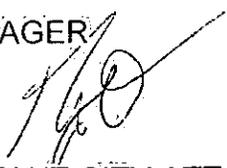

MEMORANDUM

TO: GREGORY J. ORAVEC, CITY MANAGER
THRU: ROGER G. ORR, CITY ATTORNEY 
FROM: STEFANIE BESKOVOYNE, ASSISTANT CITY ATTORNEY SB
DATE: MAY 23, 2012
SUBJECT: NUISANCE ABATEMENT
432 SW CURTIS STREET

Pursuant to Resolution 13-R38 (attached), City Council declared 432 SW Curtis Street a public nuisance, and ordered abatement by the owners and / or mortgagees not later than April 26, 2012. The 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 \$4,520.00.

The Nuisance Abatement budget for Fiscal Year 2011-12 is \$61,400.00. According to MUNIS, the amount remaining as of May 23, 2012, is \$22,092.16. Please place this on the June 11, 2012, agenda for Council consideration. Please do not hesitate to contact me should you have any questions.

SB/liw
Attach.

RECEIVED

MAY 24 2012

City Manager's Office

RESOLUTION 12-R38

A RESOLUTION DECLARING A PUBLIC NUISANCE AT 432 SW CURTIS STREET, 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 November 21, 2011, pursuant to Resolution 11-R83 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 432 SW Curtis Street, Port St. Lucie, Florida, said property being more specifically described as:

Lot 17 Block 126, St. Lucie Section 27, according to the Plat thereof as recorded in Plat Book 14, Pages 5, 5A through 5I of the Public Records of St. Lucie County, Florida; and

WHEREAS, the apparent title holders/owners of such property Satish Dharmaraj and Neshwattie Gaya, and other interested parties, specifically Rushmore Loan Management Service, LLC, were served with notice of Resolution 11-R83 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 March 26, 2012, 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 March 26, 2012, 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 12-R38

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 Section(s) 41.09(a), 41.09(b) and 41.10(b) and 158.211 and are more fully described as unmaintained and unsecured pool, damaged fence, damaged garage door, damaged windows, damaged doors and open storage.

Section 2. A reasonable time to abate said nuisance **by fixing, repairing, and/or removing the above described issues** is not later than **April 26, 2012**. 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 12-R38

PASSED AND APPROVED by the City Council of the City of Port St. Lucie,
Florida, this 26th day of March, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

for *Karen A. Phillips*
Karen A. Phillips, City Clerk

By: *JoAnn M. Faiella*

JoAnn M. Faiella, Mayor

APPROVED AS TO FORM: *Roger G. Orr*

Roger G. Orr, City Attorney



CITY OF PORT ST LUCIE

BUILDING DEPARTMENT

Administration Division



A CITY FOR ALL AGES

QUOTE TABULATION

QUOTE # 12NAM1826

RECEIVED: 5/18/2012 @ 3:00:00 PM

BID TITLE: Nuisance Home Repair 432 SW Curtis Street

The following vendor(s) submitted proposals:

Contractors Name	Lump Sum Price
Mehaffey Construction Group Inc.	\$4,520.00
Gentile LLC	\$4,670.00
True Color Enterprises Inc.	\$4,715.00
De La Hoz Builders Inc	\$6,537.00

**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 12NAM1826

Quote Name Nuisance Home Repair 432 SW Curtis St

Broadcast Date 5/9/2012 5:02:00 PM Eastern

Date Due 5/18/2012 3:00:00 PM Eastern

Delivery Requirements None specified

Shipping Notes FOB Destination

Additional Specifications Please review Nuisance Home Quote PDF document for any additional information on this quote. Will have site visit on May 14, 2012 at 1:00 PM to 2:30 PM.

