

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	<p style="text-align: center;">CITY OF FORT PIERCE</p>  <p style="text-align: center;">INVITATION TO BID and BIDDER ACKNOWLEDGMENT</p>
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-026
Mandatory Site-Visit: <p style="text-align: center;">N/A</p>	Bid Title: DISPOSITION OF FPRA SURPLUS PROPERTIES
Mandatory Site-Visit Location: <p style="text-align: center;">N/A</p>	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, WEDNESDAY, MAY 12, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: <u>Telco Investments LLC</u> <hr/> Mailing Address: <u>P.O. Box 742371</u> <u>Bountow Beach FL 33474</u> <hr/> <hr/>	<i>I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.</i> x <u>Terry Coley</u> Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: <u>Terry Coley</u>
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship <u>X</u>	Title: <u>Manager</u>
Incorporated in the State of: <u>New Mexico</u> Year: <u>2013</u>	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: <u>8D-0961875</u>
E-Mail Address:	Local Business: <u>Y</u> <u>X</u> <u>N</u> MWBE: <u>Y</u> <u>N</u>
Bid Security is attached, when required, in the amount of \$ <u>NOT APPLICABLE</u> F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	



City of Fort Pierce
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF SURPLUS PROPERTIES
 Bid No. 2021-026

Date: April 19, 2021

I/we propose to purchase property located at: (Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).

- 434 N 15th Street
- 427 N 16th Street
- 318 N 17th Street
- Avenue B – 2410-604-0134-000-7
- 22nd Street – 2404-710-0017-000-8

PROPOSED SUBMITTED BY:

Legal Name (s): TELCO INVESTMENTS LLC
 Address: 3510 NW 209th Ter, Miami Gardens FL 33056
 Day-time Phone Number: 561 536-3735 Mobile Number: 786 508-5400
 Email: telco_inv@yahoo.com

INTENDED USE

I/we propose to use the property for:

Residential N/A Commercial N/A Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? Yes No

If not above, what do you intend to develop the property for: Rental Resale Other

If other, please explain _____

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 rehabilitation, renovation, modifications, or new construction):
New Construction, Triplex

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ \$535,000.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 5000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete proposals will be considered.

Yes No **Detailed Drawings or Photographs** of intended use of the property and new construction.

Yes No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor.

Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes No Description of **landscape improvements**.

Yes No **Project timeline**.

Yes No **Developers** must provide a summary of their experience in the field of property development and provide evidence that they are fully competent to develop the Property. In addition, developers and/or contractors shall provide images of previous work.

Owner/occupants should provide narrative explaining their interest in the property.

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.

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.

