

**OFFER TO PURCHASE/BID RESPONSE FORM
 BID NO. 2021-017**



Maria Aleman owner of 5 Star Car Repair, LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-017, Sale of Surplus Property – 414 Avenue D.**

Name of Bidder: Maria Aleman
Address of Bidder: 6014 Cassia Drive
City, State, Zip: Fort Pierce, FL 34982
Telephone Number: 772.408.7410
Fax Number: _____ **Email Address:** lizeht22@gmail.com

ADDRESS	OFFERED BID AMOUNT
414 Avenue D 2403-705-0132-000-1	\$ <u>12,000.00</u>

INTENDED USE

Residential (select one):

Single Family Multi-Family Other: Merge with existing business at 515 N. US 1

Ownership (select one):

Rental Resale Primary Residence Other: Private business

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

Please see additional sheet attached with improvement list

 _____ (Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: \$ 21,575.00



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PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

PLEASE SEE ATTACHED WELLS FARGO FEBRUARY 2021 STATEMENT
BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Maria Aleman

Typed Name

3/2/2021

Date

Bidder of Authorized Representative

February 28, 2021

City of Fort Pierce Purchasing Division
Room 101
P.O. Box 1480
Fort Pierce, FL 34954-1480



RE: Bid No : 2021-017

Dear Ms. Latonya Hubbard,

On behalf of 5 Star Car Repair LLC, a local MWBE business, we are proud to submit this bid request for the .11 acre lot located at 414 Avenue D. Included with this submittal are the reasonings as to why our client should be awarded the lot and the specifics of their bid request.

Location:

The .11 acre lot is located on a piece of property that is elevated from Avenue D and contains a solid concrete retaining wall. The lot is only accessible from our client's property. Access would require significant structural work to provide access and /or shore up our client's property should the site elevation be changed. The uniqueness of the site makes it aptly suitable for unification with our client's existing lots.

1. Proposed Improvements (totaling approximately \$21,575):

This bid includes the following bulleted items on the bid property:

- Installation of an 8' decorative green wrought iron fence with story board cutout sections designed by our Fort Pierce legendary metal artist Jon Neprud. Each storyboard cutout is set to tell the story of highwaymen artists. The fence is to be installed along the entire southern perimeter of the property.
- Removal of the eastern 8' chainlink fence.
- Replacement of the western 3' chainlink fence with an 8' chainlink fence.
- Installation of an 8' wide landscape buffer including a continuous shrub hedge and 2 additional oak trees (shown as brighter green circles on page 2 of proposed improvements).
- Remaining trees on west side remain and are shown in a light green circle on page 2 of proposed improvements.
- Conveyance of easement or right of way to the City for the purposes of new future neighborhood identification arch. *The arch and identification improvements are to be provided by the city. Only the right of way/easement is provided with this bid. An example of an arch is provided with our submittal. We are also showing how a brass plaque could be placed on the column of the arch telling the history of the former Kings Inn hotel that sat on the lot. City improvements are not included in the Improvement totals.
- Installation of a landscape hedge and landscape plantings along the south side of the new decorative story telling fence. *The City is provided with access easements to provide the continuation of their Royal Palm theme in this area if desired. Otherwise, the Applicant is willing to place Florida native cabbage palms, evenly spaced in the 8' wide landscape area fronting on the Avenue D sidewalk.

Improvements on existing 5 Star Car Repair Property (enhancing overall neighborhood):

- Enhancement of existing 8' decorative green wrought iron fence with story board cutout sections designed by our Fort Pierce legendary metal artist Jon Neprud. Each storyboard cutout is set to tell the story of



highwaymen artists. The fence is to be installed along the entire southern perimeter of the property.