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

Supplier	City	Attributes	Programs	Response Status	Quote Total Δ	Delivery (days ARO)	Complete / Partial	Actions
Mehaffey Construction Group Inc.	Port Saint Lucie, FL		1. General Contractors for NSP (Contract 20110068)	Submitted Quote	\$4,520.00	5	Complete	Details
Gentile LLC	West Palm Beach, FL			Submitted Quote	\$4,670.00	30 days	Complete	Details
True Color Enterprises Inc.	Palm City, FL	1. Small Business	1. General Contractors for NSP (Contract 20110068) 2. NSP General Contractors	Submitted Quote	\$4,715.00	1	Complete	Details

De La Hoz Builders INC	Sebastian, FL	<ol style="list-style-type: none">1. Hispanic Owned2. Small Business3. Woman Owned	<ol style="list-style-type: none">1. General Contractors for NSP (Contract 20110068)	Submitted Quote	\$6,537.00	30	Complete Details
------------------------	---------------	--	--	-----------------	------------	----	------------------

Subtotals will be rounded up to the nearest cent

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Supplier Quote Detail

Quote Number 12NAM1826
 Quote Name Nuisance Home Repair 432 SW Curtis St
 Date Due 5/18/2012 3:00:00 PM Eastern
 Delivery Requirements None specified

Response Submitted By **Mehaffey Construction Group Inc.**
 Preparer: Tim Mehaffey
 7548 South US Highway 1
 Suite 301
 Port Saint Lucie FL 34952
 United States of America
 Ph: 7723987600
 Fax: 7723987111
 Email: timm@mcongroup.com

# Δ	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status	
1.	Replace overhead garage door. Permit Required	1 lump sum		\$1,320.00	\$1,320.00	<input type="checkbox"/> Award now?
2.	Remove plywood covering at 4 openings. 1 front 3 rear.	1 lump sum		\$100.00	\$100.00	<input type="checkbox"/> Award now?
3.	Replace right front window and right rear window with single hung, single pane window. Permit Required.	1 lump sum		\$900.00	\$900.00	<input type="checkbox"/> Award now?
4.	Replace 2 sliding glass doors. Permit Required.	1 lump sum		\$1,100.00	\$1,100.00	<input type="checkbox"/> Award now?
5.	Secure electrical mast and repair roof around mast. Permit Required.	1 lump sum		\$750.00	\$750.00	<input type="checkbox"/> Award now?
6.	Replace missing soffit board at right rear of house, approx. 12 feet, and repair soffit and vents as needed.	1 lump sum		\$250.00	\$250.00	<input type="checkbox"/> Award now?
7.	Paint new and repaired soffit to match existing.	1 lump sum		\$100.00	\$100.00	<input type="checkbox"/> Award now?
Total:					\$4,520.00	

Subtotals will be rounded up to the nearest cent

Award Selected Items

Additional Supplier Information

Delivery Details 5 Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications Please review Nuisance Home Quote PDF document for any additional information on this quote. Will have site visit on May 14, 2012 at 1:00 PM to 2:30 PM.

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 12NAM1826

Quote Name Nuisance Home Repair 432 SW Curtis St

Date Due 5/18/2012 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

# Δ	Description	Quantity	Price (per unit of measure)	Subtotals		Award Status
1.	Replace overhead garage door. Permit Required	1 lump sum		\$1,490.00	\$1,490.00	<input type="checkbox"/> Award now?
2.	Remove plywood covering at 4 openings. 1 front 3 rear.	1 lump sum		\$50.00	\$50.00	<input type="checkbox"/> Award now?
3.	Replace right front window and right rear window with single hung, single pane window. Permit Required.	1 lump sum		\$690.00	\$690.00	<input type="checkbox"/> Award now?
4.	Replace 2 sliding glass doors. Permit Required.	1 lump sum		\$990.00	\$990.00	<input type="checkbox"/> Award now?
5.	Secure electrical mast and repair roof around mast. Permit Required.	1 lump sum		\$890.00	\$890.00	<input type="checkbox"/> Award now?
6.	Replace missing soffit board at right rear of house, approx. 12 feet, and repair soffit and vents as needed.	1 lump sum		\$440.00	\$440.00	<input type="checkbox"/> Award now?
7.	Paint new and repaired soffit to match existing.	1 lump sum		\$120.00	\$120.00	<input type="checkbox"/> Award now?
Total:					\$4,670.00	

Subtotals will be rounded up to the nearest cent

Additional Supplier Information

Delivery Details 30 days Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications

Please review Nuisance Home Quote PDF document for any additional information on this quote. Will have site visit on May 14, 2012 at 1:00 PM to 2:30 PM.