TELCO INVESTMENTS LLC

Typed Name

Terry Coley

Bidder of Authorized Representative

04/19/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST



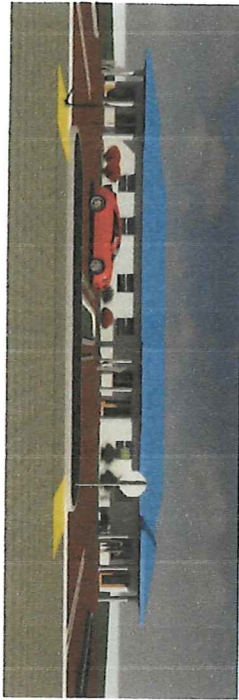
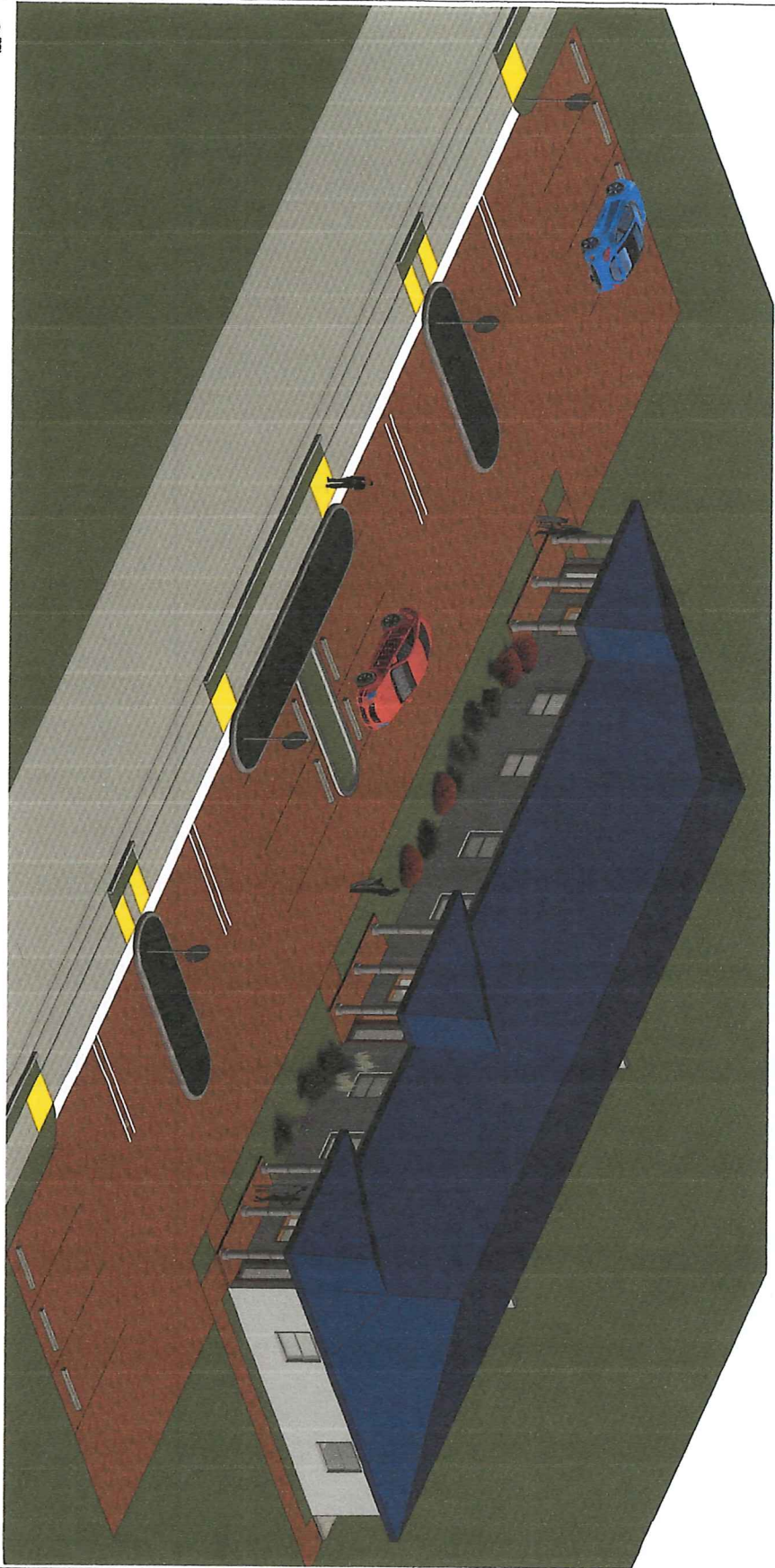
This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

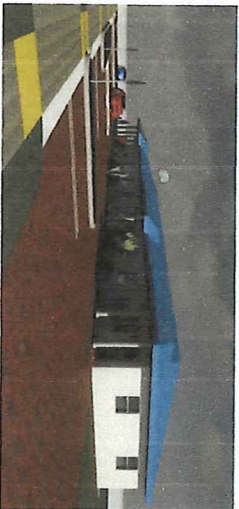
	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X _____	_____
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X _____	_____
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X _____	_____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X _____	_____
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).	_____	_____
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).	_____	_____
Bid envelope is marked accordingly.	X _____	_____
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X _____	_____
Is each Addendum (when issued) signed and included?	X _____	_____

PLEASE SIGN AND RETURN WITH BID _____

Terry Coley



① FRONT VIEW
1/2" = 1'-0"



② RIGHT SIDE VIEW
1/2" = 1'-0"



③ LEFT SIDE VIEW
1/2" = 1'-0"

NO.	Description	Date

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

All Ideas and designs indicated or represented by this drawing are the property of DeMELLO ARCHITECTURE and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

DeMELLO
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952



DESIGN SOLUTIONS, INC.
DESIGNER
11177 Palm Ave. Ft. Pierce, FL 34949
Phone: 888-222-2222
www.designsolutions.com