- Removal of the eastern 8' chainlink fence fronting on US 1, assisting with clear vision issues for motorists on Avenue D waiting to turn onto US 1. With the removal of the fence, a new 8' wide landscape bed will be installed fronting along US 1, There will be no fence on US 1. Palm trees, hedge and landscape material will be added to the new landscape bed.
- Installation of a landscape hedge and landscape plantings along the south side of the new decorative story telling fence. *The City is provided with access easements to provide the continuation of their Royal Palm theme in this area if desired. Otherwise, the Applicant is willing to place Florida native cabbage palms, evenly spaced in the 8' wide landscape area fronting on the Avenue D sidewalk.
- Installation of a new 8' chainlink fence down the middle of the existing Car Repair property, extending from the existing US 1 gate westerly to the western property line. This will allow for the repair business to maintain a secure area. They will be exposed without this fence due to the removal of the US 1 frontage chainlink fence.
- Conveyance of easement or right of way to the City for the purposes of new future neighborhood place marker entry monument. *The entry monument and identification improvements are to be provided by the city. Only the right of way/easement is provided with this bid. An example of a monument is provided with our submittal.

Timeline: The applicant desires to install and make all improvements to the bid lot property and their property within 180 days of obtaining the property. Certain improvements will begin immediately, including fence removal, mowing and cleaning of the property.

Economic Impact: Having a willing partner in this RFP is important. The applicant's bid of \$12,000, plus the addition of all improvements described above and as shown on page 2 of the 11 x 17 color sheet is going to be a nice addition to a neighborhood ready for additional revitalization. As you can see, this minority run, woman owned Fort Pierce business is excited about the opportunity to gain this additional property and to begin helping make a formal and beautiful entry way to the Avenue D neighborhood. Jon Neprud's artwork is such an exciting addition to this project and he is so proud to exhibit metal cutout replica's of the Fort Pierce area Highwaymen paintings. His artwork and involvement is very valuable. This public private partnership will help to spark further improvements in the Avenue D and Lincoln Park neighborhoods. The applicant is ready to begin work immediately upon gaining title to the property and they are a very willing partner and neighbor to the Fort Pierce community.

Please let us know if we can provide any further information and assistance as you review our application submittal set.

Sincerely,

Thank you,

Tod

Tod Mowery, AICP
President

C: Maria Aleman



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
5 STAR CAR REPAIR LLC

Filing Information

Document Number	L15000106215
FEI/EIN Number	47-4346615
Date Filed	06/18/2015
Effective Date	06/14/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/26/2019
Event Effective Date	NONE

Principal Address

515 N US Hwy 1
FORT PIERCE, FL 34950

Changed: 04/24/2020

Mailing Address

6014 CASSIA DR
FORT PIERCE, FL 34982

Registered Agent Name & Address

ALEMAN RAMOS, MARIA L
6014 CASSIA DR
FORT PIERCE, FL 34982

Name Changed: 05/06/2016

Address Changed: 05/06/2016

Authorized Person(s) Detail

Name & Address

Title AMGR

ALEMAN RAMOS, MARIA L
6014 CASSIA DR
FORT PIERCE, FL 34982

Annual Reports

Report Year	Filed Date
2018	04/25/2018
2019	04/30/2019
2020	04/24/2020

Document Images

04/24/2020 -- ANNUAL REPORT	View image in PDF format
11/26/2019 -- LC Amendment	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
05/06/2016 -- ANNUAL REPORT	View image in PDF format
06/18/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Property Identification

Site Address: 414 Avenue D
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0132-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 16030
Map ID: 24/10N
Zoning: General Co

Ownership

Fort Pierce Redevelopment Agen
PO Box 1480
Fort Pierce, FL 34954

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 16-K- LOT 7 (MAP 24/10C) (OR 2898-1689)

Current Values

Just/Market Value:	\$22,500
Assessed Value:	\$22,500
Exemptions:	\$22,500
Taxable Value:	\$0



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	5,000

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160
Sources/links:			

Sale History

Date:	Sep 28, 2007
Book/Page:	2898 / 1689
Sale Code:	XX02
Deed:	WD
Grantor:	17th Street Redevelopment
Price:	\$332,500
Date:	Feb 8, 2005
Book/Page:	2163 / 1578
Sale Code:	XX02
Deed:	WD
Grantor:	Lawson Blaine
Price:	\$591,500

Date: Sep 1, 1979
 Book/Page: 0323 / 0890
 Sale Code: XX00
 Deed: CV
 Grantor:
 Price: \$120,000