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 12NAM1826
 Quote Name Nuisance Home Repair 432 SW Curtis St
 Date Due 5/18/2012 3:00:00 PM Eastern
 Delivery Requirements None specified

Response Submitted By **True Color Enterprises Inc.**
 Preparer: Rey Valdes
 3463 Palm City School Avenue, Suite E
 Palm City FL 34990
 United States of America
 Ph: 7722157022
 Fax: 7722871686
 Email: reyvaldes2000@yahoo.com

# Δ	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status	
1.	Replace overhead garage door. Permit Required	1 lump sum		\$1,500.00	\$1,500.00	<input type="checkbox"/> Award now?
2.	Remove plywood covering at 4 openings. 1 front 3 rear.	1 lump sum		\$15.00	\$15.00	<input type="checkbox"/> Award now?
3.	Replace right front window and right rear window with single hung, single pane window. Permit Required.	1 lump sum		\$700.00	\$700.00	<input type="checkbox"/> Award now?
4.	Replace 2 sliding glass doors. Permit Required.	1 lump sum		\$1,750.00	\$1,750.00	<input type="checkbox"/> Award now?
5.	Secure electrical mast and repair roof around mast. Permit Required.	1 lump sum		\$375.00	\$375.00	<input type="checkbox"/> Award now?
6.	Replace missing soffit board at right rear of house, approx. 12 feet, and repair soffit and vents as needed.	1 lump sum		\$250.00	\$250.00	<input type="checkbox"/> Award now?
7.	Paint new and repaired soffit to match existing.	1 lump sum		\$125.00	\$125.00	<input type="checkbox"/> Award now?
				Total:	\$4,715.00	

Subtotals will be rounded up to the nearest cent

Award Selected Items

Additional Supplier Information

Delivery Details 1 Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications Please review Nuisance Home Quote PDF document for any additional information on this quote. Will have site visit on May 14, 2012 at 1:00 PM to 2:30 PM.

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

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Supplier Quote Detail

Quote Number 12NAM1826
 Quote Name Nuisance Home Repair 432 SW Curtis St
 Date Due 5/18/2012 3:00:00 PM Eastern
 Delivery Requirements None specified

Response Submitted By **De La Hoz Builders INC**
 Preparer: Jose De La Hoz
 258 Del Monte Rd
 Sebastian FL 32958
 United States of America
 Ph: 7722289723
 Fax: 7725898127
 Email: hilda@delahozbuilders.com

# Δ	Description	Quantity	Price (per unit of measure)	Subtotals	Award Status	
1.	Replace overhead garage door. Permit Required	1 lump sum		\$1,303.00	\$1,303.00	<input type="checkbox"/> Award now?
2.	Remove plywood covering at 4 openings. 1 front 3 rear.	1 lump sum		\$77.00	\$77.00	<input type="checkbox"/> Award now?
3.	Replace right front window and right rear window with single hung, single pane window. Permit Required.	1 lump sum		\$712.00	\$712.00	<input type="checkbox"/> Award now?
4.	Replace 2 sliding glass doors. Permit Required.	1 lump sum		\$2,973.00	\$2,973.00	<input type="checkbox"/> Award now?
5.	Secure electrical mast and repair roof around mast. Permit Required.	1 lump sum		\$921.00	\$921.00	<input type="checkbox"/> Award now?
6.	Replace missing soffit board at right rear of house, approx. 12 feet, and repair soffit and vents as needed.	1 lump sum		\$385.00	\$385.00	<input type="checkbox"/> Award now?
7.	Paint new and repaired soffit to match existing.	1 lump sum		\$166.00	\$166.00	<input type="checkbox"/> Award now?
				Total:	\$6,537.00	

Subtotals will be rounded up to the nearest cent

Award Selected Items

Additional Supplier Information

Delivery Details 30 Days After Receipt of Order (ARO)

Additional Details None

Buyer Information

Specifications Please review Nuisance Home Quote PDF document for any additional information on this quote. Will have site visit on May 14, 2012 at 1:00 PM to 2:30 PM.

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