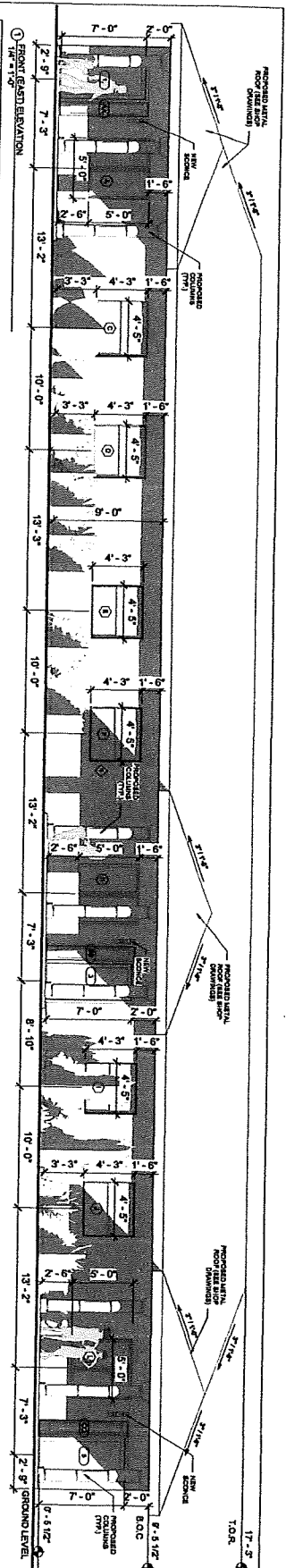
ARCHITECT/DESIGNER
DeMello

OWNER
Arlene

PROJECT NUMBER
14-003

A-04

3-D PERSPECTIVE



① FIRST FLOOR ELEVATION
1/4" = 1'-0"

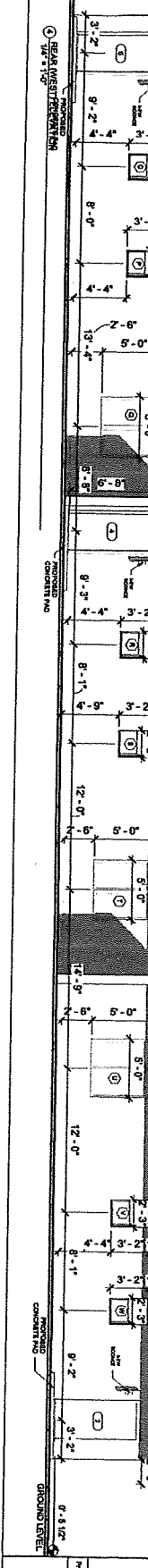
TYPE	SIZE (HxW)	SILL HEIGHT	MATERIAL	COMMENTS	LOCATION
A	6'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION PANEL, HORIZONTAL, ROLLER IN LIVING/DINING ROOM (UNIT #1)
B	6'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #1 (UNIT #1)
C	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #2 (UNIT #1)
D	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #3 (UNIT #1)
E	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #4 (UNIT #1)
F	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #5 (UNIT #1)
G	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #6 (UNIT #1)
H	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #7 (UNIT #1)
I	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #8 (UNIT #1)
J	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #9 (UNIT #1)
K	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #10 (UNIT #1)
L	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #11 (UNIT #1)
M	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #12 (UNIT #1)
N	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #13 (UNIT #1)
O	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #14 (UNIT #1)
P	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #15 (UNIT #1)
Q	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #16 (UNIT #1)
R	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #17 (UNIT #1)
S	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #18 (UNIT #1)
T	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #19 (UNIT #1)
U	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #20 (UNIT #1)
V	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #21 (UNIT #1)
W	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #22 (UNIT #1)
X	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #23 (UNIT #1)
Y	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #24 (UNIT #1)
Z	5'-0" (H) x 3'-0" (W)	3'-0"	ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT	APPROVAL # F12338.2	EXTENSION SINGLE HINGE IN BEDROOM #25 (UNIT #1)

WINDOW NOTE IN BATHROOM

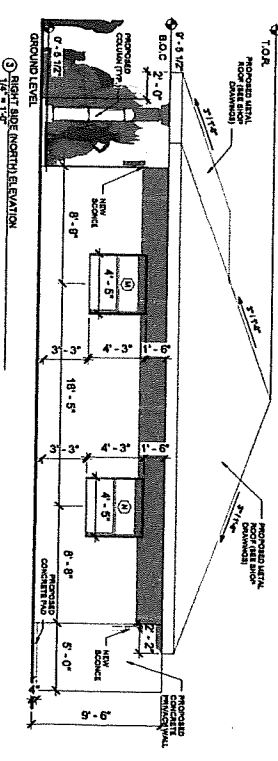
WINDOW GLAZING IN BATHROOMS SHALL BE ALUMINUM HIGH IMPACT FIBERGLASS RESISTANT (HIF) TYPE WITH AN APPROVAL # FROM LISTED LABORATORY. WINDOW GLAZING SHALL BE EXTERIOR WINDOW GLAZING. WINDOW GLAZING SHALL BE OF CATEGORY "A".