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0	2020	2008	8000	City of Ft Pierce	\$22,500
Land:	\$22,500					
Just/Market:	\$22,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$22,500					
Exemption(s):	\$22,500					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	4.2	Fort Pierce Stormwater Charge	\$289.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$22,500	\$22,500	\$22,500	\$0
2019	\$0	\$0	\$0	\$0
2018	\$68,800	\$68,800	\$68,800	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F900001107	Aug 29, 1990	Alterations/Remodeling	\$1,500	\$1,500
F91000764	Jun 7, 1991	Alterations/Remodeling	\$20,000	\$20,000
BP10-0302	Mar 8, 2010	Roof	\$13,570	\$136
BP18-3701	Nov 26, 2018	Demolition	\$37,500	\$0

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L15000106215

Entity Name: 5 STAR CAR REPAIR LLC

Current Principal Place of Business:

515 N US HWY 1
FORT PIERCE, FL 34950

Current Mailing Address:

6014 CASSIA DR
FORT PIERCE, FL 34982 US

FEI Number: 47-4346615

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ALEMAN RAMOS, MARIA L
6014 CASSIA DR
FORT PIERCE, FL 34982 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MARIA L. ALEMAN RAMOS

04/24/2020

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMGR
Name ALEMAN RAMOS, MARIA L
Address 6014 CASSIA DR
City-State-Zip: FORT PIERCE FL 34982

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARIA L ALEMAN RAMOS

AMGR

04/24/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date

Wells Fargo Everyday Checking

8 de febrero de 2021

Página 1 de 5 ■ Algunas secciones de este estado de cuenta son en inglés.



DCDL11DTBV 023992



MARIA LIZEHT ALEMAN RAMOS

6014 CASSIA DR

FORT PIERCE FL 34982-3782

¿Preguntas?

Disponibles por teléfono las 24 horas del día, los 7 días de la semana:

Se aceptan llamadas a través del servicio de Retransmisión de Telecomunicaciones

En español: **1-877-PARA-WFB** (1-877-727-2932)

English: 1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

Por Internet: wellsfargo.com/spanish

Escriba a: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

Usted y Wells Fargo

Gracias por ser un cliente leal de Wells Fargo. Valoramos su confianza en nuestra compañía y esperamos poder seguir ayudándole para satisfacer sus necesidades financieras.

Opciones de cuenta

Una marca de verificación en la casilla indica que su cuenta tiene estos servicios útiles. Si tiene alguna pregunta o desea agregar nuevos servicios visite wellsfargo.com/spanish o llame al número indicado más arriba.

Banca por Internet	<input checked="" type="checkbox"/>
Pago de Cuentas por Internet	<input checked="" type="checkbox"/>
Estados de Cuenta por Internet	<input type="checkbox"/>
Banca móvil	<input checked="" type="checkbox"/>
Mi Informe de Gastos	<input checked="" type="checkbox"/>
Depósito Directo	<input checked="" type="checkbox"/>
Transferencia Automática/Pago Automático	<input type="checkbox"/>
Protección contra Sobregiros	<input type="checkbox"/>
Servicio para Sobregiro en Tarjeta de Débito	<input checked="" type="checkbox"/>



INFORMACIÓN IMPORTANTE DE LA CUENTA

Con el fin de prestar servicios a nuestros clientes de una manera más eficiente, actualizaremos la fecha de disponibilidad del estado de cuenta y la fecha de finalización del período correspondiente a los cargos. Sobre la base de la fecha actual de su estado de cuenta y del período correspondiente a los cargos, en junio de 2021 realizaremos un ajuste en el período de su estado de cuenta y en el período correspondientes a los cargos para que finalicen el quinto día laborable de cada mes. (Los días laborables no incluyen sábados, domingos ni feriados federales). Esta actualización no afecta los términos y condiciones de su cuenta. La fecha de finalización de su período correspondiente a los cargos se encuentra en la sección Resumen del Cargo Mensual por Servicio de su estado de cuenta. Consulte el Programa de Cargos e Información de la Cuenta para Empresas o el Programa de Cargos e Información de la Cuenta al

DCDL11DTBV 023992 NNNNNNNNNN NNN NNN 001 003 287 130661 21819196.1

Resumen de los cheques emitidos (los cheques enumerados también se indican en el historial de transacciones precedente)

Número	Fecha (mes/día)	Importe
106	1/14	40.00

Resumen del cargo mensual por servicio

Para obtener una lista completa de los cargos e información detallada de la cuenta, consulte las declaraciones informativas correspondientes a su cuenta o hable con un representante bancario. Visite wellsfargo.com/feefaq para acceder a un enlace a estos documentos y las respuestas a preguntas comunes sobre el cargo mensual por servicio.

