern

Delivery Requirements None specified

Response Submitted By **Groza Builders, Inc.**
Preparer: Tony Groza
511 SW PSL Blvd
Port St Lucie, FL 34953
United States of America
Ph: 7723367653
Fax: 7723362272
Email: tony@grozabuilders.com

#	Δ	Description	Quantity	Price (per unit of measure)	Subtotals		Award Status	
1.		Remove all plywood covering openings.			1 lump sum	\$200.00	\$200.00	<input type="checkbox"/> Award now?
2.		Replace (3) three front bay windows, (2) two left side windows, and (5) five rear windows with single hung, single pane windows. Permit Required.			1 lump sum	\$3,540.00	\$3,540.00	<input type="checkbox"/> Award now?
3.		Replace rear sliding glass door. Permit Required.			1 lump sum	\$865.00	\$865.00	<input type="checkbox"/> Award now?
4.		Install hurricane panels at all openings with glazing. Permit Required.			1 lump sum	\$1,375.00	\$1,375.00	<input type="checkbox"/> Award now?
5.		How many calendar days does the Contractor require to physically start work on site. Supplier quoted alternate: 7	1 days			\$0.00	\$0.00	<input type="checkbox"/> Award now?
6.		Contractor to list number if calendar days needed to complete project. Supplier quoted alternate: 5	1 days			\$0.00	\$0.00	<input type="checkbox"/> Award now?
Total:							\$5,980.00	

Subtotals will be rounded up to the nearest cent.

Award Selected Items

Additional Supplier Information

Delivery Details 12 Days After Receipt of Order (ARO)

Additional Details replace any burned PT around windows, no drywall, no window sills. Windows white alum, non-impact, std glass, no grides, no screens

Buyer Information

Specifications Please review Nuisance Home Repair Quote PDF document for any additional information on this quote. Will have site visit.

Insurance & Additional Requirements Vendor is required to submit certificates of insurance for public liability, property damages, auto liability, and worker's compensation naming the City as

additionally insured, prior to commencement of work. Vendor is required to submit all relative licenses with quote submittal.

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A RESOLUTION DECLARING A PUBLIC NUISANCE AT 1238 SW BRIARWOOD DRIVE, PORT ST. LUCIE, FLORIDA AFTER A SHOW CAUSE HEARING; REQUIRING ABATEMENT OF THE NUISANCE WITHIN A CERTAIN TIME; AUTHORIZING ABATEMENT BY CITY FORCES; PROVIDING FOR THE RECOVERY OF ABATEMENT COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 17, 2011, pursuant to Resolution 11-R73 the City Council of the City of Port St. Lucie identified and declared a threat to the health, safety, and general welfare of the community due to conditions located at 1238 SW Briarwood Drive, Port St. Lucie, Florida, said property being more specifically described as:

Lot 45 Block 2, St. Lucie West Plat No. 45, according to the Plat thereof, as recorded in Plat Book 32, Pages 12, 12A through 12C of the Public Records of St. Lucie County, Florida; and

WHEREAS, the apparent title holders/owners of such property Christopher Miller, and other interested parties, specifically Beneficial Financial I Inc was served with notice of Resolution 11-R73 and provided an order to show cause and hearing date pursuant to Port St. Lucie Code Section 40.17(3); and

WHEREAS, a show cause hearing was held on November 21, 2011 at which time the property owners and mortgagee were given an opportunity to present all evidence and argument as to why such condition(s) should not be declared a public nuisance; and

WHEREAS, on November 21, 2011, the property owner(s) and/or mortgagee failed to show cause why the condition should not be designated a public nuisance; and

WHEREAS, pursuant to Chapter 40, Port St. Lucie City Code, the City Council shall set a reasonable time for the condition to be abated; and

WHEREAS, should the property owner(s) or mortgagee fail to abate the nuisance within the time set forth herein, the City, without further action of Council, is hereby authorized to abate the nuisance with City forces or an independent contractor and record the costs of abatement as a special assessment against the property.

RESOLUTION 11 – R88

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, THAT:

Section 1. The conditions at issue violate Port St. Lucie City Code Sections 41.10(b), 41.11(a), and are more fully described as boarded windows, torn screens and fire damage in the interior of the structure.

Section 2. A reasonable time to abate said nuisance **by fixing, repairing, and/or removing the above described issues** is not later than 30 DAYS. When or if the property owner abates the nuisance as directed herein, in order to prevent further action by the City, **it is the responsibility of the property owner or mortgagee to contact the Neighborhood Services Department (Code Enforcement) in writing and request a re-inspection of the property.** If it is found upon re-inspection that the nuisance has been abated as directed herein, no further action will be taken by the City and this matter will be dismissed.

Section 3. In the event the property owner or mortgagee has not abated the nuisance and requested a re-inspection by the date set forth herein, the City may abate the nuisance and the cost of abatement shall be charged against the subject property described herein. Further, pursuant to Chapter 40, Port St. Lucie City Code and all other applicable law, such costs shall constitute a special assessment against the real property. Such special assessment lien shall be coequal with the lien of all state, county, district, and municipal taxes and superior to mortgages and all other liens, irrespective of the date of recording. A failure to pay said assessment, even upon homestead property, may be collected pursuant to any manner specified by law and may result in a loss of title to the property.

Section 4. In the event any specific provision of this Resolution is found invalid, it shall not affect the validity of the remaining provisions.

Section 5. This Resolution becomes effective immediately upon its adoption.

RESOLUTION 11 - R88

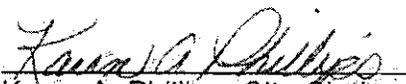
PASSED AND APPROVED by the City Council of the City of Port St. Lucie,
Florida, this 21st day of November, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

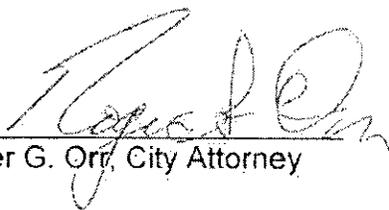
By: 

JoAnn M. Faiella, Mayor


Karen A. Phillips, City Clerk



APPROVED AS TO FORM:


Roger G. Orr, City Attorney