CONTRACTOR NOTE

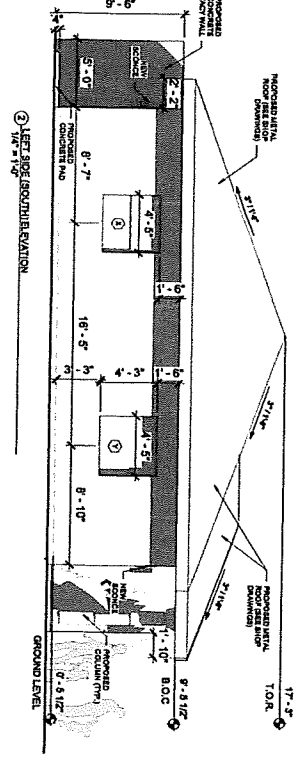
CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMN BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF WINDOW. ALL WINDOW INSTALLATION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.



② SECOND FLOOR ELEVATION
1/4" = 1'-0"



③ FIRST FLOOR ELEVATION
1/4" = 1'-0"



④ FIRST FLOOR ELEVATION
1/4" = 1'-0"

A-03

ELEVATIONS & WINDOW SCHEDULE

14-030

DATE: 11/17/2017
 PROJECT: TRIPLEX
 513 N. 9th STREET, FT. PIERCE, FL 34950

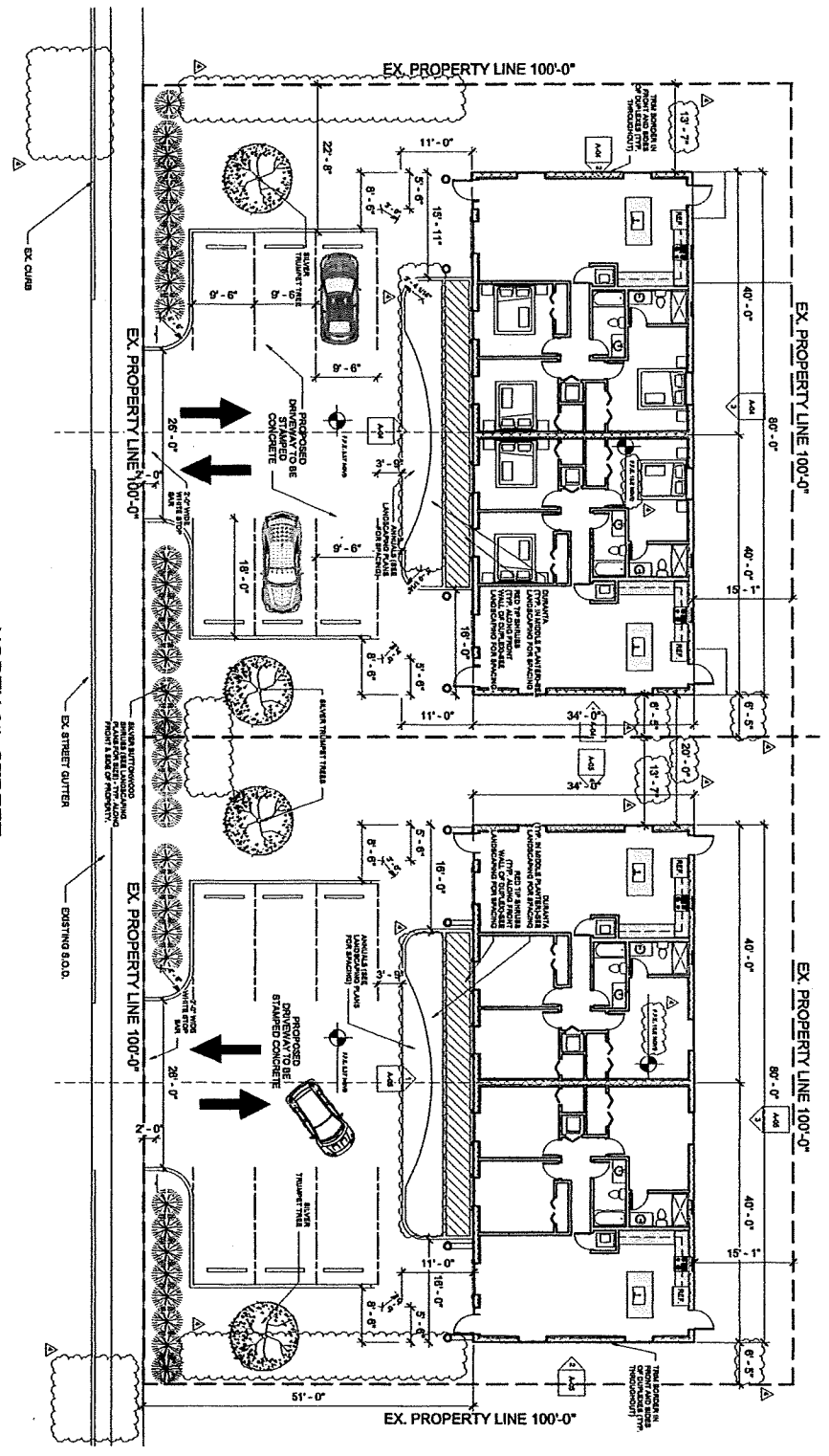
TRIPLEX
 513 N. 9th STREET,
 FT. PIERCE, FL 34950