Período correspondiente al cargo 01/12/2021 - 02/08/2021	Cargo mensual por servicio estándar \$10.00	Usted pagó \$0.00
Cómo evitar el cargo mensual por servicio		
Cumplir con UNO de los siguientes requisitos de la cuenta	Mínimo requerido	Este período del cargo
• Saldo diario mínimo	\$500.00	\$21,405.85 <input checked="" type="checkbox"/>
• Monto total de depósitos directos que califican	\$500.00	\$1,161.44 <input checked="" type="checkbox"/>
• Edad del titular principal de la cuenta	17 - 24	<input type="checkbox"/>
• Se exime del pago del cargo cuando la cuenta se vincula a una tarjeta Wells Fargo Campus ATM o tarjeta Wells Fargo Campus Debit Card		

RC/RC


INFORMACIÓN IMPORTANTE DE LA CUENTA

Vigente a partir del 1 de abril de 2021 o después de esa fecha, Wells Fargo no emitirá tarjetas de débito temporales, incluidas las tarjetas de débito de emisión instantánea de Wells Fargo, las tarjetas de débito de emisión instantánea de Wells Fargo para empresas y las tarjetas instantáneas EasyPay. Si necesita una tarjeta de reemplazo, podrá solicitar una iniciando sesión en la Banca por Internet Wells Fargo Online® o llamando al número que se indica en su estado de cuenta. Una vez que se solicitan, las tarjetas de reemplazo llegan por correo entre 5 y 7 días calendario. Puede agregar su tarjeta de débito de Wells Fargo o Tarjeta EasyPay a una billetera digital compatible con Wells Fargo en su dispositivo móvil para poder realizar compras seguras y convenientes en tiendas, por Internet y en aplicaciones, y acceder a cajeros automáticos (ATM) de Wells Fargo mientras espera su tarjeta de reemplazo. Para obtener más detalles acerca de las billeteras digitales, visite wellsfargo.com/es/mobile/payments. La disponibilidad podría verse afectada por el área de cobertura de su proveedor de telefonía móvil. Es posible que se apliquen tarifas por servicio de mensajería y datos de su proveedor de telefonía móvil. Algunos ATM dentro de sucursales seguras podrían requerir una tarjeta física para ingresar.

Effective on or after April 1, 2021, Wells Fargo will no longer issue temporary debit cards, including Wells Fargo Instant Issue Debit Cards, Wells Fargo Business Instant Issue Debit Cards, and EasyPay Instant Cards. If you need a replacement card, you may request one by signing on to Wells Fargo Online® or calling the number on your statement. Once requested, replacement cards arrive by mail in 5 to 7 calendar days. You may add your Wells Fargo Debit Card or EasyPay Card to a Wells Fargo-supported digital wallet on your mobile device so you can make secure, convenient purchases in stores, online, and in apps, and access Wells Fargo ATMs while you wait for your replacement card. For more details on digital wallets, please visit wellsfargo.com/mobile/payments. Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply. Some ATMs within secure locations may require a physical card for entry.

Vigente a partir del 1 de abril de 2021 o después de esa fecha, la función de Código de Acceso a cajero automático (ATM) no estará disponible para acceder a sus cuentas en ATM de Wells Fargo. Podrá seguir accediendo a ATM de Wells Fargo utilizando su tarjeta de débito, tarjeta ATM o Tarjeta EasyPay de Wells Fargo, o con una billetera digital compatible con Wells Fargo desde su dispositivo móvil. Para obtener más información sobre cómo agregar su tarjeta a una billetera digital, visite wellsfargo.com/es/mobile/payments. La disponibilidad podría verse afectada por el área de cobertura de su proveedor de telefonía móvil. Es posible que se apliquen tarifas por servicio de mensajería y datos de su proveedor de telefonía móvil. Algunos ATM dentro de sucursales seguras podrían requerir una tarjeta física para ingresar. Nota: Después de que la función de Código de Acceso a ATM para acceder a las cuentas de Wells Fargo se