DeMELLO ARCHITECTURE
 911 Southwest 18 Street, Boca Raton, Florida 33486
 www.demello-arch.com 954.224.2952

STATE OF FLORIDA
 REGISTERED ARCHITECT
 No. 16298

PROPOSED SITE PLAN
 1/16" = 1'-0"

NORTH 9th STREET



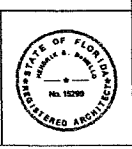
LANDSCAPING NOTE
 LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURAL.
 - REFERENCE IS MADE FOR DIMENSIONATION OF OVERALL PROPOSED BUILDING

PREVIOUS & IMPERVIOUS AREAS:
 TOTAL LOT AREA = 20,000 S.F.
 PREVIOUS AREAS GREEN = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 5,000 S.F.
 IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 15,000 S.F.
 TOTAL PREVIOUS AREA (GREEN) = 5,125 S.F. (25%)
 TOTAL IMPERVIOUS AREA (CONCRETE) = 14,875 S.F. (75%)

Project Number	14-003
Site Plan	A-01
Client	ALBERT
Designer	DEMELO ARCHITECTURE
Address	513 N. 9th STREET, FT. PIERCE, FL 34950
Phone	954.224.2952
Website	www.demello-arch.com

DUPLEX
 513 N. 9th STREET,
 FT. PIERCE, FL 34950

DeMELLO ARCHITECTURE
 911 Southwest 18 Street, Boca Raton, Florida 33486
 www.demello-arch.com 954.224.2952



CHCC
C Home Construction Comp.
20830 Northwest 34th Avenue
Miami Gardens, Florida 33056
(305) 336-1102
Chorne.const@yahoo.com

Ceasor Home Jr.-President
License #CGC1518208

Bid Proposal:

Date: March 21, 2021
Estimate: **2021-010**
Expiration Date: September 21, 2021

Owner: **Telco Investments LLC**
Address: Avenue B
City/State: Fort Pierce, FL. 34950
Project: **Triplex**

Scope Of Work:

Plans, Permit, Architect, Engineer	N.I.C.
Site Prep, Clearing, Grading, Demolition	\$22,500.00
Foundation/Structural, Concrete, Walls	\$30,000.00
Framing, Trusses, Sheathing	\$53,750.00
Roof	\$23,000.00
Exterior Windows & Doors	\$31,250.00
Plumbing Rough-In	\$40,000.00
Electrical Rough-In	\$45,000.00
HVAC Rough-In	\$35,000.00
Exterior Finish (Sliding, Veneer, Paint)	\$16,250.00
Insulation (Walls & Ceiling)	\$18,750.00
Interior Walls & Ceiling (Includes wall tile)	\$47,500.00
Cabinets/Vanities (Countertops)	\$45,000.00
Interior trim, Doors, Mirrors	\$18,750.00
Interior Paint	\$10,000.00
HVAC: Finish (Furnace, condenser)	\$15,000.00
Floor covering (carpet, vinyl, wood, tile)	\$10,000.00
Plumbing: Fixtures	\$6,500.00
Electrical: Fixtures	\$10,000.00
Appliances	\$12,250.00
Concrete (Garage, driveway, walls)	\$15,000.00
Landscaping, Outdoors Structures	\$15,000.00
Miscellaneous (deck, chimney, septic, well)	<u>\$25,000.00</u>
Total	\$535,500.00

All proposals are guaranteed to be as specified. All work to be completed in workmanlike Manner according to standard practices. Any alteration or deviation from above Specification involving extra costs will be executed only upon written orders, and will Become an extra charge over and above the proposal. All agreement contingent upon Strikes, accidents, or delays beyond our control. This proposal will need to be accepted no Later than (5) calendar days after bid submittal or it is void thereafter at the option of the Undersigned.


Authorized Signature:


C.Horne Construction Company, Inc.

Date:

3/21/2021

Accepted Signature:


Terry Coley ©
Telco Investments LLC

Date:

3/21/2021



Congratulations! Your Exposure Limit has received credit approval, please confirm the terms are accurate and provide documentation to satisfy any outstanding conditions attached. The Exposure Limit does not expire and is continuous until either FACo within their discretion closes it or the borrower fails to update diligence documentation based upon applicable guidelines.

Date: 03/25/2021	Conditional Approval ¹ : 03/23/2021
Loan Number: 190199430-901	Final Approval: 03/25/2021
Borrower/Business Name: TELCO INVESTMENTS, LLC	Expiration Date: 03/24/2022
Number of Guarantors: 2	Credit Report Expiration: 07/01/2021
Entity Approval Status: Approved	Background Expiration: 03/03/2022

Exposure Limit
Exposure Limit Current Amount: \$538,000.00

Schedule of Guarantors	
Guarantor 1: Terry Coley	Guarantor 5:
Guarantor 2: Moniker Neal	Guarantor 6:
Guarantor 3:	Guarantor 7:
Guarantor 4:	Guarantor 8:

What You Provided to FACo
Requested Exposure Limit: \$
Total Experience:
New Construction Experience:
Net Worth: \$4900000

What FACo Validated
Approved Exposure Limit: \$538,000.00
Total Experience: 13
New Construction Experience:
Net Worth: \$5,700,609.00
FICO Score: 722

FACo Contacts	
Sales Rep: Ken Stoner	Phone: 704-672-4187
Email: kstoner@financeofamerica.com	
Client Relations Specialist: Ashley Vittorini	Phone: 331-998-4349
Email: ashley.vittorini@financeofamerica.com	

Business Partner
Contact: Lisa Fishbein
Phone: 718-431-0440
Email: chris@jmrecapital.com
Lender Paid Compensation*: 2,000
<i>*Already included in pricing above</i>

¹ Until a Final Approval date is entered, this is a conditional approval and is not a commitment or promise to lend. You must comply with all Underwriting Conditions listed below and timely provide requested documentation and information. All information is subject to underwriting review and FACo makes no promise or guarantee that compliance with its Underwriting Conditions will result in a final approval for the Property Approval.

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2
SINGLE FAMILY & TWO FAMILY DWELLING UNITS

- A minimum of four (4) trees must exist to be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.
- Plant material must either be fully grown-covered or provided with a combination of grass cover and landscape for the entire ground area, except for impervious areas.
- Public right-of-way which abuts property on which either a single family or a two family residence is the principal structure must be seeded to the back of the curb or edge of the pavement.
- Other than the public right of way or back adjacent to the public right of way so as to serve as a shade for sidewalks and contribute to the streetscape design of the adjoining roadway.

General Landscaping Requirements

- Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grasses and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
- All trees required shall have a Florida No. 1 or better "Grasses and Standards" rating for the intended use.
- Grass seed shall be clean and free of weeds, pests and diseases.
- Trees:
 - Minimum Size: 2-1/2" DBH X Twelve (12) feet height X 5-0" Spd.
 - 5-0" Clear Trunk (DBH is measured 4-1/2 feet above ground level).
- Palms:
 - Minimum Size: 10-0" CT (Clear-trunk height).
- Shrubs:
 - Minimum Size: 24" height at time of planting.
- Hedges:
 - Minimum Size: 36" height, continuous, unbroken, solid, visual screen.

Groundcover: Planned to achieve coverage within 12 months after planting. Tree species shall also be a variety that will have a minimum crown spread and provide shade to 50% of the tree canopy. (10) trees may be substituted for one tree.

Public Right-of-Way: A root barrier system is required for trees planted within 12'-0" of any "public works". Interior dimensions of such system shall be 15'-0" length X 5'-0" deep. Root Barrier Types: 6" thick concrete with their mesh or an acceptable root barrier.

Soil: All landscaped areas shall consist of existing soil mixed with 60% (60) percent recycled top soil. Such soil shall be free of debris, rocks, clay, stones, plants or other foreign materials. Verification of compliance with these soil requirements shall occur as part of the final inspection. Final inspection shall include PFI testing to verify compliance with chemical analysis.

Mulch: Landscaped areas shall be covered in their entirety with shrub, ground cover, turf or 3" of organic mulch. Do not place any mulch over the root ball.

Stakes: Trees which are balled and burlapped must have the burlap removed and balled down at the time of planting. The stakes shall be removed. If wire baskets are used, they shall be removed at the time of planting.

Planting Techniques: Remove all soil from above the root ball and plant the tree so the top of the root ball is 10% (10) percent above the adjacent landscape soil.

Stakes & Guying: Guy-wire must be covered with a protective material where it is in contact with the tree. All stakes and guying materials shall be removed after one year.

Inspection: Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include any changes to the landscape plan that are reviewed and approved by the Department and noted on the plan prior to notification for the final inspection. Landscaping Certification: Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

Note: All plant material specified are suggested species. Final species selection shall be based on post construction field conditions that includes consideration of both soil composition & PH conditions. The landscape contractor shall provide the landscape architect results from a soil PH test performed in all landscape areas shown on landscape drawing. At that time a final determination shall be made by the landscape architect as to the appropriate species selection. Final species selection shall be based on the information provided on this document are shown for design intent for height, spread and general plant character only.

PERVIOUS & IMPERVIOUS AREA

TOTAL LOT AREA = 10,000 S.F.

PERVIOUS AREAS (GREEN) = 22% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 2,200 S.F.

IMPERVIOUS AREA (CONCRETE) = 78% OF TOTAL LOT AREA SHALL NO MORE THAN = 7,800 S.F.

ACTUAL:

TOTAL PERVIOUS AREA (GREEN) = 7,589 S.F. (89%)

TOTAL IMPERVIOUS AREA (CONCRETE) = 12,411 S.F. (62%)

SECTION 22-187(4) - LANDSCAPE STRIPS

REQUIRED:

- 660 SF OF REQUIRED PLANTING AREA (B).
- ONE (1) TREE FOR EACH 300 SF OF REQUIRED LANDSCAPE AREA.
- 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE STRIP TO BE PLANTED WITH GRASS.
- REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT.

SECTION 22-187(5) - VEHICULAR USE AREA ADJUTTING RESIDENTIAL PROPERTY

REQUIRED:

- 10'-0" WIDE LANDSCAPE STRIP
- 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE STRIP TO BE PLANTED WITH GRASS, GROUND COVER, OR OTHER LANDSCAPE TREATMENT.
- REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT.

SECTION 22-187(7) - INTERIOR VEHICULAR USE AREA:

REQUIRED:

- 1,832 SF OF VEHICULAR USE AREA, 15 SF * 122 SF OF LANDSCAPE AREA (A).
- ONE (1) TREE FOR 100 SF OF REQUIRED LANDSCAPE AREA.
- REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT.

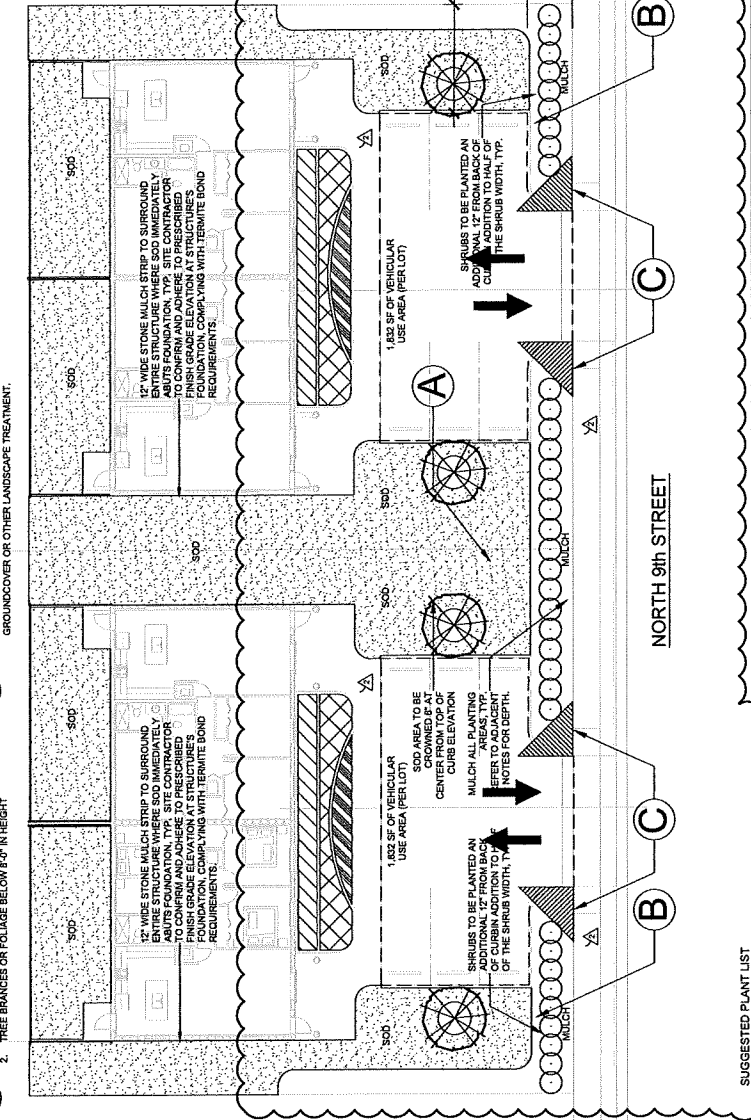
PROVIDED:

- 757 SF X 16'-0" WIDE WITH CURBING ON ALL SIDES.
- 8 TREES PROVIDED (5 PALMS FOR 1 TREE & 3 TREES).

SECTION 22-187(8) - CLEAR VISION AREAS:

REQUIRED:

- NO PLANTS, FENCE OR TEMPORARY CURB PERMANENT OBSTRUCTION EXCEEDING TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB
- TREE BRANCHES OR FOLIAGE BELOW 6'-0" IN HEIGHT



- SUGGESTED PLANT LIST**
- TREE: *Abutilon erectus* / Silver Trumpet Tree, 2-1/2" DBH X 12'-0" HL X 5'-0" Spd, 3 CT
 - SHRUB: *Conocarpus erectus* / Silver Buttonwood, 7 Gal, 30"-36" HL, 36" OC
 - GROUND COVER: *Chrysanthemum 'Icaco Red Tip'*, 3 Gal, Full in Pot, 24" OC
 - ANNUALS: *St. Augustine Sod*, 4" Pot, 12" O.C.
 - GROUND COVER: *Duranta erecta* / Gold Mound, 3 Gal, Full in Pot, 24" OC
 - SHRUB: *St. Augustine Sod*

REFER TO SHEET A-01 FOR ADDITIONAL SITE PLAN DIMENSIONS

Daniel A. Rogers
Landscape Architect
1775 Highway Trail
Maitland, Florida 32751
dars@danrogers.com
P: 407.353.0122

NORTH 9th STREET
DU-PLEX

Fort Pierce, Florida
ZAL



DANIEL A. ROGERS, P.L.A.
FLORIDA LICENSE NUMBER
100008

DESIGNED FOR REVIEW: 03/17/2020
DATE:

REV.	DATE	DESCRIPTION
1	03/17/2020	REVISED TREE SPECIES
2	06/09/2020	OWNER COMMENTS
3	03/02/2021	OWNER VCS

LANDSCAPE PLAN

Sheet Title	SECTION
APP NO.	AS SHOWN
SCALE	03/12/20
DATE	DAR
DESIGN	DAR
DRAWN	DAR
CHECKED:	DAR

L1.01

PERMIT DOCUMENTS



TELCO INVESTMENTS LLC

Specializing in Income Diversification

PROFESSIONAL EXPERIENCE

I started my career in real estate in 1984 with Associates Realty Better Homes & Gardens in Miami. In 1986, I started my own company; Telco Investment Realty Inc specializing in residential real estate sales. In 1988, I opened Telco Capital Management which included all aspects of property management and real estate mortgage financing. Academically, I possess a Bachelor of Business Administration Degree from Florida International University.

I'm an accomplished, proactive Certified Property Manager and Accredited Residential Manager with 37 years of experience in real estate operations for residential sales, residential development, property management and investment properties. My experiences as a highly successful Real estate broker and Investor has provided well for me financially. In 2015, I partner with LandAmerica Holding & Investment Group and we develop a 44 units townhomes development call Casa del sol in West Palm Beach. I also was the Senior Project Manager for that project.

Currently I am building two residential duplexes in Fort Pierce at 513 N 9th Street. Combining years of experience in real estate with a hands on approach with strong communications skills. I have earned a reputable reputation as an individual that gets the job done.

Project Timeline

The timeline for this project will be 6-18 months if I receive this property.

April 22, 2021



CITY FORT PIERCE
DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-026

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Terry Coley Manual

Signature: Terry Coley Typed or Printed

Company Name: TELCO INVESTMENTS LLC

Address: 3510 NW 209th Ter, Miami Gardens FL 33056

Date: April 19, 2021